



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	# of Units	Ownership / Rental	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Completion Date	Notes
1 Sage Commons	80 College Ave	NW	Danco Communities	53	Rental	Homeless	\$0		\$22,664,674	8	3/11/2022	Density Bonus Agreement with City
2 Dutton Flats	206, 208, 214 West 3rd St	NW	Phoenix Development	40	Rental	None	\$3,100,000		\$21,739,618		10/20/2021	Density Bonus Agreement with City
3 Lantana Place Homes	Various Addresses	SW	BHDC	48	Ownership	None	\$5,778,703		\$26,261,070		8/31/2021	Silent Second loan homeownership programs
				141			\$8,878,703		\$70,665,362	8		

Funded and Under Construction												
Project Name	Address	Quadrant	Developer	# of Units	Ownership / Rental	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status
1 Orchard Commons (Boyd Street)	811 Boyd St	SW	Danco Communities	46	Rental	None	\$200,000	Tax Credits	\$22,183,544	0	7/31/2022	Under construction - Rough Electrical
2 Linda Tunis Senior Apt.	600 Acacia Ln	NE	PEP	26	Rental	Seniors (100%)	\$2,880,340	Grants	\$9,485,205	13	10/31/2022	Under construction - Drywall
3 Caritas Homes Phase I	340 7th St	Downtown	BHDC/Catholic Charities	64	Rental	Homeless (48%)	\$8,945,657	Tax Credits	\$43,694,050	30	7/31/2023	Under construction - Grading and site work
4 3575 Mendocino Phase I	3575 Mendocino Ave	NE	BHDC / Related CA	94	Rental	Seniors (100%)	\$11,917,110	Tax Credits	\$61,258,307	17	12/31/2023	Under construction - Grading and site work
5 Acme Apartments	1885 Sebastopol Rd	SW	Milestone Housing	77	Rental	None	\$0		\$36,819,625	0	8/15/2023	
				307			\$23,943,107		\$173,440,731	60		

Fully Funded Projects - Awaiting Permits or Financing Closing												
Project Name	Address	Quadrant	Developer	# of Units	Ownership / Rental	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status
1 Mahonia Glen (One Calistoga)	5173 Hwy 12	NE	MidPen	99	Rental	Farmworkers (44%)	\$2,900,000	State Accelerator Funds, JSFWH	\$71,349,101	0	7/1/2024	Building permits under review
2 3575 Mendocino Ph II	3575 Mendocino Ave	NE	BHDC / Related CA	37	Rental	Seniors (100%)	\$1,560,000	Tax Credits	\$31,148,808	13	12/31/2023	Building permits to be submitted
3 The Cannery at Railroad Square	3 West 3rd St	Downtown	John Stewart and Co.	129	Rental	Homeless (25%)	\$10,750,000	State Accelerator Funds	\$88,304,000	33	8/31/2024	Building permits under review
				265			\$15,210,000		\$190,801,909	46		

Awaiting Additional Funding or Permits												
Project Name	Address	Quadrant	Developer	# of Units	Ownership / Rental	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	75	Rental	None	\$0	AHSC, REDHF	\$73,581,547	0	5/31/2024	Tentative map approved - June 2019
2 Burbank Avenue Apts	1780 Burbank Ave	SW	Waterstone Residential/BHDC	64	Rental	None	\$5,284,325	TBD	\$37,951,136	16	3/31/2024	Tentative map approved - June 2020
3 Hearn Veterans' Village	2149 West Hearn Ave	SW	Community Housing	32	Rental	Homeless Veterans (100%)	\$695,000	TBD	\$13,735,093	0	8/30/2024	Tentative map approved - Mar 2022
4 Bennett Valley Apartments	702 Bennett Valley Rd	SE	Freebird Development Co.	62	Rental	Homeless (51%)	\$5,800,000	MHP, REDHF	\$40,060,604	30	12/31/2024	SB 35 approval
5 Caritas Homes Phase II	360 7th St	Downtown	BHDC/Catholic Charities	64	Rental	Homeless	\$0	TBD	\$47,000,000	0	3/1/2026	Master Plan approved - March 2020
				233			\$11,779,325		\$165,328,380	46		

Development Concepts												
Project Name	Address	Quadrant	Developer	# of Units	Ownership / Rental	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status
1 3575 Mendocino Ph III	3575 Mendocino Ave	NE	BHDC / Related CA	68	Rental	Seniors (100%)	\$0	TBD	\$31,148,808	13		Project approved - December 2020
2 Ridley Avenue Family Apts	1801 Ridley Ave	NW	Milestone Housing	60	Rental	None	\$0	TBD	\$32,069,326	0		Planning permits under review
				128			\$0		\$63,218,134	13		

Potential Acquisition, Preservation and/or Rehabilitation Needs												
Project Name	Address	Quadrant	Developer	# of Units	Ownership / Rental	Targeted Demographic	Local Contribution	Other Funding Sources	Cost	Project Based Vouchers	Type of Need	Construction/Permit Status
1 Vigil Light Senior Apartments	1945 Long Drive	NE	PEP Housing	49	Rental	Seniors (100%)	\$0	TBD	\$25,397,626	0	Rehabilitation	TBD
2 Parkwood Apartments	6899 Montecito Blvd	NE	BHDC	52	Rental	None	\$0	TBD	\$750,000	0	Rehabilitation	Carport repair permit issued - Mar 2022
				101			\$0		\$26,147,626	0		

GRAND TOTAL				1,034			\$50,932,432		\$618,936,780	165		
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