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FOR IMMEDIATE RELEASE:

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Updated Mixed Use Project with 37 Affordable Units Approved at 110 Dry Creek Road

City of Healdsburg – March 6, 2017 – The City of Healdsburg Planning Commission has approved a mixed use project adding 37 deed-restricted affordable housing units to the City in addition to approving a 122 room hotel at 110 Dry Creek Road. At the March 2, 2017 public hearing, the Planning Commission considered an updated proposal, which was originally considered and approved in November 2016. The project developer, Seaview Investors, LLC, revised the proposal eliminating podium parking, which resulted in a reduction of housing units from 42 to 37.

According to the applicant, the apartments will include 1, 2 and 3 bedrooms ranging in size from 673 square feet to 1,174 square feet. All of the units will be available to low or moderate income residents earning up to \$99,100 for a family of four. Rents will range between \$1,451-\$2,725 depending upon unit size and family income.

Healdsburg is moving swiftly toward its goal of delivering affordable housing to Sonoma County residents. “Having a project like this deliver 37 affordable rental units as part of their project demonstrates the developer listened and understands the needs of our community,” Mayor Shaun McCafferey said Thursday. “The community will see approximately 69 affordable

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units come to market over the next two years with 24 units at 1201 Grove Street, 8 units at 721 Center Street, and 37 units as part of this project.” In a marketplace where more cities have to fund and solve their affordable housing problems, this mixed use project represents one the largest 100% deed restricted affordable housing projects with no public financing or subsidies to be proposed in Healdsburg.

The site is currently the location of Engle Construction and positioned near US 101 and the Dry Creek Valley, which adds to its appeal as a hotel development site. The four-story hotel is designed to fill the gap between existing economy lodging and luxury hotels in Healdsburg. The applicant submitted amendments to the hotel that included a slight reduction in the number of parking spaces as well as reconfigured landscape planters, but no net loss of trees from the previously approved Landscape Plan.

For additional information please visit:

<http://www.ci.healdsburg.ca.us/DocumentCenter/View/7261>