City of Santa Rosa

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 monthly.

| Santa Roca Avenue Ages SE Development 154 35 Roca SE Development 154 35 Roca September 154 Roca September 155 Roca | | | | | | Complete | d Within Last | 24 Months | | | | |
|---|------------------------------|-----------|-----------------------------|------------|-----|-------------------|-------------------------|----------------------------------|------------------|-------|------------|--|
| Santa Roca Avenue Ages SE Development 154 35 Roca SE Development 154 35 Roca September 154 Roca September 155 Roca | Project Name and Address | Quadrant | Developer | # of Units | | Demographic and | | Other Funding Sources | Development Cost | Based | | Notes |
| 2005 Start Rosa Ave | 1 | | | | | | | | | | | Project is 100% affordable; 35 units restricted through |
| The Cannery at Ratinosd Square | | 0.5 | | 454 | 0.5 | | 60 | Tay Cradita | | | 0/40/0005 | Density Bonus Agreement |
| Swest St of St Downtown John Stloward and Co. 129 128 Rental \$14.024,200 State Accelerator Funds, IIG \$95,153,551 33 19/2025 Leasing up; 33 units targeted to homeless of 150 Mone 12/4/2024 Leasing up; 33 units targeted to homeless of 150 Mone 150 Mo | | SE | Development | 154 | 30 | | \$0 | Tax Credits | unknown | U | 2/19/2025 | |
| College Are No. No. College Are No. | | Downtown | John Stewart and Co | 129 | 128 | | \$14 024 200 | State Accelerator Funds, IIG | \$95 153 551 | 33 | 1/9/2025 | Leasing up: 33 units targeted to homeless |
| South Park Commons General Valley Apts SE Freebird Development Co. 62 61 Rental S5.528,000 State Accelerator Funds, S72,21,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (51%) State Accelerator Funds, S72,21,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S72,21,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 9/17/2024 Leasing up; 30 PSH units targeted to homeless (S17) State Accelerator Funds, S74,221,380 1/17/2024 | | Domitouni | commencement and co. | 120 | 120 | | ψ11,021,200 | otato / tooolorator / ariao, iro | ψου, 100,001 | | 17072020 | Leased up; project is 100% affordable; 14 units subject |
| | 2150 W. College Ave | NW | USA Properties Fund | 164 | 14 | Rental | \$0 | Tax Credits | TBD | 0 | 12/4/2024 | |
| Mahonia Glen (One Calistoga) SE Freebird Development Co. 62 61 Rental \$5.528,000 8. IIG \$49,324,445 30 117/72024 Leasing up; 30 PSH units targeted to homeless | South Park Commons | | | | | PSH Homeless | | | | | | |
| Mahonia Glen (One Calistoga) NE MidPen 99 98 Farmworker (44%) \$4,900,000 JSPWH \$74,221,360 0 9/17/2024 Lessing up MidPen 151 33 Rental \$0 Tax Credits Unknown 0 9/16/2024 Lessing up | | | | | | | | MHP, REDHF, HHC, TCAC | | | | |
| Stry 12 | 702 Bennett Valley Rd | SE | Freebird Development Co. | 62 | 61 | Rental | \$5,528,000 | & IIG | \$49,324,445 | 30 | 11/7/2024 | Leasing up; 30 PSH units targeted to homeless |
| St73 Milestone Housing St8 Milestone Housing Allocation Milestone Housing Allocation Milestone Housing Allocation Milestone Housing Allocation Milestone Housing Milestone Housing Allocation Mil | Mahania Glan (One Calistogs) | | | | | Formworker (440/) | | State Accelerator Funda | | | | |
| Name | | NE | MidPen | oo. | 98 | | \$4,900,000 | | \$74 221 360 | 0 | 9/17/2024 | Leasing up |
