

CITY OF SANTA ROSA, CALIFORNIA
ECONOMIC DEVELOPMENT AND HOUSING DEPARTMENT
Historical Inventory of Senior, Family, Ownership and Pending Affordable Housing Developments and Programs
(as of June 30, 2010)

** Please note: This is not a listing of available affordable housing units. Some of the units in this historical inventory may have completed the term of affordability. For questions, please call the Economic Development & Housing Department at (707) 543-3300 and ask for a Santa Rosa Housing Trust staff person.*

I. SENIOR UNITS - RENTALS Project Name and Address	Quadrant	Total Units	Affordable Units	Income Restrictions				Funding Source(s)	Santa Rosa Housing Authority Funding Amount	Developer, Owner and/or Operator	Affordability Began
				Extremely Low	Very Low	Low	Moderate				
1 Bethlehem Towers 801 Tupper Street	SE	160	159		159			FHA Proj. Sec. 8		Bethlehem Towers, Inc.	1972
2 Brookdale Place at Chanate (formerly Sunrise at Chanate) (formerly Chanate Lodge) 3250 Chanate Road	NE	120	24			24		SR Bonds			1984
3 Jennings Court Senior Apartments 1080 Jennings Avenue	NW	55	54	17	37			SRHA HUD 202	\$4,985,230	BHDC EHF	2008
4 Marvin Gardens Senior Apartments 1111 14th Street	NE	24	12				12	Private DIP		DeAngelis	1999
5 Orchard West 2002 Pinercrest	NW	72	16			16		Private DIP			1991
6 Rosenberg Apartments 306 Mendocino Avenue	NE	78	77		77			Tax Credits Proj. Sec. 8			1989
7 Silvercrest 1050 Third Street	NE	187	187		187			FHA Proj. Sec. 8		Salvation Army Res.	1975
8 Vigil Light Apartments 1945 Long Avenue	NE	48	48		48			SRHA HUD	\$566,259	Vigil Light Partnership	1983
9 Vintage Park Senior Apartments 147 Colgan Avenue	SE	120	120			120		Tax Credits DIP		USA Properties	1999
10 Vintage Zinfandel Senior Apartments 2037 Zinfandel Avenue	NW	129	128		26	102		SRHA ABAG Bonds Tax Credits	\$600,000	USA Properties	2002
11 Vista Sonoma Senior Apartments 1405 Townview Avenue	SE	189	189			189		SR Bonds Tax Credit DIP			2000/01
12 Whitesgate I, II & III 777 Aston Avenue	SE	47 24 6	47 4 1		47 1			FHA DIP Private			1976 1989 1991
13 Windham Village 1101 Prospect Avenue	NE	50	50		44	6		SRHA	\$393,960		1985
TOTAL - SENIOR UNITS - RENTALS		1,309	1,116	17	626	461	12		\$6,545,449		

