



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
1	Casa Roseland 883 & 665 Sebastopol Rd	SW	MidPen	75	28	None Rental	\$0	AHSC, REDHF, IIG	\$73,581,547	0	5/18/2026	Leasing-up , 28 units subject to a Density Bonus Agreement; project is 100% affordable.
2	Vigil Light Senior Apts 1945 Long Dr	NE	PEP Housing	49	48	Seniors (100%) Rental	\$3,293,583	Rehab	\$26,199,407	0	11/12/2025	Rehabilitation completed
3	Burbank Avenue Apts 1780 Burbank Ave	SW	BHDC	64	63	Homeless (25%) Rental	\$13,184,325	State Accelerator Funds	\$44,320,899	16	9/30/2025	Leasing up; project is 100% affordable; 16 units targeted for at-risk-homelessness.
4	Santa Rosa Avenue Apts 2905 Santa Rosa Ave	SE	Integrated Community Development	154	35	None Rental	\$0	Tax Credits	unknown	0	5/1/2025	Leased up; project is 100% affordable; 35 units restricted through Density Bonus Agreement
5	The Cannery at Railroad Square 3 West 3rd St	Downtown	John Stewart and Co.	129	128	Homeless (25%) Rental	\$14,024,200	State Accelerator Funds, IIG	\$95,153,551	33	1/9/2025	Leased up; 33 units targeted to homeless
6	College Creek Apts 2150 W. College Ave	NW	USA Properties Fund	164	14	None Rental	\$0	Tax Credits	unknown	0	12/4/2024	Leased up; project is 100% affordable; 14 units subject to Housing Allocation Plan Contract
7	Parkwood Apts 6899 Montecito Blvd	NE	BHDC	55	51	None Rental	\$3,150,000	Unkknown	\$18,482,422	24	12/1/2024	Rehabilitation Completed
8	South Park Commons (Bennett Valley Apts) 702 Bennett Valley Rd	SE	Freebird Development Co.	62	61	PSH Homeless (51%) Rental	\$5,528,000	MHP, REDHF, HHC, TCAC & IIG	\$49,324,445	30	11/7/2024	Leased up; 30 PSH units targeted to homeless
9	Mahonia Glen (One Calistoga) 5173 Hwy 12	NE	MidPen	99	98	Farmworker (44%) Rental	\$4,900,000	State Accelerator Funds, JSFWH	\$74,221,360	0	9/17/2024	Leased up
10	Kawana Springs Apts 450 - 500 Kawana Springs Rd	SE	Integrated Community Development	151	33	None Rental	\$0	Tax Credits	unknown	0	9/16/2024	Leased up; project is 100% affordable; 33 units restricted through Density Bonus Agreement
	Subtotal			1,002	559		\$ 44,080,108		\$ 381,283,631	103		

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	Acacia Village 746 Acacia Ln	NE	Villa Homes	25	3	None Ownership	\$0	unknown	\$0	0	7/31/2026 (Phase I)	Project to be constructed in three phases. Phase I is projected to complete in July 2026, Phase II estimated to be completed December 2026, and Phase III in June 2027
2	West Avenue Apts 1400 West Ave	SW	BHDC	40	39	None Rental	\$1,000,000	PRP	\$10,750,000	0	4/30/2027	Under Construction
3	Courtney Estates 1500 Fulton Rd	NW	City Ventures	54	8	None Rental	\$0	unknown	unknown	0	1/1/2027	Under construction, 8 units restricted under Housing Allocation Plan Contract
4	Brittain Townhomes 851 Brittain Ln	SW	City Ventures	82	8	None Ownership	\$0	unknown	unknown	0	8/10/2026 (Phase I)	Phase I 8/10/2026, Phase II 11/1/2026, and the final phase on 1/14/2028.Under construction, 8 units restricted under Housing Allocation Plan and Density Bonus agreements.
5	Lance Drive Housing Development 1601, 1680, 1696, and 1705 Lance Dr	NW	Pacific Development	770	34	None Rental	\$0	unknown	unknown	0	1/31/2027	Under construction, 34 units subject to Housing Allocation Plan Contract.
6	Round Barn Village 0 Round Barn Blvd	NE	City Ventures	237	12	None Ownership	\$0	unknown	unknown	0	12/31/2026	Under construction, 12 homes subject to Housing Allocation Plan Contract; 9 of 12 homes sold.
7	Stonebridge 2220 Fulton Rd	NW	D.R. Horton Bay, Inc	108	10	None Ownership	\$0	unknown	unknown	0	1/31/2027	Under Construction, 6 of 10 units sold; 10 units restricted through Housing Allocation Plan Contract
	Subtotal			1,316	114		\$1,000,000		\$ 10,750,000	0		

*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 2880 Franz Kafka Ave	SE	Kawana Meadows Development	93	19	None Rental	\$0	unknown	unknown	0	TBD	Entitlement stage; 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	Laurel at Perennial Park Phase III (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	IIIG, Tax Credits	\$30,564,628	0	6/30/2027	Fully funded, permit ready
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
4	Hearn Veterans Village 2149 West Hearn Ave	SW	Community Housing Sonoma County	32	31	Homeless Veterans (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	\$2,000,000	TBD	\$24,157,889	0	TBD	Entitled, awaiting funding
	Subtotal			226	222		\$8,163,110		\$146,713,684	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
1	Zane-Wolff Veterans Village Russell Ave	NE	Community Housing of Sonoma County	14	14	Veterans Rental	\$489,228	SCCDC County Fund for Housing	\$2,441,427	0	Rehabilitation	Pending commencement of construction
2	Apple Valley Scattered Sites addresses	NW	Burbank Housing	232	228	None Rental	\$1,238,310	Tax Credits	\$88,077,515	0	Rehabilitation	Pending commencement of construction
	Subtotal			246	242		\$1,727,538		\$90,518,942	0		

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 625 Acacia Ln	NE	PEP Housing	87	86	Seniors (100%) Rental	\$0	TBD	\$54,028,942	0	TBD	No application submitted
	Subtotal			87	86		\$0		\$54,028,942	0		

	GRAND TOTAL			2,970	1,242		\$54,970,756		\$683,295,199	103		
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Updated Through July 2026