SANTA ROSA AFFORDABLE HOUSING PROJECT PIPELINE

Attachment 1

This list represents potential and pending affordable housing developments in Santa Rosa, CA with local contribution amounts. This list is provided for information only and is updated monthly.

Completed Within Last 24 Months

	Project Name and Address	Quadrant	Developer	# of Units	# of Affordable Units*	Targeted Demographic and Type	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Completion Date	Notes
1	**Burbank Avenue Apts** 1780 Burbank Ave	SW	BHDC	64	63	Homeless (25%) Rental	$13,184,325	State Accelerator Funds	$44,320,899	16	9/30/2025	Leasing up; project is 100% affordable; 16 units targeted for at-risk-homelessness.
2	**Santa Rosa Avenue Apts** 2905 Santa Rosa Ave	SE	Integrated Community Development	154	35	None Rental	$0	Tax Credits	unknown	0	2/19/2025	Leasing up: project is 100% affordable; 35 units restricted through Density Bonus Agreement
3	**The Cannery at Railroad Square** 3 West 3rd St	Downtown	John Stewart and Co.	129	128	Homeless (25%) Rental	$14,024,200	State Accelerator Funds, IIG	$95,153,551	33	1/9/2025	Leasing up; 33 units targeted to homeless
4	**College Creek Apts** 2150 W. College Ave	NW	USA Properties Fund	164	14	None Rental	$0	Tax Credits	TBD	0	12/4/2024	Leased up; project is 100% affordable; 14 units subject to Housing Allocation Plan Contract
5	**South Park Commons (Bennett Valley Apts)** 702 Bennett Valley Rd	SE	Freebird Development Co.	62	61	PSH Homeless (51%) Rental	$5,528,000	MHP, REDHF, HHC, TCAC & IIG	$49,324,445	30	11/7/2024	Leasing up; 30 PSH units targeted to homeless
6	**Mahonia Glen (One Calistoga)** 5173 Hwy 12	NE	MidPen	99	98	Farmworker (44%) Rental	$4,900,000	State Accelerator Funds, JSFWH	$74,221,360	0	9/17/2024	Leasing up
7	**Kawana Springs Apts** 450 - 500 Kawana Springs Rd	SE	Integrated Community Development	151	33	None Rental	$0	Tax Credits	unknown	0	9/16/2024	Leased up; project is 100% affordable; 33 units restricted through Density Bonus Agreement
8	**Aviara Apts** 1385 West College Ave	NW	MM Aviara	136	21	None Rental	$0	Tax Credits	unknown	0	7/26/2024	Leased up; project is 100% affordable; 21 units subject to Density Bonus Agreement
9	**Berto Place (Heritage Place)** 2900 & 2934 McBride LN	NW	Berto Trust	14	1	None Rental	$0	unknown	unknown	0	5/14/2024	13 market rate and 1 affordable unit restricted through Density Bonus Agreement; leased up
10	**Del Corazon (Acme Family Apartments)** 1885 Sebastopol Rd	SW	Milestone Housing	77	21	None Rental	$0	Tax Credits	$36,819,625	0	5/1/2024	Leased up; project is 100% affordable; 21 units restricted through Density Bonus Agreement
11	**Colgan Creek Village** 3011 Dutton Meadow	SW	Synergy Colgan Creek Investors, LLC	65	5	None Rental	$0	unknown	unknown	0	4/26/2024	Leasing up; 5 units subject to Housing Allocation Plan Contract
12	**Stony Point Flats** 2268 Stony Point Rd	SW	Integrity Housing	50	49	Homeless (10%) Rental	$1,800,000	Tax Credits	$24,087,963	0	12/29/2023	Leased up; 5 units targeted to homeless or at-risk of homelessness
13	**St Vincent De Paul Commons** 2400 Mendocino Ave	NE	St Vincent De Paul	51	50	PSH Homeless Rental	$0	Homekey	$18,573,377	0	11/21/2023	50 PSH units targeted to homeless; leased up
	Subtotal			**1,216**	**579**		**39,436,525**		**342,501,220**	**79**		