Affordable Units - Quadrant Totals		
	NE	398
	SE	520
	NW	198
	SW	0

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II.	FAMILY UNITS - RENTALS Project Name and Address	Quadrant	Total Units	Affordable Units	Income Restrictions				Funding Source(s)	Santa Rosa Housing Authority Funding Amount	Developer, Owner and/or Operator	Affordability Began
					Extremely Low	Very Low	Low	Moderate				
1	Alderbrook Heights Apartments 2220 - 2260 Brookwood Avenue	SE	32	32			32		Private HAP SR Bonds 4% Tax Credits		Christopherson Homes	2007
2	Apple Valley Lane 2848 Apple Valley Lane	NW	4	4			4			\$200,000	Kifle	2004
3	Arroyo Point Apartments (formerly Jennings Avenue Apartments) 1090 Jennings Avenue	NW	70	69	25	22	22		SRHA SR Bonds MHP 4% Tax Credits	\$2,674,865	BRIDGE	2007
4	Avalon Apartments 624 Avalon Avenue	SW	20	20			20		SRHA	\$113,000	Gentry Holdings	2004
5	The Cascades 1324 Mission Boulevard	NE	37	3			3		Private DIP			1988
6	Cedarwood Green 725 West College Avenue	NW	35	5			5		Private DIP			1987
7	Chelsea Gardens 1220 McMinn Avenue	SW	120	119		84	35		HUD; FHA SR Bonds CHFA Tax Credits Proj. Sec. 8		BRIDGE	1978 Extended 1998
8	Coddington Mall Apartments 2001 Range Avenue	NW	230	46			46		ABAG Bonds		Range CTMA Investors	1984
9	Colgan Meadows Apartments 2701 Creek Park Lane	SW	84	83	30	36	17		SRHA 4% Tax Credits SR Bonds	\$4,894,411	BHDC	2008
10	Country Manor Estates 1425 Country Manor Drive 1430 Country Manor Drive 1380-82 Lance Drive	NW	25	4			4		Private DIP			1994
11	Crossings [The] at Santa Rosa Apartments 820 Jennings Avenue	NW	49	48	17	31			SRHA SR Bonds 4% Tax Credits MHP	\$4,149,950	Urban Housing Communities	2008
12	Cypress Ridge Apartments 1815 Meda Avenue	SE	122	120	25	60	35		SRHA 9% Tax Credits	\$1,995,650	BHDC	2004

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					Extremely Low	Very Low	Low	Moderate				
13	Deer Brook Apartments 600 Mission Boulevard	NE	13	1			1		Private SR Bonds			1987
14	Del Nido Apartments 850 Russell Avenue	NW	206	205			205		Tax Credits SR Bonds			1998
15	Downtown Apartments 431 Beaver Street	NE	35	34			34		Tax Credits			1993
16	Earle Street 439 - 441 Earle Street	SE	6	2			2		Private Rezoning		Scott	2009
17	Edwards Apartments 1054 Edwards Avenue	NW	4	1		1			Private DIP			1991
18	Edwards Avenue Townhomes 948 Edwards Avenue	NW	11	1		1			Private DIP			1992
19	Franklin Park Place 1991 Franklin Avenue	NE	13	2			2		Private HAP			1996
20	Granite Place (formerly Rossi Apartments) 1503 Range Avenue	NW	24	2		2			Private DIP		S&A Holdings	2003
21	Gray's Meadow Apartments 2352 Meadow Way	SE	52	51		51			SRHA Tax Credits	\$250,000	BHDC	1994
22	Jay's Place 2805 Park Meadow Drive	SW	41	40	4	20	16		SRHA Tax Credits	\$619,010	BHDC	2002
23	Mailer Apartments 631 Fourth Street	NE	6	1			1		Private DIP			1988
24	Manor Development 150 Dutton Avenue	NW	8	1			1		Private DIP			1990
25	Maribelle Apartments (formerly Apple Creek Apartments) 750 Apple Creek Avenue	SW	287	58			58		SR Bonds DIP			1989
26	Marlow Apartments 3076 Marlow Road	NW	116	24			24		SR Bonds DIP			1985
27	McBride Apartments 2350 Mc Bride Lane	NW	80	80			80		Tax Credits SR Bonds DIP			1999

