



## 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   |
|                                 | St Vincent De Paul Commons<br>2400 Mendocino Ave                                      | NE       | St Vincent De Paul      | 51         | 50                     | Homeless Rental               | \$0                | Homekey               | \$18,573,377     | 0                      | 11/21/2023      | Temporary Occupancy Certificate as of 11/21/2023<br>50 PSH units targeted to homeless<br>Leasing Up |
| 2                               | Laurel at Perennial Park Phase II<br>(3575 Mendocino Phase II)<br>506 Renaissance Way | NE       | BHDC / Related CA       | 38         | 37                     | Seniors (100%) Rental         | \$1,560,000        | Tax Credits           | \$31,148,808     | 13                     | 8/30/2023       | Leasing Up  |
| 3                               | Laurel at Perennial Park Phase I<br>(3575 Mendocino Phase I)<br>510 Renaissance Way   | NE       | BHDC / Related CA       | 94         | 93                     | Seniors (100%) Rental         | \$11,917,110       | Tax Credits           | \$61,258,307     | 17                     | 7/20/2023       | Leased Up   |
| 4                               | Caritas Homes Phase I<br>340 7th St   | Downtown | BHDC/Catholic Charities | 64         | 63                     | Homeless (48%) Rental         | \$8,945,657        | Tax Credits           | \$43,694,050     | 30                     | 7/14/2023       | Leasing Up<br>30 units targeted to homeless   |
| 5                               | Stony Oaks Apts<br>2542 Old Stony Point Rd  | SW       | Stony Oaks              | 142        | 15                     | None Rental                   | \$0                | unknown               | unknown          | 0                      | 6/15/2023       | Project is 100% Affordable<br>15 units restricted through Density Bonus Agreement with City         |
| 6                               | Orchard Commons (Boyd Street)<br>811 Boyd St  | SW       | Danco Communities       | 46         | 45                     | None Rental                   | \$200,000          | Tax Credits           | \$22,183,544     | 0                      | 12/31/2022      | Leased Up   |
| 7                               | Linda Tunis Senior Apts<br>615 Acacia Ln  | NE       | PEP                     | 26         | 25                     | Seniors (100%) Rental         | \$2,880,340        | Grants, HTSV          | \$9,485,205      | 13                     | 10/19/2022      | Leased Up<br>5 units targeted to homeless<br>Density Bonus Agreement with City                      |
|                                 | Subtotal  |          |                         | 461        | 328                    |                               | \$ 25,503,107      |                       | \$ 186,343,291   | 73                     |                 |   |

| 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                             | Round Barn Village<br>0 Round Barn Blvd                           | NE       | City Ventures                    | 237        | 12                    | None Ownership                | \$0                | unknown                        | unknown          | 0                      | 4/29/2024            | Under construction - Ownership 5 of 12 units completed<br>12 units restricted through Housing Allocation Plan                                  |
| 2                             | Stony Point Flats<br>2268 Stony Point Rd                          | SW       | Integrity Housing                | 50         | 49                    | Homeless (10%) Rental         | \$1,200,000        | Tax Credits                    | \$22,322,218     | 0                      | 4/30/2024            | Under construction - Landscaping and cabinets<br>5 units targeted to homeless  |
| 3                             | Berto Place (Heritage Place)<br>2900 & 2934 McBride LN            | NW       | Berto Trust                      | 14         | 1                     | None Rental                   | \$0                | unknown                        | unknown          | 0                      | 4/30/2024            | Under construction - Awaiting electrical panels<br>13 Market Rate and 1 Affordable Unit Restricted through Density Bonus Agreement             |
| 4                             | College Creek<br>2150 W. College Ave                              | NW       | USA Properties Fund              | 164        | 164                   | None Rental                   | \$0                | TBD                            | TBD              | 0                      | 4/30/2024            | Nearing completion   |
| 5                             | Del Corazon (Acme Family Apartments)<br>1885 Sebastopol Rd        | SW       | Milestone Housing                | 77         | 21                    | None Rental                   | \$0                | Tax Credits                    | \$36,819,625     | 0                      | 4/30/2024            | Under construction - Fireline underground<br>Project is 100% Affordable<br>21 units restricted through Density Bonus Agreement                 |
| 6                             | Kawana Springs Apts<br>450 - 500 Kawana Springs Rd                | SE       | Integrated Community Development | 151        | 33                    | None Rental                   | \$0                | Tax Credits                    | unknown          | 0                      | 5/31/2024            | Project is 100% Affordable<br>33 units restricted through Density Bonus Agreement  |
| 7                             | Santa Rosa Avenue Apts<br>2905 Santa Rosa Ave                     | SE       | Integrated Community Development | 154        | 35                    | None Rental                   | \$0                | Tax Credits                    | unknown          | 0                      | 6/30/2024            | Under Construction - Exterior stucco & siding underway<br>Project is 100% Affordable<br>35 units restricted through Density Bonus Agreement    |
| 8                             | Aviara Apts<br>1385 West College Ave                              | NW       | MM Aviara                        | 136        | 21                    | None Rental                   | \$0                | unknown                        | unknown          | 0                      | 7/31/2024            | Under construction - 3 Phases - Phase 1 3/30/2024, Phase 2- 4/30/2024, Phase 3- 7/31/2024 -21 units restricted through Density Bonus Agreement |
| 9                             | Mahonia Glen (One Calistoga)<br>5173 Hwy 12                       | NE       | MidPen                           | 99         | 98                    | Farmworker (44%) Rental       | \$4,900,000        | State Accelerator Funds, JSFWH | \$74,221,360     | 0                      | 8/31/2024            | Under construction - Pending Completion for Fall 2024  |
| 10                            | South Park Commons (Bennett Valley Apts)<br>702 Bennett Valley Rd | SE       | Freebird Development Co.         | 62         | 61                    | Homeless (51%) Rental         | \$5,528,000        | MHP, REDHF, HHC, TCAC & IIG    | \$49,324,445     | 30                     | 12/31/2024           | Under construction -foundation completed, majority of utilities and framing have been completed.<br>30 PSH units targeted to homeless          |
| 11                            | The Cannery at Railroad Square<br>3 West 3rd St                   | Downtown | John Stewart and Co.             | 129        | 128                   | Homeless (25%) Rental         | \$10,750,000       | State Accelerator Funds, IIG   | \$95,153,551     | 33                     | 6/29/2025            | Under Construction- Roof completion in February 2024.<br>33 units targeted to homeless   |
| 12                            | Burbank Avenue Apts<br>1780 Burbank Ave                           | SW       | BHDC                             | 64         | 63                    | Homeless (25%) Rental         | \$13,184,325       | State Accelerator Funds        | \$44,320,899     | 16                     | 6/30/2025            | Under Construction - site work<br>16 units targeted to at-risk of homelessness   |
|                               | Subtotal  |          |                                  | 1337       | 686                   |                               | \$ 34,362,325      |                                | \$ 299,839,880   | 79                     |                      |  |

