

CELESTINA GARDEN APARTMENTS

SENIOR HOUSING

Sonoma, CA



MidPen
HOUSING



Located in Fetters Hot Springs, the heart of Sonoma Valley, Celestina Garden Apartments will provide 40 affordable rental homes for seniors, including eight apartments reserved for seniors experiencing homelessness.

Celestina will complete the final phase of a master-planned, intergenerational community where people of all ages can live, work, attend school, shop, and easily access transportation. Residents will enjoy many amenities, including a community room, fitness center, courtyard and patio, a large vegetable garden, and bicycle and pedestrian trails that run through the planned community. Onsite services programming designed for seniors will empower Celestina's residents to preserve their access to important day-to-day activities and engagement in their community.



Developer	MidPen Housing Corp.			
Property Management	MidPen Property Management Corp.			
Development Type	New construction of senior apartments: part of a neighborhood hub which integrates housing, employment, healthy foods, open space, transit, education, and services			
Construction Type	Type V: 3-story wood-framed building			
Site Area:	1.65 acres			
Density:	24 units / acre			
Parking Ratio:	1.40 : 1 – 56 spaces			
Development Profile	Type	No.	Size Units (sf)	Rent Range
	1 BR	37	553 - 623	\$456 - \$980
	2 BR	3	791	\$535 - \$954
	TOTAL	40		
Amenities	Community room with kitchen; fitness center; bike storage; courtyard and community garden			
Services Offered	Wellness Programming: <ul style="list-style-type: none">• Health screens / health fairs• Nutrition workshops• Financial capabilities courses• Benefits assistance Quality of Life Programming: <ul style="list-style-type: none">• Cognitive stimulation• Social connectedness and engagement• Lifelong learning opportunities Connection to Community Resources			
Resident Profile	Seniors earning up to 60% of the Area Median Income			
Funders	<ul style="list-style-type: none">• Sonoma County Community Development Commission• Sonoma County Housing Authority• California Tax Credit Allocation Committee• Federal Home Loan Bank of San Francisco• California Community Reinvestment Corporation• Wells Fargo			
Architect	MBH Architects			
Contractor	Midstate Construction			

This multi-use and multi-generational planned community is a prime example of infill development and addresses the need for affordable housing in one of the nation's most expensive housing markets. Celestina started construction in September 2018 and will welcome residents in November 2019.

Celestina Garden Apartments | 125 Dorene Way, Sonoma, CA 95476

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