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					Extremely Low	Very Low	Low	Moderate				
28	McBride Lane Apartments 2760 McBride Lane	NW	12	1		1			Private DIP			1997
29	Meadowbrook Apartments 2150 Meadowbrook Court	NW	19	2			2		Private DIP			1986
30	Meadowbrook Court 2158 Meadowbrook Court	NW	18	2			2		Private DIP			1987
31	Meadowbrook View Apts 2153/2155 Meadowbrook Court	NW	18	2		2			Private DIP			2001
32	Meadowbrook Place 2165 Meadowbrook Court	NW	11	2			2		Private DIP			1989
33	Meadow Oaks East 800 Mission Boulevard	NE	33	3			3		Private DIP			1986
34	Meadow Oaks West 701 Mission Boulevard	NE	15	1			1		Private DIP			1986
35	Meadowrock 1600 Becky Court	NW	107	16			16		Private DIP			1987
36	Mission Meadows 600 Mission Boulevard	NE	13	1			1		DIP			1986
37	Mission Village 1106 Prospect Avenue	NE	63	13			13		SR Bonds DIP			1986
38	Monte Vista Apartments 1421 Range Avenue	NW	107	105	37	28	40		SRHA 4% Tax Credits MHP Farmworker SR Bonds DIP	\$6,712,711	BHDC	2007
39	Morningside 3018 Coffey Lane	NW	35	3			3		Private DIP			1986
40	Northpoint Village I & II 2145 Stony Point Road	SW	110	110		68	42		SRHA Tax Credits	\$3,853,512	BRIDGE	I - 1999 II - 2000
41	North Village I 2360 Fulton Road	NW	113	16			16		Private HAP		Fulton Road Investors Futrell	Phases 2007
42	Oak Court Apartments 3022 Coffey Lane	NW	12	1		1			Private DIP			1991

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					Extremely Low	Very Low	Low	Moderate				
43	Oak Creek 174 S. Boas Drive	NE	100	20		20			SR Bonds DIP			1988
44	Olive Grove Apartments 1945 Zinfandel Avenue	NW	128	126	45	31	50		SRHA 4% Tax Credits MHP Farmworker SR Bonds DIP	\$5,471,000	BHDC	2006
45	Panas Place 2496 Old Stony Point Road	SW	66	66		37	29		SRHA Tax Credits	\$2,292,177	BHDC	1999
46	Papago Court Apartments Papago Court and Apple Valley Ln. (multiple addresses)	NW	48	48		19	29		SRHA SR Bonds Tax Credits	\$1,687,514	BHDC	1998
47	Paulin Creek Apartments 2824-A Apple Valley Lane	NW	48	48		1	47		SRHA Tax Credits Bonds	\$2,108,929	BHDC	1998
48	Piner Creek Terrace Pinercrest Area	NW	16	16				16	Private DIP			1987
49	Pioneer 2000 2010 Pioneer Way	NW	180	36			36		SR Bonds DIP			1986
50	Quail Run Apartments 1018 Bellevue Avenue	SE	200	200			200		SR Bonds Tax Credits			1999
51	Redwood Park 2001 Piner Road	NW	156	32			32		SR Bonds DIP			1985
52	Rincon Meadows 1201 Rincon Meadow Court	NE	20	2			2		Private DIP			1984
53	Rotary Park 1012 Aston Avenue	SE	10	1		1			Private DIP			1991
54	Rowan Court Apartments 2051 W. Steele Lane	NW	62	61	22	39			SRHA SR Bonds MHP 9% Tax	\$6,228,086	BHDC	2009
55	Santa Rosa Garden Apartments 1 Kashmir Drive	SE	111	110		81	29		FHA SR Bonds Tax Credits Proj. Sec. 8			1970 Extended 2000
56	Shadow Creek 4145 Shadow Lane	SE	188	27			13	14	Private DIP			1990