Funded and Under Construction

	Project Name and Address	Quadrant	Developer	# of Units	# of Affordable Units*	Targeted Demographic and Type	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status
1	**Lance Drive Housing Development 0, 1601, 1680, 1696, and 1705 Lance Dr**	NW	Pacific Development	770	34	None Rental	$0	unknown	unknown	0	9/30/2026	Under construction, 34 units subject to Housing Allocation Plan Contract.
2	**Courtney Estates** 1500 Fulton Road	NW	City Ventures	54	8	None Rental	$0	unknown	unknown	0	11/30/2025	Under construction, 8 units restricted under Housing Allocation Plan Contract.
3	**Brittain Townhomes** 851 Brittain Ln	SW	City Ventures	82	8	Ownership	$0	unknown	unknown	0	11/30/2025	Under construction, 8 units restricted under Housing Allocation Plan and Density Bonus agreements.
4	**Casa Roseland** 883 & 665 Sebastopol Rd	SW	MidPen	75	28	None Rental	$0	AHSC, REDHF, IIG	$73,581,547	0	8/31/2026	Under construction, 28 units subject to a Density Bonus Agreement; project is 100% affordable.
5	**Round Barn Village** 0 Round Barn Blvd	NE	City Ventures	237	12	None Ownership	$0	unknown	unknown	0	12/31/2026	Under construction, 12 homes subject to Housing Allocation Plan Contract; 8 of 12 homes sold.
6	**Stonebridge** **2220 Fulton Rd**	NW	D.R. Horton Bay, Inc	108	10	Ownership	$0	unknown	unknown	0	1/31/2027	Under Construction, 2 of 10 units sold; 10 units restricted through Housing Allocation Plan Contract
	Subtotal			**1326**	**100**		**$ -**		**$ 73,581,547**	**0**		

*Represents units deed restricted by the City of Santa Rosa or Housing Authority of the City of Santa Rosa

Funded Projects - Awaiting Permits or Financing Closing

	Project Name and Address	Quadrant	Developer	# of Units	# of Affordable Units*	Targeted Demographic and Type	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status
1	**Residences at Taylor Mountain** 2880 Franz Kafka Ave	SE	Kawana Meadows Development	93	19	None Rental	$0	unknown	unknown	0	TBD	Entitlement stage; 19 units restricted through Density Bonus Agreement.
	Subtotal			**93**	**19**		**$ -**		**$ -**	**0**		

Awaiting Additional Funding or Permits

	Project Name and Address	Quadrant	Developer	# of Units	# of Affordable Units*	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status
1	**Laurel at Perennial Park Phase III (3575 Mendocino Phase III)** 502 Renaissance Way	NE	BHDC / Related CA	30	30	Seniors (100%) Rental	$3,418,110	TBD	$28,173,832	0	11/30/2026	Fully entitled, collecting funding
2	**Ponderosa Village** 250 Roseland Ave	SW	Danco	50	49	None Rental	$750,000	IIG	$30,564,628	0	6/30/2027	SB-35 approval; collecting funds
3	**Caritas Homes Phase II** 360 7th St	Downtown	BHDC/Catholic Charities	64	63	Homeless Rental	$1,300,000	TBD	$50,082,242	0	11/30/2026	Master Plan approved March 2020; collecting funds
4	**Hearn Veterans Village** 2149 West Hearn Ave	SW	Community Housing Sonoma County	32	31	Homeless Veterans (100%) Rental	$695,000	TBD	$13,735,093	0	TBD	Tentative map approved - March 2022
5	**Ridley Family Apartments** 1801 Ridley Ave	NW	Milestone Housing	50	49	None Rental	$0	unknown	TBD	0	TBD	Entitled, awaiting funding
	Subtotal			**226**	**222**		**$6,163,110**		**$122,555,795**	**0**		

Funded Acquisition, Preservation and/or Rehabilitation

	Project Name and Address	Quadrant	Developer	# of Units	# of Affordable Units*	Targeted Demographic and Type	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Type of Need	Construction/Permit Status
1	**Vigil Light Senior Apts** 1945 Long Drive	NE	PEP Housing	49	48	Seniors (100%) Rental	$3,293,583	TBD	$26,199,407	0	Rehabilitation	Under construction
2	**Parkwood Apts** 6899 Montecito Blvd	NE	BHDC	55	51	None Rental	$3,150,000	TBD	$18,482,422	24	Rehabilitation	Under construction
3	**West Avenue Apts** 1400 West Ave	SE	BHDC	40	39	None Rental	$1,000,000	TBD	$10,750,000	0	Rehabilitation	Pending commencement of construction
	Subtotal			**144**	**138**		**$7,443,583**		**$55,431,829**	**24**		

Development Concepts

	Project Name and Address	Quadrant	Developer	# of Units	# of Affordable Units*	Targeted Demographic and Type	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status
1	**Acacia Lane Senior Apts Phase II** 625 Acacia Lane	NE	PEP Housing	87	86	Seniors (100%) Rental	$0	TBD	$54,028,942	0	TBD	No application submitted
	Subtotal			**87**	**86**		**$0**		**$54,028,942**	**0**		

	GRAND TOTAL			**3,092**	**1,144**		**$53,043,218**		**$648,099,333**	**103**		