

City of Petaluma, CA



City-Assisted Housing Projects & Programs (1985 - 2008)

I. 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	57	Housing Fund HOME HUD 202 TCAC (4%)	\$1,656,654 \$3,950,000	PEP	Dec. 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
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

Rentals

Project Name	# Units	Funding Source	Funding Amount	Developer	Year Completed
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
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: 528 Units in 14 Projects			\$11,901,904		

II. 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

Project Name	# Units	Funding Source	Funding Amount	Developer	Year Completed
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
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: 614 Units in 8 Projects			\$13,167,600		

III. 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 Realtor: Burbank	1994
Hillview Oaks Townhomes Britannia Court Petaluma, CA 94952 Low/Mod	30	Land Donation Housing Fund	\$ 500,000 150,000	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 in 7 Projects			\$3,586,000		

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

Project Name	# Units	Funding Source	Funding Amount	Developer	Year Completed
Homeless Shelter/Families 1500 South Petaluma Boulevard Petaluma, CA 94952 (707)765-6530	35 beds/ night	Housing Fund	\$340,000/yr.	COTS	1991
Homeless /Transitional for Singles Mary Isaak Center 900 Hopper Street Petaluma, CA 94952 (707) 765-6530	100+/- beds/ night 34 Trans Units	Housing Fund CDBG HCD Funds	2.5 Million 260,000 1,000,000 \$340,000/yr.	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	14	Land Donation Housing Fund MHP HUD 811	480,200	Buckelew Programs	2006
Shared/Transitional Housing Scattered Sites Petaluma, CA 94954 (707)793-9978	100 beds	Housing Fund	\$ Inkind 82,000/ann.	COTS, SA VVC	N/A
Total Special Needs Housing: 296 Units in 5 Projects			\$4,653,580/one time \$ 762,000/annual		

V. Programs

Project Name	# People	Funding Source	Funding Amount	Provider	TimeFrame
Fair Housing Community-wide	300	CDBG	\$40,000/yr.	PPSC	On-going
Housing Rehab./low, mod., elderly Community-wide 19 Projects/yr.	200	CDBG	\$100,000/yr.	Rebuilding Together	On-going
Housing Rehabilitation/Disabled Community-wide 13-15 Project/Annually	15	CDBG	\$50,000	CRI	On-going
Mobile Home Rent Stabilization Mobile Home Parks	133	Housing Fund	Self-sustaining	N/A	On-going
Rental Assistance Programs Community-wide +/-200 Households/yr.	200	Housing Fund CDBG	\$124,800/yr.	PPSC	On-going
Senior Rental Assistance PEP older properties	37	Housing Fund	\$30,000	PEP	Ongoing
PATH program TransitionalHousing	7 house-holds	Housing Fund	\$75,000	Salvation Army	Ongoing
Kids' Club" in Housing Communities	250	Housing Fund	\$400,000	Boys and Girls Club	Ongoing
Total People/HH Served Annually: 1,142			\$ 819,800/annually		

Summary

Assisted Units Since Inception of Housing Program (1985 - 2008)

Rentals (Seniors)	528
Rentals (Any Age)	614
First Time Home Buyers	246
Special Needs Housing	<u>296</u>
Total City-Assisted Units	1,684(in 32 Projects)

All housing units constructed since inception of Housing Program: (1/85-12/06)	7,294
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Assisted units as percentage of 7,294:	23%
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Total housing units in Petaluma(through 2006):	22,154
Assisted units as percentage of total:	8.0%

Estimated City Financial Assistance (1985-2008)	
Projects & Programs	+/- \$35,000,000

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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Petaluma Hotel The only Single-Room-Occupancy (SRO) Facility in Sonoma County.	103
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Sonoma County Section 8 Rental Assistance Program in Petaluma	299
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Additional Affordable Units	454
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The Housing Division administers five funds: (1) the 20% set-aside from the tax increment generated from the City of Petaluma's two redevelopment areas; (2) In-lieu contributions from developers fulfilling their affordable housing requirements, (3) Community Development Block Grant funds, (4) HOME Program funds, and (5) the Commercial-Linkage fee.

Nonprofit Partners:

Buckelew	Buckelew Programs
Burbank	Burbank Housing Development Corporation
COTS	Committee on the Shelterless
CRI	Community Resources for Independence
Eden	Eden Housing, Inc.
NBRS	North Bay Rehabilitation Service
PEP	PEP Housing/Petaluma Ecumenical Properties
PPSC	Petaluma People Services Center
RBT	Rebuilding Together - Petaluma
SA	Salvation Army
VVC	Vietnam Veterans of California