

City Assisted Housing Projects & Programs
(1980 – 2014)



1. Senior

Project Name	# Units	Funding Source	Funding Amount	Developer	Year Completed
Casa Grande Senior Apartments 400 Casa Grande Road Petaluma, CA 94954 (707) 762-2336 – PEP Office Very Low and Low	58	Housing Fund HOME HUD 202 TCAC (4%)	\$ 198,445 \$3,950,000	PEP	2008
Caufield Lane Senior Apartments 1405 Caufield Lane Petaluma, CA 94954 (707) 762-2336 Very Low	22	Housing Fund CDBG TCAC (9% credits) RHCP	\$ 400,000 124,500	PEP	1992
Daniel Drive 706-709 Daniel Drive Petaluma, CA 94954 (707) 762-2336 – PEP Office Very Low	5	Units Donated	\$ 50,000	PEP	1980
Edith Street Senior Apartments 167 Edith Street Petaluma, CA 94952 (707)762-2336 Very Low	23	Housing Fund HOME Program HUD 202	\$ 890,000 340,000	PEP	2001
Kellgren Senior Apartments 855 Wood Sorrel Drive Petaluma, CA 94954 (707) 762-2336 – PEP Office Very Low	50	Housing Fund HUD 202 TCAC (4%) AHP	\$1,387,453	PEP	2014
Lieb Senior Apartments 210 Douglas Street Petaluma, CA 94952 (707)762-2336 – PEP Office Very Low/Low	23	Housing Fund HOME Funds HUD 202	\$ 885,000 797,050	PEP	2004
Lindberg Lane Senior Apartments 1275 Lindberg Lane Petaluma, CA 94954 (707)762-2336 – PEP Office Very Low	16	Units Donated	\$ 590,000	PEP	1986
McDowell Blvd. Duplex 739 N. McDowell Blvd., Petaluma Petaluma, CA 94954 (707) 762-2336 – PEP Office Very Low/Low	2	Housing Fund	\$ 75,000	PEP	2006
Mountain View 306 Mountain View Drive Petaluma, CA 94952 (707)762-2336 – PEP Office Very Low – Senior/Disabled	24	Housing Fund CDBG RHCP AHP	\$ 674,000 155,000	PEP	1991
Sunrise of Petaluma 815 Wood Sorrel Drive Petaluma, CA 94954 (707)776-2885 Very Low/Assisted	15	Bond Issue	N/A	Private	1997

I. Senior (con't)

Vallejo Street I 575 Vallejo Street Petaluma, CA 94954 (707)778-7755 Very Low/Low	45	Housing Fund TCAC (9% credits) AHP	\$ 851,800	PEP	1994
Vallejo Street II 579 Vallejo Street Petaluma, CA 94954 (707)778-7755 Very Low/Low	40	Housing Fund TCAC (9% credits) AHP	\$ 532,900	PEP	1998
Vintage Chateau Senior Apts. 325 North McDowell Boulevard Petaluma, CA 94954 (707) 781-1993 Low Income	240	TCAC (4% credits with bonds)	\$ 10,000	Private	2000
Vintage Chateau II Senior Apts 325 North McDowell Blvd. Petaluma, CA 94954 (707) 776-0631	68	Housing Fund TCAC (4% credits with bonds)	\$4,500,000	USA Prop	2012
Wilson Street I 231 Wilson Street Petaluma, CA 94952 (707)762-2336 – PEP Office Very Low	10	CDBG	\$ 85,000	PEP	1984
Wilson Street 2 154 Wilson Street Petaluma, CA 94952 (707)762-2336 – PEP Office Very Low	6	CDBG	\$ 335,000	PEP	1988
Total Senior Rentals: 647 Units in 16 Properties			\$16,831,148		

