



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.

| Completed Within Last 24 Months | | | | | | | | | | | | | |
|---------------------------------|---------------------------|----------|-------------------------|---------------------|------------|-----------------------|----------------------|---------------------|--------------------------------|----------------------|------------------------|-----------------|---|
| Project Name | Address | Quadrant | Developer | Ownership or Rental | # of Units | # of Affordable Units | Targeted Demographic | Local Contribution | Other Funding Sources | Development Cost | Project Based Vouchers | Completion Date | Notes |
| 1 Caritas Homes Phase I | 340 7th St | Downtown | BHDC/Catholic Charities | Rental | 64 | 63 | Homeless (48%) | \$8,945,657 | Tax Credits | \$43,694,050 | 30 | 7/31/2023 | Temporary Occupancy Certificate as of 6/23/23 |
| 2 Orchard Commons (Boyd Street) | 811 Boyd St | SW | Danco Communities | Rental | 46 | 45 | None | \$200,000 | Tax Credits | \$22,183,544 | 0 | 12/31/2022 | Leased Up |
| 3 Linda Tunis Senior Apts | 600 Acacia Ln | NE | PEP | Rental | 26 | 25 | Seniors (100%) | \$2,880,340 | Grants, HTSV | \$9,485,205 | 13 | 10/19/2022 | Density Bonus Agreement with City |
| 4 Sage Commons | 80 College Ave | NW | Danco Communities | Rental | 54 | 8 | Homeless | \$0 | NPLH | \$22,664,674 | 8 | 3/11/2022 | Density Bonus Agreement with City |
| 5 Dutton Flats | 206, 208, 214 West 3rd St | NW | Phoenix Development | Rental | 41 | 40 | None | \$3,100,000 | Unknown | \$21,739,618 | 0 | 10/20/2021 | Density Bonus Agreement with City |
| 6 Lantana Place Homes | Various Addresses | SW | BHDC | Ownership | 48 | 48 | None | \$5,778,703 | Grants, Various County Funding | \$26,261,070 | 0 | 8/31/2021 | Silent Second loan homeownership programs |
| | | | | | 279 | 229 | | \$20,904,700 | | \$146,028,161 | 51 | | |