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					Extremely Low	Very Low	Low	Moderate				
57	Sonoma Creekside 74 Boas Drive	NE	43	42		21	21		SRHA Tax Credits Proj. Sec. 8	\$563,815	EAH	1996
58	Spring Lake 5440 Shallows Place-East	SE	27	2			2		Private DIP			1990
59	Terracina at Santa Rosa 471 W. College Avenue	NW	99	98	30	38	30		SRHA 9% Tax Credits	\$2,200,000	USA Properties	2008
60	Timothy Commons 419 Timothy Road	SW	32	31	11	8	12		SRHA Tax Credits MHP	\$1,361,480	BHDC	2005
61	Townhouse Apartments 1074 Edwards Avenue	NW	6	1		1			Private DIP			1991
62	Valley Oak Park 2600 Northcoast Street	NW	231	231		231			FHA Proj. Sec. 8		Northcoast Carpenters	1971
63	Valley West Apartments 2441 Lemur Street	SW	6	1			1		Private DIP			1990
64	Victoria Park 5325 Badger Road	NE	18	2		2			Private DIP			1998
65	Victoria Rose 48 8th Street	NW	30	2		1	1		Private DIP			1993
66	Village Square Apartments 2605 Range Avenue	NW	130	26			26		SRHA SR Bonds DIP	\$142,896		1985
67	Vineyard Gardens (formerly Evergreen Apartments) (formerly Redwood Manor) 240 Burt Street	SE	180	36			36		SR Bonds DIP			1986
68	Vintage Ridge Apartments 2705 Range Avenue	NW	140	11			11		Private DIP			1987
69	Walnut Creek Apartments 2120 Jennings Avenue	NW	143	29			29		SR Bonds DIP			1986
70	Walnut Grove Apartments 450 Stony Point Road	SW	104	104		104			SRHA FHA Proj. Sec. 8	\$141,574		1982
71	West Oaks Apartments 2578 West Oaks Circle	NW	53	52	4	11	37		SRHA Tax Credits	\$1,350,000	BHDC	1999

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					Extremely Low	Very Low	Low	Moderate				
72	Woodcreek Village 101 Boas Drive	NE	50	50		50			SRHA Tax Credits	\$198,080		1984
73	Woodgate Oaks 290 Harvest Lane	SW	96	20			20		SR Bonds DIP			1986
TOTAL - FAMILY UNITS - RENTALS			5,137	2,865	250	1,104	1,481	30		\$49,208,660		

Affordable Units - Quadrant Totals		
	NE	175
	SE	581
	NW	1,457
	SW	652

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III.	HOMEOWNERSHIP Project Name and Address	Quadrant	Total Units	Affordable Units	Income Restrictions				Funding Source(s)	Santa Rosa Housing Authority Funding Amount	Developer, Owner and/or Operator	Affordability Began
					Extremely Low	Very Low	Low	Moderate				
1	Bellevue Ranch - Self Help Bellevue Ranch Road (and multiple streets)	SW	54	54			54		Private HAP Silent 2nds	\$996,000	BHDC	2002
2	Brookstone Pinercrest Dr. (and multiple streets)	NW	93	5				5	Private DIP			1989
3	College Park 2477 College Park Circle	NW	61	41				41	Private DIP			1985
4	Cottonwood Development Tyara Way and Rianna Way	NW	24	12			1	11	Private HAP			1994
5	Cypress Grove 4199 Sonoma Highway	NE	14	2				2	Private DIP			1985
6	DeTurk Commons Boyce Street (and multiple streets)	NW	32	32			21	11	SRHA State HCD Silent 2nds	\$3,811,000	BHDC	1999
7	Donahue Subdivision 2266 Donahue Street	NW	13	1				1	Private HAP			1994
8	Falconwood Russell Avenue	NW	47	4				4	Private DIP			1987
9	Gray's Meadow Townhomes Self Help Taylor View Drive (multiple addresses)	SE	56	56		56			SRHA Silent 2nds	\$938,950	BHDC	1994
10	Hillview Estates Courtyard Circle (multiple addresses)	SE	73	5				5	Private DIP			1986
11	Kali Subdivision 110-123 Mera Court	SW	6	6			6		SRHA Private	\$240,000		2007
12	Kay Mar Mobilehome Park (formerly Alta Mac Mobilehome Park) 515 College Avenue	NW	33	33			33		SRHA State HCD	\$172,250	Resident Co-op Purchase	1996
13	Link Lane 821 Link Lane	NW	1	1			1		SRHA Private Silent 2nds	\$9,548	Habitat for Humanity	1991
14	Mission Hills Mission Boulevard (multiple addresses)	NE	8	1				1	Private DIP			1989

