



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 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 Aviara Apts 1385 West College Ave | NW | MM Aviara | 136 | 21 | None Rental | \$0 | unknown | unknown | 0 | 7/26/2024 | Leasing up. |
| 2 Berto Place (Heritage Place) 2900 & 2934 McBride LN | NW | Berto Trust | 14 | 1 | None Rental | \$0 | unknown | unknown | 0 | 5/14/2024 | 13 Market Rate and 1 Affordable Unit Restricted through Density Bonus Agreement. Leased up. |
| 3 Del Corazon (Acme Family Apartments) 1885 Sebastopol Rd | SW | Milestone Housing | 77 | 21 | None Rental | \$0 | Tax Credits | \$36,819,625 | 0 | 5/1/2024 | Temporary Occupancy Certificate received 5/1/2024. Leasing Up. Project is 100% Affordable. 21 units restricted through Density Bonus Agreement. |
| 4 Colgan Creek Village 3011 Dutton Meadow | SW | Synergy Colgan Creek Investors, LLC | 65 | 5 | None Rental | \$0 | unknown | unknown | 0 | 4/26/2024 | Currently Leasing up. |
| 5 Stony Point Flats 2268 Stony Point Rd | SW | Integrity Housing | 50 | 49 | Homeless (10%) Rental | \$1,200,000 | Tax Credits | \$22,322,218 | 0 | 12/29/2023 | Temporary Occupancy Certificate as of 12/29/23. Leasing up. |
| 6 St Vincent De Paul Commons 2400 Mendocino Ave | NE | St Vincent De Paul | 51 | 50 | Homeless Rental | \$0 | Homekey | \$18,573,377 | 0 | 11/21/2023 | Temporary Occupancy Certificate as of 11/21/2023 50 PSH units targeted to homeless Leased up. |
| 7 Laurel at Perennial Park Phase II (3575 Mendocino Phase II) 506 Renaissance Way | NE | BHDC / Related CA | 38 | 37 | Seniors (100%) Rental | \$1,560,000 | Tax Credits | \$31,148,808 | 13 | 8/30/2023 | Leased Up |
| 8 Laurel at Perennial Park Phase I (3575 Mendocino Phase I) 510 Renaissance Way | NE | BHDC / Related CA | 94 | 93 | Seniors (100%) Rental | \$11,917,110 | Tax Credits | \$61,258,307 | 17 | 7/20/2023 | Leased Up. Finalizing project closeout documentation to HCD. Permanent Occupancy certificate as of 5/21/24 |
| 9 Caritas Homes Phase I 340 7th St | Downtown | BHDC/Catholic Charities | 64 | 63 | Homeless (48%) Rental | \$8,945,657 | Tax Credits | \$43,694,050 | 30 | 7/14/2023 | Leasing Up 30 units targeted to homeless |
| 10 Stony Oaks Apts 2542 Old Stony Point Rd | SW | Stony Oaks | 142 | 15 | None Rental | \$0 | unknown | unknown | 0 | 6/1/2023 | Project is 100% Affordable 15 units restricted through Density Bonus Agreement with City. Leased up |
| 11 Orchard Commons (Boyd Street) 811 Boyd St | SW | Danco Communities | 46 | 45 | None Rental | \$200,000 | Tax Credits | \$22,183,544 | 0 | 12/31/2022 | Leased Up |
| 12 Linda Tunis Senior Apts 615 Acacia Ln | NE | PEP | 26 | 25 | Seniors (100%) Rental | \$2,880,340 | Grants, HTSV | \$9,485,205 | 13 | 10/19/2022 | Leased Up 5 units targeted to homeless Density Bonus Agreement with City |
| Subtotal | | | 803 | 425 | | \$ 26,703,107 | | \$ 245,485,134 | 73 | | |

