



**SANTA ROSA AFFORDABLE HOUSING PROJECT PIPELINE**

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 from time to time.

| Under Construction |                               |                    |          |                   |            |                    |                      |                     |                     |                        |                      |
|--------------------|-------------------------------|--------------------|----------|-------------------|------------|--------------------|----------------------|---------------------|---------------------|------------------------|----------------------|
|                    | Project Name                  | Address            | Quadrant | Developer         | # of Units | Ownership / Rental | Targeted Demographic | Local Contribution  | Development Cost    | Project Based Vouchers | Est. Completion Date |
| 1                  | Lantana                       | 2975 Dutton Meadow | SW       | BHDC              | 48         | Ownership          | None                 | \$7,078,703         | \$26,261,070        | 0                      | 8/1/2021             |
| 2                  | Dutton Flats                  | 206 West 3rd St    | NW       | Dutton Flat, LP   | 41         | Rental             | None                 | \$3,100,000         | \$17,924,861        | 0                      | 8/30/2021            |
| 3                  | Orchard Commons (Boyd Street) | 811 Boyd St        | SW       | Danco Communities | 46         | Rental             | None                 | \$200,000           | \$22,183,544        | 0                      | 2/1/2022             |
| 4                  | Sage Commons                  | 80 College Ave     | NW       | Danco Communities | 53         | Rental             | Homeless             | \$0                 | \$22,664,674        | 8                      | 10/12/2021           |
|                    |                               |                    |          |                   | <b>188</b> |                    |                      | <b>\$10,378,703</b> | <b>\$89,034,149</b> | <b>8</b>               |                      |

| Funded Projects - Awaiting Permits or Other Approvals |                          |                     |          |                         |            |                    |                          |                     |                      |                        |                      |
|---|--------------------------|---------------------|----------|-------------------------|------------|--------------------|--------------------------|---------------------|----------------------|------------------------|----------------------|
|   | Project Name             | Address             | Quadrant | Developer               | # of Units | Ownership / Rental | Targeted Demographic     | Local Contribution  | Development Cost     | Project Based Vouchers | Est. Completion Date |
| 1   | Hearn Veterans' Village  | 2149 West Hearn Ave | SW       | Community Housing       | 32         | Rental             | Homeless Veterans (100%) | \$530,407           | \$12,071,869         | 0                      | 1/31/2022            |
| 2   | Caritas Village Phase I* | Morgan & 7th St     | Downtown | BHDC/Catholic Charities | 64         | Rental             | Homeless (48%)           | \$8,945,657         | \$39,798,841         | 30                     | 12/31/2022           |
| 3   | 3575 Mendocino Phase I*  | 3575 Mendocino Ave  | NE       | BHDC / Related CA       | 94         | Rental             | Seniors (100%)           | \$11,917,110        | \$56,651,192         | 30                     | 3/1/2023             |
| 4   | Linda Tunis Senior Apt.* | 600 Acacia Ln       | NE       | PEP                     | 26         | Rental             | Seniors (100%)           | \$2,880,340         | \$9,360,885          | 13                     | 3/16/2022            |
|   |                          |                     |          |                         | <b>216</b> |                    |                          | <b>\$24,273,514</b> | <b>\$117,882,787</b> | <b>73</b>              |                      |