2. Any Age Rentals

Corona Ranch 990 Ely Road Petaluma, CA 94954 (707)765-2609 Very Low/Low	74	Land Donation TCAC (9% credits) RHCP	\$ 720,000	Eden	1994
Downtown River Apartments 35 East Washington St. Petaluma, CA 94952 (707) 769-9576 Very Low/Low	80	Housing Fund HOME Fund TCAC (4% credits with bonds)	\$ 3,662,000 3,466,000	Eden	2005
Lakeville Apartments 1 Lakeville Circle Petaluma, CA 94954 (707)778-1221 Very Low/Low	99	Bond Issue	N/A	Private	1984 *Subsidy Expired 10/05
Logan Place Apartments 1200 Petaluma Blvd., No. Petaluma, CA 94952 (707) 526-9782 Very Low/Low	66	Housing Fund HOME MHP TCAC (4% credits)	\$3,650,000 \$4,000,000	Burbank	October, 2013
Madrone Village Madrone Lane Petaluma, CA 94952 (707) 765-6226 Very Low/Low	23	Housing Fund TCAC (9% credits)	\$ 250,000	Burbank	1988
Old Elm Village 2 Sandy Lane Petaluma, CA 94954 (707)769-3110 Very Low/Low	87	Housing Fund CDBG HOME TCAC (9% credits)	\$ 1,331,600 349,500 800,000	Burbank	2001
Parklane Apartments 109 Magnolia Avenue Petaluma, CA 94952 (707)762-6709 Very Low/Low	90	Housing Fund HUD-Title VI	\$ 295,000	Burbank	1994
Round Walk Village 745 North McDowell Boulevard Petaluma, CA 94954 (707)766-8922 Very Low/Low	129	Housing Fund CDBG HOME TCAC (9% credits)	\$ 933,000 110,000 930,500	Burbank	1996
Washington Creek Apartments 909 Martin Circle Petaluma, CA 94952 (707)763-9242 Very Low/Low	32	Housing Fund	\$ 320,000	Eden	1993

Total Any Age Rentals: 680 Units in 9 Properties

\$20,819,600

3. First Time Home Buyers

Project Name	# Units	Funding Source	Funding Amount	Developer	Year Completed
Frates Square Emma Way and Tessa Way Petaluma, CA 94954 Moderate Income	26	Land Donation	None	Delco Bldrs	2007
Cherry Hills Off Freedom Lane Petaluma, CA 94952 Very Low/Mod	29	Housing Fund	\$ 580,000	Burbank	1991
Corona Crescent Burgundy Court Petaluma, CA 94954 Low/Mod	16	Land Donation	\$ 80,000	Developer: Eden	1994
Hillview Oaks Townhomes Britannia Court Petaluma, CA 94952 Low/Mod	30	Land Donation Housing Fund	\$ 500,000 150,000	Realtor: Burbank	1992
Individual Units Below-Market Rate Scattered Sites Low/Mod	3	Land Donation	None	Burbank	N/A
Madison Manor Margo/Madison Streets Petaluma, CA 94952 Low/Mod Owner-Built	8	CDBG	\$ 120,000	Burbank	1990
Magnolia Hills Pepperwood & Madrone Petaluma, CA 94952 Low/Mod Owner-Built	32	Housing Fund	\$ 140,000	Burbank	1988
Mortgage Credit Certificate Program Community-wide (707)795-2623 Low/Mod	82	Housing Fund	\$ 10,000	N/A	On-going
2 nd Mortgage Community-wide Low	18	Housing Fund One-Time Program	\$ 376,000	N/A	1988
Wisteria Wisteria Circle Petaluma, CA 94954 Low/Mod	28	Land Donation Housing Fund BEGIN	\$ 1,100,000 250,000 280,000	Burbank	1996
Total First time Home Buyers:	272 Units		\$3,586,000		

