

Affordable Units Associated with Planning Entitlements "The Pipeline"

Project Name	Address	Builder's Remedy Request	Entitlement Status	Developer/Applicant	Total Units	Total Below Market Rate Units	Total Very Low Income Units (<50% AMI)	Total Low Income Units (<80% AMI)	Total Moderate Income Units (<120% AMI)	Density Bonus	Mixed-Use	Ownership/Rental
Boyes Mixed-Use	18285 Hwy 12, Sonoma	No	Approved	KS Mattson Partners LP	37	8		8		Yes	Yes	Both
River Road Mixed-Use	15190 River Rd, Guerneville, CA 95446	No	Complete	Harman Dhillon	18	3	3			No	Yes	Rental
Los Pinos Apartments	3496 Santa Rosa Ave, Santa Rosa	No	Approved	Alex Diaz	50	3	3			Yes	No	Rental
Summer Oaks (Verano)	175 Verano Ave, Sonoma	No	Approved	Midpen Housing	71	71	11	60		Yes	No	Rental
Walnut Avenue Cottage Housing	654 Walnut, Sonoma	No	Complete & in process	Stephen Pasquan	5	0				No	No	Rental
Geyserville Mixed Use	21249 Geyserville Ave, Geyserville	No	Approved	Rami Batarseh	1	1		1		No	Yes	Rental
175 Airport	175 Airport Boulevard, Santa Rosa	No	Approved	Lennox Homes LLC	57	12		6	6	Yes	No	Ownership
Buckeye Knoll	201 Wikiup Drive, Santa Rosa	Yes	Complete	Tim Massey	8	2		2		No	No	Ownership
Shasta Cascades	2580 and 2590 Roberts Road, Penngrove, CA	Yes	Complete	Tim Massey	8	2		2		No	No	Ownership
Graton Small Homes Community	8525 Graton Road, Graton	Yes	Complete	Two Crows, LLC	33	7		7		No	No	Rental
Hanna Center Mixed-Use	17000 Arnold Drive, Sonoma	Yes	Incomplete	Cameron Safarloo	506	118		118		No	Yes	Both
Sonoma Developmental Center (SDC)	15000 Arnold Drive, Glen Ellen	Yes	Incomplete	Eldridge Renewal, LLC	990	200	124	76		Yes	Yes	Both
Cypress Meadows	6705 Petaluma Hill Road, Rohnert Park	Yes	Complete	Sonoma Mountain GC, LLC (Ben VanZutphen)	140	30		30		No	No	Ownership
Penngrove Station	11790 Main Street, Penngrove	Yes	Complete	Martin Sessi	12	3	1	2		No	Yes	Rental
Airport Village Multifamily Housing	3843 Brickway Boulevard, Santa Rosa	Yes	Incomplete	Gallaher Community Housing	1464	1464			1464	No	Yes	Rental
TOTAL					3400	1924	142	312	1470			