| Funded and Under Construction | | | | | | | | | | | | | |
|--|-----------------------------|----------|----------------------------------|---------------------|-------------|-----------------------|----------------------|---------------------|--------------------------------|----------------------|------------------------|----------------------|--|
| Project Name | Address | Quadrant | Developer | Ownership or Rental | # of Units | # of Affordable Units | Targeted Demographic | Local Contribution | Other Funding Sources | Development Cost | Project Based Vouchers | Est. Completion Date | Construction/Permit Status |
| 1 Berto Place (Heritage Place) | 2900 & 2934 McBride LN | NW | Berto Trust | Rental | 14 | 1 | None | \$0 | unknown | unknown | 0 | 9/30/2023 | Under construction - 13 Market Rate and 1 Affordable Unit Restricted through Density Bonus Agreement |
| 2 Kawana Springs Apts | 450 - 500 Kawana Springs Rd | SE | Integrated Community Development | Rental | 151 | 33 | None | \$0 | unknown | unknown | 0 | 7/31/2023 | Under Construction - Site work 150 Affordable Units - 33 Restricted through Density Bonus Agreement |
| 3 Santa Rosa Avenue Apts | 2905 Santa Rosa Ave | SE | Integrated Community Development | Rental | 154 | 35 | None | \$0 | unknown | unknown | 0 | 7/31/2023 | Under Construction - Site work 153 Affordable Units - 35 Restricted through Density Bonus Agreement |
| 4 St Vincent De Paul Commons | 2400 Mendocino Ave | NE | St Vincent De Paul | Rental | 51 | 50 | Homeless | \$0 | Homekey | \$18,573,377 | 0 | 10/31/2023 | Under construction - roofing and trusses Conversion of motel to permanent supportive housing Temporary Certificate of Occupancy 6/1/2023 |
| 5 Stony Oaks Apts | 2542 Old Stony Point Rd | SW | Stony Oaks | Rental | 142 | 15 | None | \$0 | unknown | unknown | 0 | 8/31/2023 | Under construction - Temporary Certificate of Occupancy 142 Affordable Units - 15 Restricted through Density Bonus Agreement |
| 6 Round Barn Village | 0 Round Barn Blvd | NE | City Ventures | Ownership | 237 | 12 | None | \$0 | unknown | unknown | 0 | 12/1/2023 | Under construction - Ownership 5 of 12 units completed Housing Allocation Plan |
| 7 Acme Apts | 1885 Sebastopol Rd | SW | Milestone Housing | Rental | 77 | 21 | None | \$0 | | \$36,819,625 | 0 | 12/1/2023 | Under construction - Fireline underground 78 Affordable Units - 21 Restricted through Density Bonus Agreement |
| 8 Stony Point Flats | 2268 Stony Point Rd | SW | Integrity Housing | Rental | 50 | 49 | Homeless (10%) | \$1,200,000 | Tax Credits | \$22,322,218 | 0 | 12/28/2023 | Under construction - site work |
| 9 Laurel at Perennial Park Phase I (3575 Mendocino Phase I) | 3575 Mendocino Ave | NE | BHDC / Related CA | Rental | 94 | 93 | Seniors (100%) | \$11,917,110 | Tax Credits | \$61,258,307 | 17 | 12/31/2023 | Under construction - Courtyard site utility Pending Completion for June |
| 10 Laurel at Perennial Park Phase II (3575 Mendocino Phase II) | 3575 Mendocino Ave | NE | BHDC / Related CA | Rental | 38 | 37 | Seniors (100%) | \$1,560,000 | Tax Credits | \$31,148,808 | 13 | 12/31/2023 | Under construction - Utilities Pending Completion in Fall 2023 |
| 11 Mahonia Glen (One Callistoga) | 5173 Hwy 12 | NE | MidPen | Rental | 99 | 98 | Farmworkers (44%) | \$4,900,000 | State Accelerator Funds, JSEWH | \$74,221,360 | 0 | 8/31/2024 | Under construction Pending Completion for Fall 2024 |
| 12 The Cannery at Railroad Square | 3 West 3rd St | Downtown | John Stewart and Co. | Rental | 129 | 128 | Homeless (25%) | \$10,750,000 | State Accelerator Funds, IIG | \$95,153,551 | 33 | 6/29/2025 | Under Construction-Site Work Under construction - storm water 135 Affordable Units - 21 Restricted through Density Bonus Agreement |
| 13 Avlara Apts | 1385 West College Ave | NW | MM Avlara | Rental | 136 | 21 | None | \$0 | unknown | unknown | 0 | 12/1/2023 | Under construction -Site work |
| 14 South Park Commons (Bennett Valley Apts) | 702 Bennett Valley Rd | SE | Freebird Development Co. | Rental | 62 | 61 | Homeless (51%) | \$5,528,000 | MHP, REDHF, HHC, TCAC & IIG | \$49,324,445 | 30 | 12/31/2024 | Under construction -Site work |
| | | | | | 1434 | 654 | | \$35,855,110 | | \$388,821,691 | 93 | | |

| Fully Funded Projects - Awaiting Permits or Financing Closing | | | | | | | | | | | | | |
|---|----------------------|----------|----------------------------|---------------------|------------|-----------------------|----------------------|--------------------|-----------------------|------------------|------------------------|----------------------|---|
| Project Name | Address | Quadrant | Developer | Ownership or Rental | # of Units | # of Affordable Units | Targeted Demographic | Local Contribution | Other Funding Sources | Development Cost | Project Based Vouchers | Est. Completion Date | Construction/Permit Status |
| 1 Residences at Taylor Mountain | 2880 Franz Kafka Ave | SE | Kawana Meadows Development | Rental | 93 | 19 | None | \$0 | unknown | unknown | 0 | TBD | Entitlement Stage Density Bonus Agreement only |
| | | | | | 93 | 19 | | \$0 | | \$0 | 0 | | |

