

# PROJECT DESCRIPTION

## Acacia Village, Santa Rosa

### *A Pocket Neighborhood*

#### Acacia Village – A Pocket Neighborhood

Acacia Village LLC proposes to develop a 2.5 acre parcel on Acacia Lane as a new ‘pocket neighborhood’ comprising 25 homes and a landscaped Village Green. The property is in Rincon Valley close to Highway 12 and is conveniently located with good access to transit, services and schools.

A pocket neighborhood encourages the creation of community by excluding cars from the center of the development. The design of the site emphasizes the central Village Green which will be the focus of the development.

The homes will be traditional craftsman style cottages similar to those in the older neighborhoods of Santa Rosa. The main feature of the architecture will be generous front porches that will create an extended, useable outside living space. 19 of the homes will overlook the Village Green, the other 6 will front Acacia Lane and Winding Creek. Experience has shown that the porches create community by increasing interaction between neighbors that does not exist in a typical street focused subdivision. It also offers many ‘sets of eyes’ on the common area, increasing security and offering a safe play space for children.

Parking for the 19 homes will be in two areas, one accessed from Acacia and one from Winding Creek. Each home will have a garage, there will be an additional 19 on site spaces and a further 12 on street spaces along Acacia. The 6 homes fronting the streets will have two car attached garages with an additional parking space in the driveway.

#### Acacia Village – The Village Green

A major feature of Acacia Village will be the Village Green which will be designed for active and passive uses. Two mature London Plane trees will be incorporated into the landscape design and there will be a covered community pavilion with an outdoor kitchen and seating. Other amenities for the residents will include a community garden.

## Acacia Village – CC&Rs

Acacia Village homes will be subject to CC&Rs (Covenants, Conditions & Restrictions) to be administered by a Home Owners Association that will set standards for the maintenance and operation of the development. The CC&Rs will require homeowners to use garages for parking and limit the time a car can be parked in the open spaces.

## Acacia Village –The Homes

Acacia Village will be developed as modestly sized homes ranging from 1,000 to 2,000 square feet. The homes will be designed to meet the needs of a wide variety of buyers including first time buyers and families with children and generally address the need for work force housing in Santa Rosa.

Number of Homes	Approx. Home Size	Stories	Bedrooms	Bathrooms
10	1,038sf	1	2	2.0
9	1,660sf	2	3	2.5
6	2,003sf	2	3 or 4	3.0

As a result of detailed discussion with adjacent owners the applicant has agreed that the homes along the rear (north east) property line will be the smaller, single level homes.

## Acacia Village – Below Market Rate Homes

Acacia Village will provide 3 Below Market Rate (BMR) homes restricted to low income buyers. These homes will be available to families with household incomes of less than 80% of the Area Median Income. These homes will be deed restricted to ensure long term affordability.

## Acacia Village – Grant Under The Housing Action Plan

The City of Santa Rosa had awarded Acacia Village, Affordable Housing Incentive Fund Pilot Program funding in the amount of \$1,134,552 in the form of a forgivable loan to be used for the construction and improvement of streets. After much discussion it was decided not to pursue this funding and allow these monies to be used for affordable housing elsewhere in the City