

FETTERS APARTMENTS

FAMILY HOUSING
Sonoma County, CA



Located in Feters Hot Springs, the heart of Sonoma Valley, **Feters Apartments** provides 60 hardworking low-income families with affordable rental apartments. Feters is the first phase of a planned neighborhood hub which will include two intergenerational affordable housing communities, shopping and other commercial space, community gardens, bicycle and pedestrian trails, a retrofitted shared-use playground for nearby Sonoma Charter School and community residents, and neighborhood improvements.

The Hub is a prime example of infill development and addresses the need for affordable housing in one of the most expensive housing markets in the nation.

Feters Apartments started construction in summer 2015 and welcomed residents in early 2017. The first phase of development also includes backbone infrastructure,



the playground, public trail, Hwy. 12 frontage beautification, and the creation of the community garden. Separately but concurrently during this first phase, the commercial center will be completed by the Valetti Family Trust. Phase two, 40 affordable rental apartments for seniors, is anticipated to begin construction in 2018.

All Feters residents have access to services, provided by MidPen Services.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New construction of family apartments: part of a neighborhood hub which integrates housing, employment, healthy foods, open space, transit, education, and services		
Construction Type	Type II - three-story walk up at grade		
Site Area:	2.96 acres		
Density:	20 units / acre		
Parking Ratio:	1.85 : 1 – 111 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	19	553
	2 BR	22	787
	3 BR	19	1003
	TOTAL	60	
Amenities	Community room with kitchen; computer lab; laundry room; after school program classroom; community garden; shared-use school playground; public bike and pedestrian trail		
Services Offered	<ul style="list-style-type: none"> • Academically-based after school and summer programs for youth • Financial literacy courses • Vocational development • Health and wellness programs • Computer lab and assistance • Connection to community resources 		
Resident Profile	Families 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 Affordable Housing Program • Citi Community Capital • Wells Fargo Community Lending and Investment 		
Architect	Christiani Johnson Architects Jon Worden Architects		
Contractor	Wright Contracting, Inc.		

Feters Apartments | 200 Dorene Way, Sonoma, CA 95476

For more information contact: MidPen Housing

303 Vintage Park Drive, Suite 250 | Foster City, CA 94404 | Tel: 650.356.2900 | email: info@midpen-housing.org

