

Attachment 7 – Projects Not Recommended for PBV Allocation

Project Name	Project Type	Applicant	Location / Quadrant	PBV Request (in units)	Total Number of Units	Anticipated Construction Start/End	Notes
Bennett Valley Apartments	New Construction	Freebird Development Company, LLC	702 & 716 Bennett Valley Rd; 921 & 927 Rutledge Ave / SE	30	62	September 2022 / June 2024	Former Bennett Valley Senior Center Site; Entitlements in Progress; NEPA Underway; Majority of Funding is Not Yet Committed
Casa Roseland	New Construction	MidPen Housing	665 & 883 Sebastopol Rd / SW	10	75	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	New Construction	Community Housing Sonoma County	2149 W Hearn Ave / SW	18	56	June 2022/ June 2023	Entitlements in Progress; NEPA Underway Majority of Funding is Not Yet Committed
Mahonia Glen	New Construction	MidPen Housing	5173 Highway 12 / NE	15	99	October 2021/ April 2023	Entitled - June 2020; NEPA Not Started; Majority of Funding is Not Yet Committed
3575 Mendocino Ave Phase II & III	New Construction	Related California	3575 Mendocino Ave / NE	33	68	End of 2022 / October 2023	Phase II & III of Project Receiving Separate Allocation of 30 Vouchers for First Phase; Majority of Funding is Not Yet Committed for Ph II & III

Ponderosa Village	New Construction	Danco Communities	250 Roseland Ave / SW	20	80	December 2021/ February 2023	Entitlements in Progress; NEPA Not Started; Majority of Funding is Not Yet Committed
Ridley Avenue Family Apartments	New Construction	Milestone Housing Group, LLC	1801 Ridley Ave / NW	8	60	April 2022/ July 2023	Not Entitled; NEPA Not Started; Majority of Funding is Not Yet Committed
Stony Oaks Apartments	New Construction	Meta Housing Corporation	2542 Old Stony Point Rd / SW	8	142	August 2021 / March 2023	Project has been awarded 9% tax credits and no additional funding is contemplated aside from PBV application.
Stony Point Flats	New Construction	Integrity Housing	2268 Stony Point Rd / SW	8	50	Occupancy by January 2023	Project has received an allocation of 9% tax credits; PBVs would be utilized to close funding gap by increasing size of conv. perm. loan.

Project Application Withdrawn by Applicant

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DeTurk Winery Village Phase I	New Construction	Meta Housing Corporation	8 West 9 th St / NW	17	135	September 2021/ July 2023	Applicant withdrew