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III. HOMEOWNERSHIP Project Name and Address	Quadrant	Total Units	Affordable Units	Income Restrictions				Funding Source(s)	Santa Rosa Housing Authority Funding Amount	Developer, Owner and/or Operator	Affordability Began
				Extremely Low	Very Low	Low	Moderate				
15 The Orchard at Oakmont Oak Trail Circle (multiple addresses)	SE	165	25			25		Private HAP		Willowglen Homes	2006 Phases
16 Parkside Kally Court (and multiple streets)	NW	62	62				62	SRHA Private Silent 2nds			1991
17 Parkview Eardley Avenue	NW	42	6				6	Private DIP			1990
18 Piner Creek Terrace Peterson Lane (and multiple streets)	NW	132	24				24	Private DIP			1987
19 Piner Village Waltzer Road and Genoa Place	NW	84	7				7	Private DIP			1985
20 Rancho Miguel - Self Help Bock (and multiple streets)	NW	40	31			31		SRHA Silent 2nds	\$198,130	BHDC	1988
21 Ripley Street 1249 Ripley Street	NE	1	1		1			SRHA Private Silent 2nds	\$60,000	Habitat for Humanity	2000
22 Santa Rosa Creek Commons 887 Sonoma Avenue	SE	27	10		7	3		SRHA RHCP	\$40,000	Co-op Resident Ownership	1983
23 Sierra Meadows Rubicon Way (and multiple streets)	NW	205	16			16		Private DIP Silent 2nds			1985
24 Sunleaf Sunleaf Lane	NW	33	7				7	Private DIP			1989
25 Valley West #4 3605 Donahue Avenue	SW	66	3				3	Private DIP			1983
26 Valley West #5 3820 Donahue Avenue	SW	64	2				2	Private DIP			1989
27 Westberry Estates Westberry Drive (multiple addresses)	NW	160	8				8	Private DIP			1988
28 Westland Estates Occidental Circle (and multiple streets)	SW	135	18				18	Private DIP			1985

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				Extremely Low	Very Low	Low	Moderate				
29 Willow Tree Park 1036 Edwards Avenue	NW	15	7				7	Private DIP			1992
30 Windmill Windmill Circle	NW	21	14				14	Private DIP			1987
31 Woodbridge Subdivision 2290 Fulton Road (and multiple streets)	NW	149	19			19		Private HAP		Rivendale	2007 Phases
32 Woodgate Glen 347 Wall Place	SW	224	13				13	Private DIP			1985
33 Youthbuild Timothy Road (multiple addresses)	SW	12	11			11		SRHA Silent 2nds	\$221,337	BHDC	1998
TOTAL - HOMEOWNERSHIP		2,152	537	0	64	221	252		\$6,687,215		

Affordable Units - Quadrant Totals		
	NE	4
	SE	96
	NW	330
	SW	107

PENDING

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I. SENIOR UNITS - RENTALS PENDING Project Name and Address	Quadrant	Total Units	Affordable Units	Income Restrictions				Proposed Funding Source(s)	Santa Rosa Housing Authority Funding Amount	Developer, Owner and/or Operator	Projected Start of Affordability
				Extremely Low	Very Low	Low	Moderate				
1 Acacia Lane Senior Apartments 4711 Sonoma Highway	NE	44	43	18	25			SRHA HUD 202 4% Tax Credits SR Bonds DIP	\$2,491,722	PEP	2012
2 Creekside Village Senior Apartments 2323 Montgomery Drive	NE	25	24	10	14			SRHA HUD 202	\$40,000	PEP	
3 Railroad Square Senior Apartments (Proposed) 2 Fourth Street	NW	68	67	17	31	19		SRHA HCD Private	\$1,436,335	JSCO/BHDC	2013
TOTAL: SENIOR UNITS - RENTALS PENDING		137	134	45	70	19	0		\$3,968,057		