\*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<br>2880 Franz Kafka Ave | SE       | Kawana Meadows Development | 93         | 19                    | None Rental                   | \$0                | unknown               | unknown          | 0                      | TBD                  | Entitlement Stage<br>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                                      | Hearn Veterans Village<br>2149 West Hearn Ave  | SW       | Community Housing Sonoma County | 32         | 31                    | Homeless Veterans (100%) Rental | \$695,000          | TBD                   | \$13,735,093         | 0                      | 8/30/2024            | Tentative map approved - Mar 2022   |
| 2                                      | Laurel at Perennial Park Phase III (3575 Mendocino Phase III)<br>502 Renaissance Way | NE       | BHDC / Related CA               | 30         | 30                    | Seniors (100%) Rental           | \$2,585,000        | TBD                   | \$26,983,404         | 0                      | 6/1/2025             | Fully entitled,collecting funding   |
| 3                                      | Ponderosa Village<br>250 Roseland Ave  | SW       | Danco                           | 50         | 49                    | None Rental                     | \$0                | IIG                   | \$28,332,729         | 0                      | 12/31/2025           | SB-35 approval  |
| 4                                      | Caritas Homes Phase II<br>360 7th St   | Downtown | BHDC/Catholic Charities         | 64         | 63                    | Homeless Rental                 | \$1,300,000        | TBD                   | \$48,031,158         | 0                      | 3/1/2026             | Master Plan approved - March 2020   |
| 5                                      | Casa Roseland<br>883 & 665 Sebastopol Rd   | SW       | MidPen                          | 75         | 28                    | None Rental                     | \$0                | AHSC, REDHF, IIG      | \$73,581,547         | 0                      | 5/31/2026            | Tentative map approved - June 2019<br>28 units restricted through Density Bonus Agreement |
| 6                                      | Ridley Family Apartments<br>1801 Ridley Ave  | NW       | Milestone Housing               | 50         | 49                    | None Rental                     | \$0                | unknown               | TBD                  | 0                      | TBD                  | Entitled, awaiting funding  |
|  | <b>Subtotal</b>  |          |                                 | <b>301</b> | <b>250</b>            |                                 | <b>\$4,580,000</b> |                       | <b>\$190,663,931</b> | <b>0</b>               |                      |   |

| 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<br>1945 Long Drive | NE       | PEP Housing | 49         | 48                    | Seniors (100%) Rental         | \$3,293,583        | TBD                   | \$31,048,314        | 0                      | Rehabilitation | Awaiting financing closing |
| 2  | Parkwood Apts<br>6899 Montecito Blvd       | NE       | BHDC        | 55         | 51                    | None Rental                   | \$3,150,000        | TBD                   | \$18,482,422        | 21                     | Rehabilitation | Under Construction         |
|  | <b>Subtotal</b>                            |          |             | <b>104</b> | <b>99</b>             |                               | <b>\$6,443,583</b> |                       | <b>\$49,530,736</b> | <b>21</b>              |                |                            |

| 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<br>625 Acacia Lane | NE       | PEP Housing | 87         | 86                    | Seniors (100%) Rental         | \$0                | TBD                   | \$54,028,942        | 0                      | TBD                  | No application submitted.  |
|                      | <b>Subtotal</b>                                     |          |             | <b>87</b>  | <b>86</b>             |                               | <b>\$0</b>         |                       | <b>\$54,028,942</b> | <b>0</b>               |                      |                            |

|                    |  |  |  |              |              |  |                     |  |                      |            |  |  |
|--------------------|--|--|--|--------------|--------------|--|---------------------|--|----------------------|------------|--|--|
| <b>GRAND TOTAL</b> |  |  |  | <b>2,383</b> | <b>1,468</b> |  | <b>\$70,889,015</b> |  | <b>\$780,406,780</b> | <b>173</b> |  |  |
|--------------------|--|--|--|--------------|--------------|--|---------------------|--|----------------------|------------|--|--|

L:\Trust\Pending Development

Updated Though March 2024