| \$50 Savara Springs Rd \$E Development 151 33 Rental \$0 Tax Credits unknown 0 9/16/2024 through Density Bonus Agreement Avaira Agts Avaira Agts 136 21 Rental \$0 Tax Credits unknown 0 7/26/2024 through Density Bonus Agreement 138 West College Ave NW MM Aviara 136 21 Rental \$0 Tax Credits unknown 0 7/26/2024 through Density Bonus Agreement 138 Serior Bensity Bonus Agreement 138 Serior Bensity Bonus Agreement 14 1 Rental \$0 unknown unknown 0 5/14/2024 Density Bonus Agreement 138 Serior Bensity Bonus Agreement 148 1 Rental \$0 unknown unknown 0 5/14/2024 Density Bonus Agreement 148 1 Rental \$0 unknown unknown 0 5/14/2024 Density Bonus Agreement 148 1 Rental \$0 unknown Unknown 0 5/14/2024 Density Bonus Agreement 148 1 Rental \$0 unknown | <u> </u> | 111 | | 33 | 30 | | ψ+,500,000 | 00, ,,,, | ψ1+,221,000 | | 3/11/2024 | Leased up: project is 100% affordable: 33 units restrict |
| 138 136 | | SE | | 151 | 33 | | \$0 | Tax Credits | unknown | 0 | 9/16/2024 | |
| Serto Place (Heritage Place) 200 & 2934 McBride LN NW Berto Trust 14 1 Rental \$0 unknown 0 5/14/2024 Density Bonus Agreement; leased up Density Bonus Agreement; leased up; project is 100% affordable; 21 units returned the Density Bonus Agreement; leased up; project is 100% affordable; 21 units returned the Density Bonus Agreement; leased up; project is 100% affordable; 21 units returned the Density Bonus Agreement; leased up; project is 100% affordable; 21 units returned the Density Bonus Agreement; leased up; project is 100% affordable; 21 units returned the Density Bonus Agreement and the Density Bonus Agreement; leased up; 5 units subject to Housing Allocation in Unknown | | | ' | | | None | • | | | | | Leased up; project is 100% affordable; 21 units subject |
| 2900 & 2934 McBride LN | 1385 West College Ave | NW | MM Aviara | 136 | 21 | Rental | \$0 | Tax Credits | unknown | 0 | 7/26/2024 | Density Bonus Agreement |
| Del Corazon (Acme Family Apartments) SW Milestone Housing 77 21 Rental \$0 Tax Credits \$36,819,625 0 5/1/2024 through Density Bonus Agreement 100% affordable; 21 units re Rental \$0 Tax Credits \$36,819,625 0 5/1/2024 through Density Bonus Agreement 100% affordable; 21 units re Rental \$0 Uniknown Uniknown 0 4/26/2024 through Density Bonus Agreement 100% affordable; 21 units re Rental \$0 Uniknown Uniknown 0 4/26/2024 through Density Bonus Agreement 100% affordable; 21 units re Rental \$0 Uniknown Uniknown 0 4/26/2024 Leased up; 5 units subject to Housing Allocation I and the Vision Point Flats 100% affordable; 21 units re Rental \$0 Uniknown Uniknown 0 4/26/2024 Leased up; 5 units targeted to homeless or at-risk 100% affordable; 21 units re Rental \$0 Uniknown Uniknown 0 4/26/2024 Leased up; 5 units targeted to homeless or at-risk 100% affordable; 21 units re Rental \$1,800,000 Tax Credits \$24,087,963 0 12/29/2023 Leased up; 5 units targeted to homeless or at-risk 100% affordable; 21 units re Rental \$1,800,000 Tax Credits \$24,087,963 0 12/29/2023 Leased up; 5 units targeted to homeless or at-risk 100% affordable; 21 units re Rental \$1,800,000 Tax Credits \$1,873,377 0 11/21/2023 12/29/2023 Leased up; 5 units targeted to homeless; leased up 100% affordable; 21 units re Rental \$1,800,000 Tax Credits \$1,873,377 0 11/21/2023 Leased up; 5 units targeted to homeless; leased up 100% affordable; 21 units re Rental \$1,800,000 Tax Credits \$1,11/21/2023 Leased up; 5 units targeted to homeless; leased up; 5 units restricted three 100% affordable; 21 units restricted three 100% affordable; | | | | | | | | | | | | 13 market rate and 1 affordable unit restricted through |
| Apartments SW Milestone Housing To Pental S0 Tax Credits \$36,819,625 0 5/1/2024 Contract | | NW | Berto Trust | 14 | 1 | Rentai | \$0 | unknown | unknown | 0 | 5/14/2024 | Density Bonus Agreement; leased up |
| 1855 Sebastopol Rd | | | | | | None | | | | | | Leased up: project is 100% affordable: 21 units restrict |