II. FAMILY UNITS - RENTALS PENDING Project Name and Address	Quadrant	Total Units	Affordable Units	Income Restrictions				Proposed Funding Source(s)	Santa Rosa Housing Authority Funding Amount	Developer, Owner and/or Operator	Projected Start of Affordability
				Extremely Low	Very Low	Low	Moderate				
1 Air Center East 2 (Proposed) 1301 Ludwig Avenue	SW	133	19			19		HAP		Santa Rosa Assoc. II	
2 Amorosa Village I 1300 Pebblecreek Drive	SW	97	96	10	58	28		SRHA	\$9,735,600	BHDC	2011
3 Amorosa Village II Pebblecreek Drive (multiple addresses)	SW	53	52	7	32	13		SRHA	\$6,560,589	BHDC	2011
4 Aston Way Homes 532 Aston Way	SE	15	1		1			Infill Private		Adobe Enterprises	
5 Clover Drive Townhomes 1137 Clover Drive	NW	5	1		1			Infill Private		Khiroya	
6 Courtney Estates Subdivision 1500 Fulton Road	NW	54	8			8		HAP Private		DeAngelis	
7 Crossroads Apartments (Proposed) 1980-2010 Burbank Avenue (currently outside City limits)	SW	79	77	24	32	21		SRHA	\$1,950,000	BHDC	2012
8 Dauenhauer Ranch Apartments Aston Avenue	SE	24	24		4	20		Private HAP		Christopherson	

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FAMILY UNITS - RENTALS PENDING II. Project Name and Address	Quadrant	Total Units	Affordable Units	Income Restrictions				Proposed Funding Source(s)	Santa Rosa Housing Authority Funding Amount	Developer, Owner and/or Operator	Projected Start of Affordability
				Extremely Low	Very Low	Low	Moderate				
9 DeTurk Winery Village 8 West Ninth Street	NW	6	6		6			DIP Private		Railroad Square Village, LLC	
10 Elnoka Village (Proposed) 251 Elnoka Lane	NE	209	42		42			DIP HAP Private		Aegis Living	
11 Fox Hollow Subdivision 1615 Fulton Road	NW	178	26			26		HAP Private		CARCO	
12 Humboldt Apartments 499 Humboldt Street	NE	51	50	5	32	13		SRHA 9% Tax Credit	\$1,122,000	North Bay Equities I/Futrell Corp. BHDC	2011
13 Kawana Meadows Subdivision 2800 Petaluma Hill Road	SE	87	19			19		HAP Private		Carinalli	
14 Kawana Springs Family Apartments 766 Kawana Springs Road	SE	42	41	5	25	11		SRHA 9% Tax Credit DIP	\$1,650,000	Riverside Charitable USA Properties	2012
15 Lantana Place 2975 Dutton Meadow	SW	100	99	35	25	39		SRHA MHP 4% Tax Credit SR Bonds DIP	\$1,878,703	BHDC	2014
16 Morgan Street Townhomes (Proposed) 1265 Morgan Street	NE	10	1			1		Infill Private		Neuman	
17 North Village II Subdivision (Proposed) 2406 Fulton Road	NW	116	17			17		HAP Private		Fulton Road Investors	
18 Petaluma Hill Road Apartments (Proposed) Petaluma Hill Rd/Aston Ave. (multiple addresses)	SE	93	9			9		DIP Private		Daniels	
19 Quilici Subdivision 2453 Guerneville Road	NW	5	1		1			Infill Private		Benchmark Companies	
20 Terrazzo at Fountaingrove (Proposed) 1521 Fountaingrove Parkway	NE	55	4			4		Offsite HAP Private		CGF Equities	
TOTAL: FAMILY UNITS - RENTALS PENDING		1,412	593	86	259	248	0		\$22,896,892		

PENDING

**CITY OF SANTA ROSA, CALIFORNIA
ECONOMIC DEVELOPMENT AND HOUSING DEPARTMENT**

PENDING

**Historical Inventory of Senior, Family, Ownership and Pending Affordable Housing Developments and Programs
(as of June 30, 2010)**