| 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 College Creek Apts 2150 W. College Ave | NW | USA Properties Fund | 164 | 14 | None Rental | \$0 | TBD | TBD | 0 | 9/30/2024 | Nearing completion. Subject to Housing Allocation Plan Contract. Project is 100% Affordable. Leasing up. |
| 2 Kawana Springs Apts 450 - 500 Kawana Springs Rd | SE | Integrated Community Development | 151 | 33 | None Rental | \$0 | Tax Credits | unknown | 0 | 10/31/2024 | Project is 100% Affordable 33 units restricted through Density Bonus Agreement |
| 3 Santa Rosa Avenue Apts 2905 Santa Rosa Ave | SE | Integrated Community Development | 154 | 35 | None Rental | \$0 | Tax Credits | unknown | 0 | 10/31/2024 | Under Construction - Exterior stucco & siding underway Project is 100% Affordable 35 units restricted through Density Bonus Agreement |
| 4 South Park Commons (Bennett Valley Apts) 702 Bennett Valley Rd | SE | Freebird Development Co. | 62 | 61 | Homeless (51%) Rental | \$5,528,000 | MHP, REDHF, HHC, TCAC & IIG | \$49,324,445 | 30 | 10/31/2024 | Under construction and now anticipating construction completion ahead of schedule. 30 PSH units targeted to homeless. |
| 5 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 | 12/31/2024 | Nearing completion and developer has begun marking efforts to lease up units. |
| 6 The Cannery at Railroad Square 3 West 3rd St | Downtown | John Stewart and Co. | 129 | 128 | Homeless (25%) Rental | \$10,750,000 | State Accelerator Funds, IIG | \$95,153,551 | 33 | 6/29/2025 | Under Construction- Working on Exterior, Painting, Siding, Trim and Site Concrete. 33 units targeted to homeless. |
| 7 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. |
| 8 Round Barn Village 0 Round Barn Blvd | NE | City Ventures | 237 | 12 | None Ownership | \$0 | unknown | unknown | 0 | 6/30/2025 | Under construction - Ownership 5 of 12 units completed 12 units restricted through Housing Allocation Plan |
| 9 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 Program Agreement with the city. |
| Subtotal | | | 1114 | \$ 34,362,325 | | \$ 34,362,325 | | \$ 263,020,255 | 79 | | |

*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 | Brittain Townhomes 851 Brittain Ln | SW | City Ventures | 82 | 8 | Ownership | \$0 | unknown | unknown | 0 | 8/31/2025 | Pending Building permits. 8 units restricted under Housing Allocation Program and Density Bonus with the City. |
| 2 | 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 | | | | 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 |
| 1 | Laurel at Perennial Park Phase III (3575 Mendocino Phase III) 502 Renaissance Way | NE | BHDC / Related CA | 30 | 30 | Seniors (100%) Rental | \$2,585,000 | TBD | \$26,983,404 | 0 | 6/1/2025 | Fully entitled,collecting funding |
| 2 | Ponderosa Village 250 Roseland Ave | SW | Danco | 50 | 49 | None Rental | \$0 | IIG | \$28,332,729 | 0 | 12/31/2025 | SB-35 approval |
| 3 | Caritas Homes Phase II 360 7th St | Downtown | BHDC/Catholic Charities | 64 | 63 | Homeless Rental | \$1,300,000 | TBD | \$48,031,158 | 0 | 3/1/2026 | Master Plan approved - March 2020, Collecting Funds |
| 4 | Casa Roseland 883 & 665 Sebastopol Rd | SW | MidPen | 75 | 28 | None Rental | \$0 | AHSC, REDHF, IIG | \$73,581,547 | 0 | 8/31/2026 | Tentative map approved - June 2019 28 units restricted through Density Bonus Agreement. Project is 100% Affordable. |
| 5 | 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 - Mar 2022 |
| 6 | Ridley Family Apartments 1801 Ridley Ave | NW | Milestone Housing | 50 | 49 | None Rental | \$0 | unknown | TBD | 0 | TBD | Entitled, awaiting funding |
| Subtotal | | | | 301 | 250 | | \$4,580,000 | | \$190,663,931 | 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 | Vigil Light Senior Apts 1945 Long Drive | NE | PEP Housing | 49 | 48 | Seniors (100%) Rental | \$3,293,583 | TBD | \$26,199,407 | 0 | Rehabilitation | Pending Commencement of Construction |
| 2 | Parkwood Apts 6899 Montecito Blvd | NE | BHDC | 55 | 51 | None Rental | \$3,150,000 | TBD | \$18,482,422 | 21 | Rehabilitation | Under Construction |
| Subtotal | | | | 104 | 99 | | \$6,443,583 | | \$44,681,829 | 21 | | |

| 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 Lane | 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 | | | | 2,584 | 34,363,212 | | \$72,089,015 | | \$797,880,091 | 173 | | |
|--------------------|--|--|--|--------------|-------------------|--|---------------------|--|----------------------|------------|--|--|