| Awaiting Additional Funding or Permits | | | | | | | | | | | | | |
|--|-------------------------|----------|------------------------------|---------------------|------------|-----------------------|--------------------------|--------------------|-----------------------|------------------|------------------------|----------------------|--|
| Project Name | Address | Quadrant | Developer | Ownership or Rental | # of Units | # of Affordable Units | Targeted Demographic | Local Contribution | Other Funding Sources | Development Cost | Project Based Vouchers | Est. Completion Date | Construction/Permit Status |
| 1 Casa Roseland | 883 & 665 Sebastopol Rd | SW | MidPen | Rental | 75 | 28 | None | \$0 | AHSC, REDHF, IIG | \$73,581,547 | 0 | 5/31/2024 | Tentative map approved - June 2019 Density Bonus Agreement only |
| 2 Hearn Veterans Village | 2149 West Hearn Ave | SW | Community Housing Waterstone | Rental | 32 | 31 | Homeless Veterans (100%) | \$695,000 | TBD | \$13,735,093 | 0 | 8/30/2024 | Tentative map approved - Mar 2022 |
| 3 Burbank Avenue Apts | 1780 Burbank Ave | SW | Residential/BHDC | Rental | 64 | 63 | None | \$9,684,325 | TBD | \$44,320,899 | 16 | 10/31/2024 | 1st Round Plan Check Submittal on 9/26/22 |

| | | | | | | | | | | | | | | |
|---|--|--------------------|----------|-------------------------|--------|------------|------------|----------------|---------------------|-----|----------------------|-----------|------------|------------------------------------|
| 4 | Laurel at Perennial Park Phase III (3575 Mendocino Phase III) | 3575 Mendocino Ave | NE | BHDC / Related CA | Rental | 30 | 30 | Seniors (100%) | \$0 | TBD | \$26,983,404 | 0 | 6/1/2025 | Fully entitled, collecting funding |
| 5 | Ponderosa Village | 250 Roseland Ave | SW | Danco | Rental | 50 | 49 | None | \$0 | IIG | \$28,332,729 | 0 | 12/31/2025 | SB-35 approval |
| 6 | Caritas Homes Phase II | 360 7th St | Downtown | BHDC/Catholic Charities | Rental | 64 | 63 | Homeless | \$0 | TBD | \$48,031,158 | 0 | 3/1/2026 | Master Plan approved - March 2020 |
| | | | | | | 315 | 264 | | \$10,379,325 | | \$234,984,830 | 16 | | |

| Funded Acquisition, Preservation and/or Rehabilitation | | | | | | | | | | | | | | |
|--|-------------------------|---------------------|----------|-------------|---------------------|------------|-----------------------|----------------------|--------------------|-----------------------|---------------------|------------------------|----------------|--|
| | Project Name | Address | Quadrant | Developer | Ownership or Rental | # of Units | # of Affordable Units | Targeted Demographic | Local Contribution | Other Funding Sources | Development Cost | Project Based Vouchers | Type of Need | Construction/Permit Status |
| 1 | Vigil Light Senior Apts | 1945 Long Drive | NE | PEP Housing | Rental | 49 | 48 | Seniors (100%) | \$2,220,000 | TBD | \$31,048,314 | 0 | Rehabilitation | Completed NEPA, Awaiting financing closing |
| 2 | Parkwood Apts | 6899 Montecito Blvd | NE | BHDC | Rental | 55 | 51 | None | \$3,150,000 | TBD | \$18,482,422 | 21 | Rehabilitation | Carport repair permit issued - Mar 2022 |
| | | | | | | 104 | 99 | | \$5,370,000 | | \$49,530,736 | 21 | | |

| Development Concepts | | | | | | | | | | | | | | |
|----------------------|----------------------------------|-----------------|----------|-------------|---------------------|------------|-----------------------|----------------------|--------------------|-----------------------|---------------------|------------------------|----------------------|----------------------------|
| | Project Name | Address | Quadrant | Developer | Ownership or Rental | # of Units | # of Affordable Units | Targeted Demographic | Local Contribution | Other Funding Sources | Development Cost | Project Based Vouchers | Est. Completion Date | Construction/Permit Status |
| 1 | Acacia Lane Senior Apts Phase II | 625 Acacia Lane | NE | PEP Housing | Rental | 82 | 81 | Seniors (100%) | \$0 | TBD | \$54,028,942 | 0 | 1/31/2027 | No application submitted. |
| | | | | | | | | | \$0 | | \$54,028,942 | 0 | | |

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|--------------------|--|--|--|--|--|--------------|--------------|--|---------------------|--|----------------------|------------|--|--|
| GRAND TOTAL | | | | | | 2,307 | 1,346 | | \$72,509,135 | | \$873,394,360 | 181 | | |
|--------------------|--|--|--|--|--|--------------|--------------|--|---------------------|--|----------------------|------------|--|--|

L:\Trust\Pending Development

Updated Though August 2023