



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 Stony Oaks Apts	2542 Old Stony Point Rd	SW	Stony Oaks	Rental	142	15	None	\$0	unknown	unknown	0	6/15/2023	Project is 100% Affordable 15 units restricted through Density Bonus Agreement
2 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	7/20/2023	Leasing Up
3 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	7/14/2023	Leasing Up
4 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
5 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	Leased Up Density Bonus Agreement with City
6 Sage Commons	80 College Ave	NW	Danco Communities	Rental	54	8	Homeless	\$0	NPLH	\$22,664,674	8	3/11/2022	Project is 100% Affordable 8 units restricted through Density Bonus Agreement
Subtotal					426	249		\$23,943,107		\$159,285,780	68		

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	11/15/2023	Under construction - 13 Market Rate and 1 Affordable Unit Restricted through Density Bonus Agreement
2 St Vincent De Paul Commons	2400 Mendocino Ave	NE	St Vincent De Paul	Rental	51	50	Homeless	\$0	Homekey	\$18,573,377	0	11/30/2023	Under construction - roofing and trusses Conversion of motel to permanent supportive housing
3 Aviana Apts	1385 West College Ave	NW	MM Aviana	Rental	136	21	None	\$0	unknown	unknown	0	12/1/2023	Under construction - storm water Project is 100% Affordable 21 units restricted through Density Bonus Agreement
4 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 12 units restricted through Housing Allocation Plan Agreement
5 Del Carazon (Acme Family Apartments)	1885 Sebastopol Rd	SW	Milestone Housing	Rental	77	21	None	\$0		\$36,819,625	0	12/1/2023	Under construction - Fireline underground Project is 100% Affordable 21 units restricted through Density Bonus Agreement
6 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 - Siding has commenced, windows installed some exterior structures to be completed
7 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 - Pending Completion in Fall 2023 Temporary Certificate of Occupancy 8/30/2023
8 Kawana Springs Apts	450 - 500 Kawana Springs Rd.	SE	Integrated Community Development	Rental	151	33	None	\$0	unknown	unknown	0	1/31/2024	Under Construction - Cement work Project is 100% Affordable 33 units restricted through Density Bonus Agreement
9 Santa Rosa Avenue Apts	2905 Santa Rosa Ave	SE	Integrated Community Development	Rental	154	35	None	\$0	unknown	unknown	0	1/31/2024	Under Construction - Exterior stucco & siding underway Project is 100% Affordable 35 units restricted through Density Bonus Agreement
10 Mahonia Glen (One Calistoga)	5173 Hwy 12	NE	MidPen	Rental	99	98	Farmworkers (44%)	\$4,900,000	State Accelerator Funds, JSFWH	\$74,221,360	0	8/31/2024	Under construction - Pending Completion for Fall 2024
11 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
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 - Utilities, Steel & Structural
Subtotal					1198	546		\$23,938,000		\$327,563,384	76		

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 Burbank Avenue Apts	1780 Burbank Ave	SW	Waterstone Residential/BHDC	Rental	64	63	At Risk of Homelessness (25%)	\$13,184,325	State Accelerator Funds	\$44,320,899	16	6/30/2025	Fully Funded, Financing Closing in progress - Construction to start in Dec. 2023
2 Residences at Taylor Mountain	2880 Franz Kafka Ave	SE	Kawana Meadows Development	Rental	93	19	None	\$0	unknown	unknown	0	TBD	Entitlement Stage 19 units restricted through Density Bonus Agreement
Subtotal					157	82		\$13,184,325		\$44,320,899	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 28 units restricted through Density Bonus Agreement
2 Hearn Veterans Village	2149 West Hearn Ave	SW	Community Housing Sonoma County	Rental	32	31	Homeless Veterans (100%)	\$695,000	TBD	\$13,735,093	0	8/30/2024	Tentative map approved - Mar 2022
3 Laurel at Perennial Park Phase III (3575 Mendocino Phase III)	3575 Mendocino Ave	NE	BHDC / Related CA	Rental	30	30	Seniors (100%)	\$2,585,000	TBD	\$26,983,404	0	6/1/2025	Fully entitled, collecting funding
4 Ponderosa Village	250 Roseland Ave	SW	Danco	Rental	50	49	None	\$0	IIG	\$28,332,729	0	12/31/2025	SB-35 approval
5 Caritas Homes Phase II	360 7th St	Downtown	BHDC/Catholic Charities	Rental	64	63	Homeless	\$1,300,000	TBD	\$48,031,158	0	3/1/2026	Master Plan approved - March 2020
Subtotal					251	201		\$4,580,000		\$190,663,931	0		

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%)	\$3,293,583	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
	Subtotal					104	99		\$6,443,583		\$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.
	Subtotal					82	81		\$0		\$54,028,942	0		

GRAND TOTAL						2,218	1,258		\$72,089,015		\$825,393,672	165		
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Updated Though October 2023