

CELESTINA GARDEN APARTMENTS

SENIOR HOUSING

Sonoma, CA



Located in Fetters Hot Springs, the heart of Sonoma Valley, **Celestina Garden Apartments** (Celestina Gardens) provides 40 affordable rental homes for seniors, including eight apartments reserved for seniors experiencing homelessness.

Celestina Gardens completes the final phase of a master-planned, intergenerational community where people of all ages can live, work, shop, and easily access transportation. Residents 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 empower Celestina Gardens' residents to preserve their access to important day-to-day activities and engagement in their community.



Developer	MidPen Housing Corp.		
Property Management Resident Services	MidPen Property Management Corp. MidPen Services		
Development Type	New construction of senior apartments: part of a neighborhood hub integrating housing, employment, healthy foods, open space, transit, education, and services		
Construction Type	Type V: 3-story wood-framed building		
Site Area:	1.65 acre		
Density:	24 units / acre		
Parking Ratio:	1.4 : 1 – 56 spaces		
Development Profile	Type	No.	Unit Size (sf)
	1 BR	37	553 - 623
	2 BR	3	791
	TOTAL	40	
Amenities	Community room with kitchen; fitness center; bicycle storage; courtyard and community garden with BBQ area; laundry facilities, electric car charging stations; roof deck; walking trails; elevators; gated community		
Services Offered	Wellness Programming: <ul style="list-style-type: none"> • Health screens / health fairs • Nutrition workshops • Financial capabilities courses • Benefits assistance • Functional assessment tools 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 welcomed residents in February 2020.

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

For more information contact: MidPen Housing | www.midpen-housing.org

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