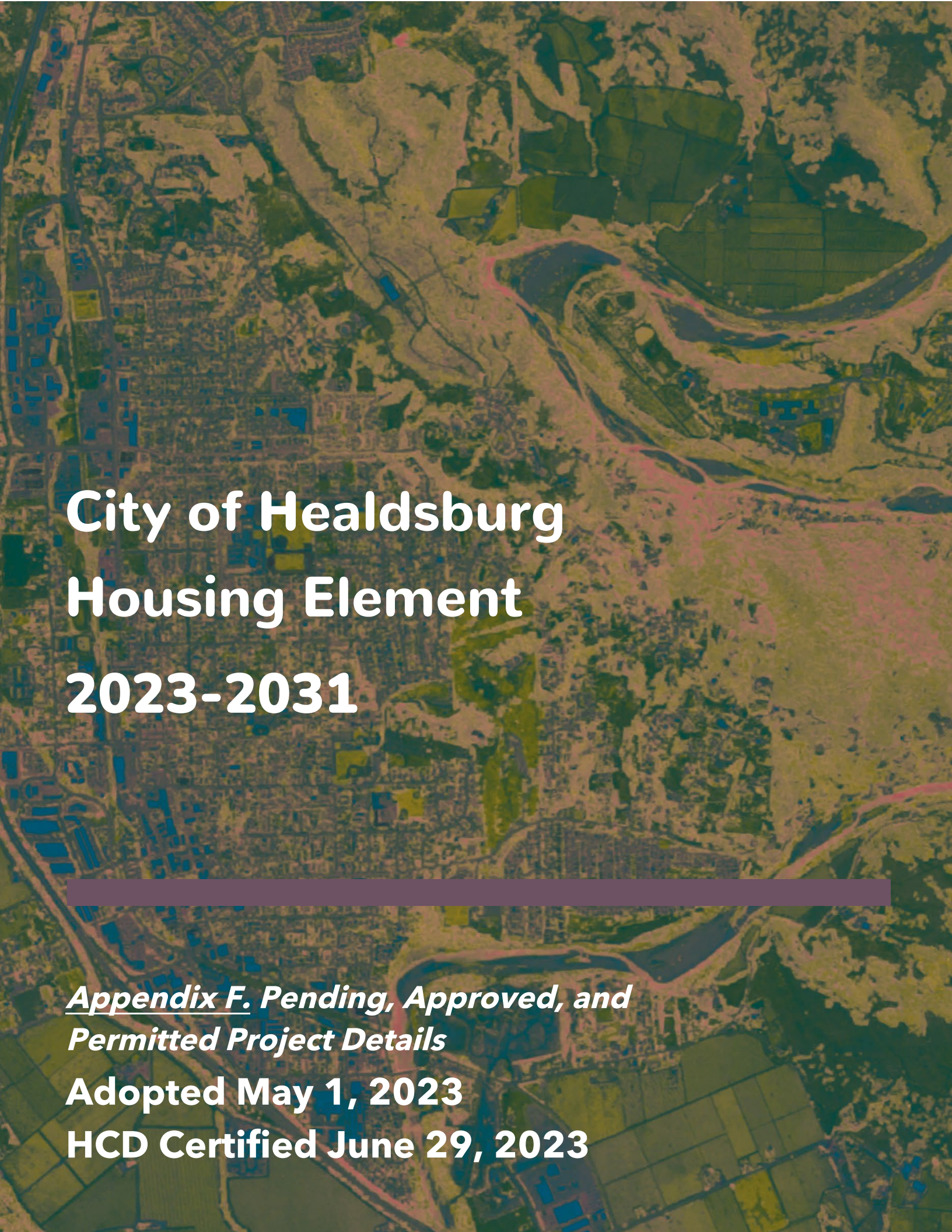

City of Healdsburg Housing Element 2023-2031

***Appendix F.* Pending, Approved, and Permitted Project Details**

Adopted May 1, 2023

HCD Certified June 29, 2023

Appendix F
Pipeline Project Detail

Pipeline Project Number	Project Name	Developer	APN	Address	TCAC Resource Area Designation	General Plan Designation	Zoning	Site Acreage	Max Allowed Density (units per acre)	Effective Density	Number of Units: Total	ELI	VLI	LI	MI	AMI	Basis for Assuring Affordability and Project Status	Anticipated Occupancy
1	111 Sawmill	Replay and Eden Housing	002-870-(002) (003) (004) (005) (006) (007) (008)	146/168 Healdsburg Ave 111 Saw Mill Circle (Affordable Site)	Low	MU	MU	9.59	10 to 16	21.7	**208**	0	24	16	1	167	Under Construction, consistent with DA (dated 3/11/2019); Affordable Housing Agreement with Eden in place (dated 2/11/2020)	est. 2023
2	155 Dry Creek	Burbank and Reach for Home	089-071-002	155 Dry Creek Road	High	MU	MU	3.52	10 to 16	16.5	**58**	5	52	0	1	0	Under ENA with City; Entitled on 9/27/2022; DDA is drafted and under review; Affordable Housing Agreement is pending	est. 2024 or 2025
3	Saggio Hills	Montage, LLC and Freebird Development	091-040-004 091-040-061 091-040-062	Saggio Hills Affordable Housing Site	High	MHR, PD Overlay	R-1-3500	14.16 (affordable parcel)	6 to 10	8.3	**188**	11	11	86	10	70	Under ENA with City; Entitled 2011; DA and DDA are scheduled to go to Council on 2/28/23; Affordable Housing Covenant is pending	est. 2025
4	3 Healdsburg	KHE Holdings	088-170-003	3 Healdsburg Avenue	Low	HR	RM	1.232	10 to 20	24.4	**30**	0	2	1	0	27	Entitled on 12/13/2022; Affordable units are Inclusionary units and the Affordable Housing Agreement is a condition of approval	est. 2025
5	Enso Village	Kendal Corporation	091-060-037	1801 Boxheart Drive	High	MU/NEAP Overlay	MU	16.07	10 to 16	13.8	**221**	0	10	5	15	191	Under construction; Affordable Housing Regulatory Agreement is in place (modified June 2022)	est. 2024
6	Comstock	Comstock/Burbank Housing	091-060-041 091-060-039	TBD	High	MU/NEAP Overlay	MU	7.99	10 to 16	9.6	**77**	0	20	20	13	24	Entitled; 4th Amendment to DA going to CC on 3/20/23; Affordable Housing Regulatory Agreement with Burbank is pending	est. 2024
7	Farmstand	Farmstand, LLC	089-081-013	1069 Grove	Low	MR	R-1-6000	8.9	7	1.9	**28**	0	0	1	3	24	Final map approved 2017; affordable units are inclusionary; affordability agreement revised 2019; under construction	2022 - 2026
			089-081-013	1069 Grove		GMU	MU	0.92	10 to 16									
			089-120-004	979 Grove		MR	R-1-6000	3.41	7									
			089-120-004	979 Grove		GMU	MU	1.67	10 to 16									
	TOTAL										**810**	**16**	**119**	**129**	**43**	**503**		