



Ridley Avenue Family Apartments
Santa Rosa, CA

Project Description

Ridley Avenue Family Apartments (“Ridley”) is a new construction, 50-unit, 100% affordable, family community in Santa Rosa, California. Ridley is located in the northwest quadrant of the city, which has been a historically underserved area for affordable housing (with the bulk of production being concentrated in the southern areas of Santa Rosa).

Ridley is an infill project located just off Guerneville Road in a mostly residential neighborhood. It is close to many amenities that will benefit the residents, including schools, public transportation, shopping and parks. It is a ½ mile to the Smart Train Station and a short distance to downtown Santa Rosa.

Ridley sits on 2.61 acres of undeveloped land. The design is comprised of two 3-story walk up apartment buildings and a third 2-story building with community space on the ground floor and residential above. There will be substantial common area amenities including a shared kitchen, computer room and additional community space. There are also outdoor amenities, including gathering space, community garden, recreation areas and a tot lot.

The two 3-story buildings are approximately 22,172 square feet each and the 2-story building is approximately 7,313 square feet, for a total building area of approximately 51,657 gross square feet (39,632 net rentable). The max roof height is less than 40’ and designed to comply with the Fire Department’s roof access requirements, keeping all points of the roof ladder access below 30’.

The unit mix and sizes are as follows:

- 18 one-bedrooms, ranging from 539 to 612 SF (net rentable)
- 18 two-bedrooms, ranging from 718 to 758 SF (net rentable)
- 14 three-bedrooms, ranging from 964 to 1004 SF (net rentable)

The architectural styling is transitional from the pitched-roof rural/suburban context to a contemporary application of color and massing. Materials include stucco, hardie panel, stone veneer at the entries, white vinyl windows, and asphalt shingle roofing.

The project will be designed with numerous energy efficient measures, including solar panels that generate a minimum of 60 percent of the anticipated energy usage. Construction is straightforward given the relatively flat site and simple design so grading will be minimal.

The site plan includes 85 total parking spaces, a portion of which may have carports to accommodate solar panels used to satisfy building code energy generation requirements. Please see the site plan for more information on the parking and circulation plan.

Ridley will have a total of 50 units including one manager's unit and 49 apartment units that are income and rent restricted to households earning between 30% and 60% of the Sonoma County Area Median Income. Affordability restrictions are anticipated follows:

6 units at extremely low income (30% AMI)

9 units at 40% AMI

21 units at very low income (50% AMI)

13 units at low income (60% AMI)

If additional information is needed, please contact Marcus Griffin at or at 408.933.8531 or marcus@milestonehousing.com.