4. Special Needs Housing (Homeless, Disabled, Transitional)

Project Name	# Units	Funding Source	Funding Amount	Developer	Year Completed
Homeless Shelter/Transitional for Families 900 Hopper Street Petaluma, CA 94952 (707)765-6530	35 beds/ night	Housing Fund		COTS	2004
Homeless /Transitional for Singles Mary Isaak Center 900 Hopper Street Petaluma, CA 94952 (707) 765-6530	100+/- beds/ night	Housing Fund CDBG HCD Funds	\$2,770,000	COTS	2004
Salishan Apartments 780 Petaluma Boulevard South Petaluma, CA 94952 (415)453-6810 Rentals/Developmentally Disabled	13	Housing Fund CDBG HUD-811 Grant	\$ 368,380 45,000	NBRS	1999
Boulevard Apartments Inc 945 Petaluma Blvd., North Petaluma, CA 94952 Rentals/Mentally Disabled	14	Land Donation Housing Fund MHP HUD 811	\$480,200	Buckelew Programs	2006
Shared/Transitional Housing Scattered Sites Petaluma, CA 94954 (707)793-9978	134 beds	Housing Fund	\$ Inkind	COTS, SA VVC	N/A
Total Special Needs Housing: 296 Units in 5 Projects			\$3,663,580		

5. Programs

Project Name	# People	Funding Source	Funding Amount	Provider	TimeFrame
Fair Housing Community-wide	300	Housing Fund	\$50,000/yr.	PPSC	On-going
Home Delivered Meals Program Community-wide - seniors	225	CDBG	\$48,000	PPSC	On-going
Housing Rehab./low, mod., elderly Disabled households Community-wide 20 plus projects/yr.	100	CDBG	\$200,000/yr.	Rebuilding Together	On-going
Housing Rehabilitation/Disabled Community-wide 8-9 Project/Annually	0	CDBG	\$0	DSLCL	Discontinued due to Funding shortages
Mobile Home Rent Stabilization Mobile Home Parks	133	Housing Fund	\$20,000	N/A	On-going
Rental Assistance Programs Community-wide +/-200 Households/yr.	200	Housing Fund	\$155,000/yr.	PPSC	On-going
Transitional Housing PATH Program	0	Housing Fund	\$0	Salvation Army	Discontinued due to Funding shortages
Transitional Housing Intention Houses –	20	Housing Fund	\$0	COTS	No City Funding available
Kids' Club" in Housing Communities	250	Housing Fund	\$400,000	Boys and Girls Club	Ongoing

Total People/HH Served Annually: 1,228

\$ 873,000/annually

Summary

Assisted Units Since Inception of Housing Program (1980 - 2014)

Rentals (Seniors)	647
Rentals (Any Age)	680
First Time Home Buyers	246
Special Needs Housing	296
Rent Controlled Mobile Home Spaces	<u>317</u>

Total City-Assisted Units	2,186	(in 37 Properties)
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Estimated City Financial Assistance (1980-2014)	
Projects & Programs	+/- \$46,000,000

The Housing Division administers four funds: (1) In-lieu contributions from developers fulfilling their affordable housing requirements, (2) Community Development Block Grant funds, (3) HOME Program funds, and (4) the Housing-Linkage fee. As of June 29, 2011, the 20% Low Mod Housing Fund was dissolved as part of the State's dissolution of all redevelopment agencies.

In addition to projects and programs which serve low-income households with assistance from the City's Housing Funds, there are other projects and programs which provide shelter and services without City assistance. Among the most notable are:

Petaluma Senior Apts. 52-unit senior apt, built in mid-70's, HUD 236.	52
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Sonoma County Section 8 Rental Assistance Program in Petaluma	299
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Additional Affordable Units	351
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Nonprofit Partners:

Buckelew	Buckelew Programs
Burbank	Burbank Housing Development Corporation
CHSC	Community Housing Sonoma County
COTS	Committee on the Shelterless
DSLCL	Disability Services and Legal Center
Eden	Eden Housing, Inc.
HLTSC	Housing Land Trust of Sonoma County
NBCC	North Bay Children's Center
NBRS	North Bay Rehabilitation Service
PEP	PEP Housing/Petaluma Ecumenical Properties
PPSC	Petaluma People Services Center
RBT	Rebuilding Together - Petaluma
VVC	Vietnam Veterans of California

THIS CITY-ASSISTED HOUSING DIRECTORY COMPLIES WITH AB 987 (EFFECTIVE JANUARY 2008) WHICH MANDATES THAT CALIFORNIA REDEVELOPMENT AGENCIES MAINTAIN AND POST INFORMATION PERTAINING TO AGENCY-ASSISTED AFFORDABLE HOUSING.