| Awaiting Additional Funding or Permits* |                                 |                       |          |                             |            |                    |                                     |                     |                      |                        |                      |
|---|---------------------------------|-----------------------|----------|-----------------------------|------------|--------------------|-------------------------------------|---------------------|----------------------|------------------------|----------------------|
|   | Project Name                    | Address               | Quadrant | Developer                   | # of Units | Ownership / Rental | Targeted Demographic                | Local Contribution  | Development Cost     | Project Based Vouchers | Est. Completion Date |
| 1                                       | Ponderosa Village (Roseland)    | 250 Roseland Ave      | SW       | MidPen                      | 80         | Rental             | None                                | \$0                 | \$40,035,522         | 0                      | 5/31/2022            |
| 2                                       | Caritas Village Phase II        | Morgan & 7th St       | Downtown | Catholic Charities          | 64         | Rental             | Homeless                            | \$0                 | \$47,000,000         | 0                      | 6/30/2022            |
| 3                                       | Burbank Avenue Apts*            | 1780 Burbank Ave      | SW       | Waterstone Residential/BHDC | 64         | Rental             | None                                | \$5,000,000         | \$37,951,136         | 16                     | 7/1/2023             |
| 4                                       | Mahonia Glen (One Calistoga)    | 5173 Hwy 12           | NE       | MidPen                      | 99         | Rental             | Homeless (5%),<br>Farmworkers (44%) | \$2,900,000         | \$71,349,101         | 0                      | 9/1/2023             |
| 5                                       | The Cannery at Railroad Square* | 3 West 3rd St         | Downtown | John Stewart and Co.        | 129        | Rental             | Homeless (25%)                      | \$10,750,000        | \$86,847,293         | 33                     | 9/15/2023            |
| 6                                       | Bennett Valley Apartments       | 702 Bennett Valley Rd | SE       | Freebird Development Co.    | 62         | Rental             | Homeless (51%)                      | \$5,800,000         | \$40,060,604         | 0                      | 6/28/2024            |
|   |                                 |                       |          |                             | <b>498</b> |                    |                                     | <b>\$24,450,000</b> | <b>\$323,243,656</b> | <b>49</b>              |                      |

City of Santa Rosa Affordable Housing Developments



**SANTA ROSA AFFORDABLE HOUSING PROJECT PIPELINE**

| Development Concepts |                            |                     |          |                   |            |                    |                      |                    |                      |                        |                      |
|----------------------|----------------------------|---------------------|----------|-------------------|------------|--------------------|----------------------|--------------------|----------------------|------------------------|----------------------|
|                      | Project Name               | Address             | Quadrant | Developer         | # of Units | Ownership / Rental | Targeted Demographic | Local Contribution | Development Cost     | Project Based Vouchers | Est. Completion Date |
| 1                    | Crossings at Middle Rincon | 77 Middle Rincon Rd | NE       | Urban Housing     | 89         | Rental             | None                 | \$0                | \$49,435,173         | 0                      |                      |
| 2                    | 3575 Mendocino Ph II & III | 3575 Mendocino Ave  | NE       | BHDC / Related CA | 68         | Rental             | Seniors (100%)       | \$0                | \$31,148,808         | 0                      |                      |
| 3                    | Acme Apartments            | 1885 Sebastopol Rd  | SW       | Milestone Housing | 77         | Rental             | None                 | \$0                | \$36,819,625         | 0                      |                      |
| 4                    | Ridley Avenue Family Apts  | 1801 Ridley Ave     | NW       | Milestone Housing | 60         | Rental             | None                 | \$0                | \$32,069,326         | 0                      |                      |
|                      |                            |                     |          |                   | <b>294</b> |                    |                      | <b>\$0</b>         | <b>\$149,472,932</b> | <b>0</b>               |                      |

| Potential Acquisition, Preservation and/or Rehabilitation Needs |                               |                 |          |             |            |                    |                      |                    |                     |                        |                      |
|---|-------------------------------|-----------------|----------|-------------|------------|--------------------|----------------------|--------------------|---------------------|------------------------|----------------------|
|   | Project Name                  | Address         | Quadrant | Developer   | # of Units | Ownership / Rental | Targeted Demographic | Local Contribution | Cost                | Project Based Vouchers | Est. Completion Date |
| 1   | Vigil Light Senior Apartments | 1945 Long Drive | NE       | PEP Housing | 49         | Rental             | Seniors (100%)       | \$0                | \$25,397,626        | 0                      |                      |
|   |                               |                 |          |             | <b>49</b>  |                    |                      | <b>\$0</b>         | <b>\$25,397,626</b> | <b>0</b>               |                      |

|                    |  |  |  |  |              |  |  |                     |                      |            |  |
|--------------------|--|--|--|--|--------------|--|--|---------------------|----------------------|------------|--|
| <b>GRAND TOTAL</b> |  |  |  |  | <b>1,245</b> |  |  | <b>\$59,102,217</b> | <b>\$679,633,524</b> | <b>130</b> |  |
|--------------------|--|--|--|--|--------------|--|--|---------------------|----------------------|------------|--|

\* Projects denotated with an \* indicate a recommended funding award of CDBG-DR subject to HCD approval.

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