| Colgan Creek Village Synergy Colgan Creek | | sw | Milestone Housing | 77 | 21 | | \$0 | Tax Credits | \$36 819 625 | 0 | 5/1/2024 | |
| Story Point Flats SW Investors, LLC 65 5 Rental \$0 unknown unknown unknown 0 4/26/2024 Contract | | | | | | None | Ų. | | φοσ,σ10,σ20 | - U | O/ I/LUL 1 | , , , , , , , , , , , , , , , , , , , |
| 256 Story Point Rd | | sw | | 65 | 5 | | \$0 | unknown | unknown | 0 | 4/26/2024 | |
| 2 \$\ \text{Vincent De Paul Commons} \\ 2400 \text{ Mendocino Ave} \\ \text{NE} \\ \text{St Vincent De Paul} \\ \text{51} \\ \text{50} \\ \text{PSH} \\ \text{Homeless} \\ \text{Rental} \\ \text{\$0} \\ \text{Mendocino Phase II} \\ \text{3675 Mendocino Phase II} \\ \text{506 Rennaissance Way} \\ \text{NE} \\ \text{BHDC / Related CA} \\ \text{94} \\ \text{93} \\ \text{Rental} \\ \text{91 Mendocino Phase II} \\ \text{3675 Mendocino Phase III} \\ \text{3675 Mendocino Phase III} \\ \text{3675 Mendocino Phase III} \\ \ | Stony Point Flats | | | | _ | Homeless (10%) | 7. | | | | | Leased up; 5 units targeted to homeless or at-risk of |
| 2400 Mendocino Ave NE St Vincent De Paul 51 50 Fental \$0 Homekey \$18,573,377 0 11/21/2023 50 PSH units targeted to homeless; leased up | 2268 Stony Point Rd | SW | Integrity Housing | 50 | 49 | Rental | \$1,800,000 | Tax Credits | \$24,087,963 | 0 | 12/29/2023 | homelessness |
| 2400 Mendocino Ave NE St Vincent De Paul 51 50 Rental \$0 Homekey \$18,573,377 0 11/21/2023 50 PSH units targeted to homeless; leased up | St Vincent De Paul Commons | | | | | | | | | | | |
| NE St Vincent De Paul 51 50 Rental \$0 Homekey \$18,573,377 0 11/21/2023 50 PSH units targeted to homeless; leased up | 2400 Mendocino Ave | | | | | | | | | | | |
| (3575 Mendocino Phase II) NE BHDC / Related CA 38 37 Seniors (100%) Rental \$1,560,000 Tax Credits \$31,148,608 13 8/30/2023 Leased up | | NE | St Vincent De Paul | 51 | 50 | Rental | \$0 | Homekey | \$18,573,377 | 0 | 11/21/2023 | 50 PSH units targeted to homeless; leased up |
| Sofi Remissance Way NE BHDC / Related CA 38 37 Rental \$1,560,000 Tax Credits \$31,148,808 13 8/30/2023 Leased up | | | | | | 0: (4000/) | | | | | | |
| Caritas Homes Phase | | NE | RHDC / Related CA | 38 | 37 | | \$1.560.000 | Tay Credite | \$31 1/8 808 | 13 | 8/30/2023 | Leased up |
| Seniors (100%) Seni | | INL | BIDC/ Related CA | 36 | 31 | rtontal | \$1,300,000 | Tax Credits | φ31,140,000 | 15 | 0/30/2023 | Ecased up |
| Storm Stor | | | | | | Seniors (100%) | | | | | | |
| Caritas Homes Phase | | NE | BHDC / Related CA | 94 | 93 | | \$11.917.110 | Tax Credits | \$61,258,307 | 17 | 7/20/2023 | Leased up |
| 340 7th St Downtown BHDC/Catholic Charities 64 63 (46%)Rentual \$8,945,657 Tax Credits \$43,694,050 30 7/14/2023 30 units targeted to homeless; leased up Stony Oaks Apts None None Stony Oaks 142 15 Rental \$0 Tax Credits unknown 6/1/2023 Density Bonus Agreement, leased up Density Bonus Agreement, leased up None Stony Oaks 142 15 Rental \$0 Tax Credits Unknown 0 6/1/2023 Density Bonus Agreement, leased up Density Bonus Agreement, leased up None N | 1 | 1 | | | | PSH | , ,,,,,,,, | | , - 1, - 1, - 1 | | | · |
| Stony Oaks Apts Density Bonus Agreement; leased up. | | Downtown | RHDC/Catholic Charities | 64 | 63 | | ¢9 0/5 057 | Tay Credite | ¢43 604 0E0 | 30 | 7/14/2022 | 30 units targeted to homeless: leased up |
| 2542 Old Stony Point Rd SW Stony Oaks 142 15 Rental \$0 Tax Credits unknown 0 6/1/2023 Density Bonus Agreement; leased up. | | DOWINOWN | Di 120/Gatriolic Griaritles | 04 | 03 | | φο, 94 0,057 | Tax Orcuits | φ43,094,050 | 30 | 1114/2023 | |
| | | sw | Stony Oaks | 142 | 15 | | \$0 | Tax Credits | unknown | 0 | 6/1/2023 | |
