

FETTERS APARTMENTS

FAMILY HOUSING

Sonoma County, CA



MidPen
HOUSING



Located in Fetters Hot Springs, the heart of Sonoma Valley, Fetters Apartments provides 60 low-income families with affordable rental apartments.

Fetters is part of a master-planned, intergenerational community where people of all ages can live, work, attend school, shop, have easy access to transportation and enjoy many community amenities. This phase includes a large, newly renovated playground shared with the Sonoma Charter School, bicycle and pedestrian trails, and a new tree-lined sidewalk along Hwy 12. It also includes Vailetti Plaza, a commercial retail space developed and owned by the Vailetti Family Trust, which provides residents walkable access to shopping and banking. An affordable housing community with 40 rental apartments for seniors and community gardens is adjacent to Fetters Apartments.



This multi-use, multi-generational 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.

Fetters Apartments started construction in summer 2015 and welcomed residents in early 2017. All Fetters residents have access to onsite programs and services designed to empower them to advance in key areas of their lives.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Resident Services	MidPen Services		
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 capabilities 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.		

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