

Attachment 5 – Projects Not Recommended for Funding at this Time

Projects Not Recommended for Funding at This Time

Project Name	Applicant (Developer)	Location/ Quadrant	Funding Request	Number of Units	Affordability	Anticipated Construction Start/End	Notes
Bennett Valley Apartments	Freebird Development Company, LLC	Southeast 702 & 716 Bennett Valley Rd.	\$9,496,321	62	30 @ 30% 31 @ 50%	September 2022/ June 2024	Former Bennett Valley Senior Center Site; Entitlements In Progress; NEPA Underway; Majority of Funding is Not Yet Committed
Casa Roseland	MP Roseland Village Associates, LP (MidPen Housing)	Southwest 665 & 883 Sebastopol Rd.	\$3,563,876	75	24 @ 30% 2 @ 50% 48 @ 60%	June 2022/ October 2023	Entitled- Approved by City Council 6/25/19; NEPA Not Started; 59% Funding Committed; \$880k Per-Unit Development Cost; Continuing Litigation.
Hearn Veterans Village	Community Housing Sonoma County	Southwest 2149 W. Hearn Ave	\$3,679,536	32	17 @ 30% 14 @ 50%	June 2022/ June 2023	Entitlements in Progress; NEPA Underway Majority of Funding is Not Yet Committed
Mahonia Glen	MP One Calistoga Associates, L.P. (MidPen Housing)	Northeast 5173 Highway 12	\$10,091,000	99	15 @ 30% 17 @ 50% 66 @ 60%	October 2021/ April 2023	Entitled - June 2020; NEPA Not Started; Majority of Funding is Not Yet Committed
Ponderosa Village	Santa Rosa Roseland Ave L.P. (Danco Housing)	Southwest 250 Roseland Ave	\$7,000,000	80	8 @ 30% 40 @ 50% 31 @ 60%	December 2021/ February 2023	Entitlements in Progress; NEPA Not Started; Majority of Funding is Not Yet Committed

Ridley Avenue Family Apartments	Milestone Housing Group, LLC	Northwest 1801 Ridley Ave	\$6,975,000	60	7 @ 30% 35 @ 50% 17 @ 60%	April 2022/ July 2023	Not Entitled; NEPA Not Started; Majority of Funding is Not Yet Committed
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Project Applications Withdrawn by Applicant

Project Name	Applicant (Developer)	Location/ Quadrant	Funding Request	Number of Units	Affordability	Anticipated Construction Start/End	Notes
DeTurk Winery Village Ph I	Donahue 808, L.P. (Meta Housing)	Downtown 8 West 9 <sup>th</sup> St. & 808 Donahue St.	\$12,750,000	135	25 @30% 14 @ 50% 30 @ 60% 64 @ 80%	September 2021/ July 2023	Applicant withdrew
West End Apartments (DeTurk Ph II)	Donahue 808, L.P. (Meta Housing)	Downtown 8 West 9 <sup>th</sup> St. & 808 Donahue St.	\$10,500,000	115	25 @ 30% 12 @ 50% 23 @ 60% 54 @ 80%	June 2022/ April 2024	Applicant withdrew

Incomplete Project Applications and/or Applications Not Aligned with DR-MHP Funding Guidelines

Project Name	Applicant (Developer)	Location/ Quadrant	Funding Request	Number of Units	Affordability	Anticipated Construction Start/End	Notes
Daisy Apartments	Hitouch Service, LLC	Downtown 414 Santa Rosa Ave	\$9,473,248	62	10 @ 50% 51 @ 60%	November 2021/ November 2023	Incomplete Application; Not Entitled; NEPA Not Started; No Committed Funding
Plumcot Apartments	Hitouch Service, LLC	Downtown 501 4 <sup>th</sup> St.	\$13,115,948	71	12 @ 50% 58 @ 60%	November 2021/ November 2023	Incomplete Application; Not Entitled; NEPA Not Started; No Committed Funding

Poppy Apartments	Hitouch Service, LLC	Downtown 509 7 <sup>th</sup> St.	\$11,634,129	76	12 @ 50% 63 @ 60%	November 2021/ November 2023	Incomplete Application; Not Entitled; NEPA Not Started; No Committed Funding
Russet Apartments	Hitouch Service, LLC	Downtown 589 Mendocino Ave	\$8,123,989	39	6 @ 50% 32 @ 60%	November 2021/ November 2023	Incomplete Application; Not Entitled; NEPA Not Started; No Committed Funding; HA Loan Request Exceeds Maximum Allowable Subsidy