| SUDTOTALL 1.490 724 \$ 48.674.967 \$ 434.281.486 123 | Subtota | | , | 1,490 | 724 | | \$ 48.674.967 | | \$ 434.281.486 | 123 | 0, 1,2020 | , |

| | | | | | | Funded a | and Under Con | struction | | | | |
|---|--|----------|----------------------|------------|---------------------------|-------------------------------------|-----------------------|-------------------------|------------------|------------------------------|----------------------------|--|
| | 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 Burbank Avenue Apts 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; 16 units targeted to at-risk of homelessness |
| | 2 Courtney Estates 1500 Fulton Road | NW | City Ventures | 54 | 8 | None Rental | \$0 | unknown | unknown | 0 | 8/26/2025 | Under construction; 8 units restricted under Housing Allocation Plan Contract. |
| | 3 Casa Roseland 883 & 665 Sebastopol Rd | sw | MidPen | 75 | 28 | None Rental | \$0 | AHSC, REDHF, IIG | \$73,581,547 | 0 | | Under construction; 28 units restricted under a Density Bonus Agreement; project is 100% affordable |
| | 4 Round Barn Village 0 Round Barn Blvd | NE | City Ventures | 237 | 12 | None Ownership | \$0 | unknown | unknown | 0 | | Under construction;12 homes restricted under Housing Allocation Plan Contract; 8 of 12 homes sold |
| | 5 Stonebridge 2220 Fulton Rd | | D.R. Horton Bay, Inc | 108 | 10 | Ownership | \$0 | unknown | unknown | 0 | 1/31/2027 | Funded and Under Construction;10 units restricted through Housing Allocation Plan Contract |
| 1 | Subtot | tal | 1 | 538 | 121 | l | \$ 13,184,325 | | \$ 117,902,446 | 16 | l | |

| | 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 | | |
| | Brittain Townhomes 1 851 Brittain Ln | SW | City Ventures | 82 | 8 | Ownership | \$0 | unknown | unknown | 0 | | Pending building permits; 8 units restricted under Housing Allocation Plan and Density Bonus agreements. | | |
| | ² Residences at Taylor Mountain 2880 Franz Kafka Ave | SE | Kawana Meadows Development | 93 | 19 | None Rental | \$0 | unknown | unknown | 0 | | Entitlement stage; 19 units restricted through Density Bonus Agreement. | | |
| Π | Subtotal | | <u> </u> | 175 | 27 | | \$ - | | \$ - | 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 | | |
| Laurel at Perennial Park Phase III 1 (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 | | |
| Hearn Veterans Village 2149 West Hearn Ave | sw | Community Housing Sonoma County | 32 | 31 | (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 | | |
| Sul | ototal | | 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 | | | | |
| Vigil Light Senior Apts | | | | | Seniors (100%) | | | | | | | | | |
| 1945 Long Drive | NE | PEP Housing | 49 | 48 | Rental | \$3,293,583 | TBD | \$26,199,407 | 0 | Rehabilitation Under construction | | | | |
| Parkwood Apts | | | | | None | | | | | | | | | |
| 6899 Montecito Blvd | NE | BHDC | 55 | 51 | Rental | \$3,150,000 | TBD | \$18,482,422 | 24 | Rehabilitation Under construction | | | | |
| West Avenue Apts | | | | | None | | · | | | | | | | |
| 1400 West Ave | SE | BHDC | 40 | 39 | 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 | | |
| Acacia Lane Senior Apts Phase II | | | | | Seniors (100%) | | | | | | | | |
| 625 Acacia Lane | NE | PEP Housing | 87 | 86 | Rental | \$0 | TBD | \$54,028,942 | 0 | TBD | No application submitted | | |
| Subtotal | | | 87 | 86 | | \$0 | | \$54,028,942 | 0 | | | | |
| | | • | | | | | | | | , | | | |
| GRAND TOTAL | | | 2.660 | 1.318 | | \$75,465,985 | | \$784.200.498 | 163 | | | | |

L:\Trust\Pending Development Updated Through May 2025