** Please note: This is not a listing of available affordable housing units. Some of the units in this historical inventory may have completed the term of affordability. For questions, please call the Economic Development & Housing Department at (707) 543-3300 and ask for a Santa Rosa Housing Trust staff person.*

III. HOMEOWNERSHIP - PENDING Project Name and Address	Quadrant	Total Units	Affordable Units	Income Restrictions				Proposed Funding Source(s)	Santa Rosa Housing Authority Funding Amount	Developer, Owner and/or Operator	Projected Start of Affordability
				Extremely Low	Very Low	Low	Moderate				
1 Catalina Townhomes - Self Help 2740 Dutton Meadow	SW	60	60			60		SRHA RDLP BEGIN	\$5,000,000	BHDC	2011
TOTAL: HOMEOWNERSHIP PENDING		60	60	0	0	60	0		\$5,000,000		
TOTAL: SENIOR, FAMILY, & HOMEOWNERSHIP PENDING		1,609	787	131	329	327	0		\$31,864,949		

Affordable Units - Pending - Quadrant Totals	NE=	164
	SE=	94
	NW=	126
	SW=	403

**City of Santa Rosa, California
Economic Development and Housing Department
SUMMARIES**

Summary of COMPLETED Senior, Family and Ownership Affordable Housing	Projects	Affordable Units
Senior Rentals	13	1,116
Family Rentals	73	2,865
Homeownership	33	537
TOTAL COMPLETED	119	4,518
Summary of PENDING Senior, Family and Ownership Affordable Housing	Projects	Affordable Units
Senior Rentals	3	134
Family Rentals	20	593
Homeownership	1	60
TOTAL PENDING	24	787
<i>** Quadrant numbers do not include facilities where location cannot be disclosed.</i>		
GRAND TOTAL - ALL COMPLETE AND PENDING SENIOR, FAMILY AND OWNERSHIP AFFORDABLE UNITS	143	5,305

**QUADRANT GRAND TOTALS -
SENIOR, FAMILY,
HOMEOWNERSHIP & PENDING**

NORTHEAST (NE) =	741
SOUTHEAST (SE) =	1,291
NORTHWEST (NW) =	2,111
SOUTHWEST (SW) =	1,162

V.

City of Santa Rosa, California
Department of Economic Development and Housing
AFFORDABLE HOUSING PROGRAMS

Descriptions

1	<p>Rental Assistance Over 1,600 households are currently provided with Section 8 rental assistance vouchers in Santa Rosa.</p>
2	<p>Housing Rehabilitation Loans Since 1977, this program has provided \$15,000,000 toward the rehabilitation and preservation of over 1,300 units throughout the City. (NOTE: Currently unavailable.)</p>
3	<p>Homebuyer Assistance The City participates in the Mortgage Credit Certificate Program, the American Dream Downpayment Initiative Program, funds self-help housing developers, and provides silent-second loans to assist in homeownership.</p>
4	<p>Preservation of Affordable Units The City monitors the affordability restrictions of developments and facilitates the continuation of the term when ownership transfers.</p>
5	<p>Mobilehome Rent Stabilization The City oversees the Mobilehome Rent Control Ordinance.</p>
6	<p>Housing Accessibility Modifications The City sponsors a non-profit organization to install access modifications for disabled persons.</p>
7	<p>Fair Housing The City sponsors non-profit organizations that provide fair housing services.</p>
8	<p>Housing Assistance The City sponsors non-profit service providers to operate various shelters and programs to serve the homeless and other special needs population.</p>
9	<p>Housing Allocation Program If affordable units are not provided by the developer, the City charges an "in-lieu" fee to fund a loan pool for the production of affordable housing.</p>
10	<p>Density Increase, Fee Deferral, Fast Track, Infill, Rezoning Exemption Along with deferrals and expedited processing, the City will allow an increase in the Project's density if the developer agrees to construct affordable units.</p>
11	<p>Neighborhood Revitalization The City operates an interdepartmental task force to address blighting influences in Santa Rosa's neighborhoods.</p>