

Projects not recommended for funding at this time

Project Name	Applicant	Location / Quadrant	Funding Request	Type	Affordability	Anticipated Construction Start / End	Reasons
Boyd Street Family Apts	Danco Communities	811 Boyd St / SW	\$4,000,000	47 New Rental Units - Families	7 @ 30% 12 @ 50% 10 @ 60% 17 @ 80% 1 mgr. unit	April 2019 / Sept. 2020	Needs almost the entirety of the available funding; may be over funded (requested County \$); construction start date may affect timeliness of for expenditure of CDBG funds; new developer in SR, need to vet.
Del Nido Apts	Eden Development Inc	850 Russell Ave / NW	\$4,000,000	Rehab 194 Demolish 18 New 24 Resyndication	52 @ 50% 158 @ 60% 2 mgr. units	March 2020 / May 2021	Needs almost the entirety of the available funding; construction start date is 1.5 years out and affects timeliness for expenditure of CDBG funds.
Dutton Flats	Dutton Flats LP (Phoenix Dev./ Loren Brueggemann)	206, 208, 214 W Third Street / SW	\$500,000	60 New Rental Units - Families	7 @ 30% 52 @ 60% 1 mgr. unit	July 2019 / July 2020	Most funding is not yet secured; need competitive 9 % tax credits; 100% density bonus is pending City Council approval of an ordinance update.
Hearn Veterans Village	Community Housing Sonoma County	2149 W Hearn Ave / SW	\$285,000	32 New Rental Units - Veterans	29 @ 30% 2 @ 50% 1 mgr. unit	Sept. 2020 / May 2021	Construction start date is 2 years out; other funding sources may be available to fund this project.
Journey's End	Burbank Housing	3575 Mendocino Ave / NE	\$1,000,000	11 New Rental Units – Seniors (Phase 1)	11 @ 30% 71 @ 50% 28 @ 60% 1 mgr. unit	July 2021 / Dec. 2022	Construction start date is almost 3 years out.; most funding not secured; mobilehome park closure uncertainties; relocation uncertainties; phase 1 of 2 affordable housing phases (total 162 units).
Quail Run Apts	Eden Development Inc	1018 Bellevue Ave / SE	\$4,000,000	200-unit Rehab / resyndication	20 @ 50% 179 @ 60% 1 mgr. unit	Nov. 2019 / May 2021	Needs almost the entirety of the available funding; construction start date is one year out and affects timeliness for expenditure of CDBG funds.
Ridge Pointe	Central California Housing Corp.	2384, 2410 Old Stony Point Rd / SW	\$2,846,000	56 New Rental Units - Families	6 @ 30% 34 @ 50% 15 @ 60% 1 mgr. unit	March 2020 / June 2021	Construction start date is 1.5 years out; needs competitive 9% tax credits; new developer in SR, need to vet.
Roseland Village	Mid-Peninsula Hermanas Inc.(MidPen)	665 & 833 Sebastopol Rd / SW	\$1,000,000	75 New Rental Units - Families	12 @ 30% 12 @ 50% 50 @ 60% 1 mgr. unit	Q3 2020 / Q4 2021	Construction start date is 2 years out; most funding is not secured.
Somerset Place	Habitat for Humanity of Sonoma County	2786 Dutton Meadow / SW	\$500,000	10 new Jr. ADU Rental Units w/ 10 new ownership	10 Jr. ADU's @ 120% (10 required units @80%)	April 2019 / April 2020	Obligation to construct 10 affordable units per Housing Allocation Plan and entitlements. 10 Jr. ADUs the extra units to be funded; no rental mgt. experience.