Casa Roseland
Fact Sheet & Frequently Asked Questions (FAQ)

PROJECT LOCATION
583 West Avenue, Santa Rosa, CA 95407

Application Period Starting from November 13, 2026!

Note: Applicant Interview Location to be confirmed in the Interview Letter.

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OVERVIEW:

1. **Can you please provide an overview of Casa Roseland?**

Casa Roseland is part of Tierra de Rosas, a community-led effort to strengthen the Roseland neighborhood's economic resiliency, expand housing choice, and improve community wellbeing. (A public/private partnership, Tierra de Rosa is a planned mixed-use development with affordable housing (Casa Roseland), market rate housing, a civic-use building, and a public plaza.) Casa Roseland's property amenities include a community room, learning center, teen room, bike storage, and laundry facilities, as well as outdoor space with a landscaped barbeque and play area. The property is located within walking distance of restaurants, a supermarket, and Roseland Elementary School.

Casa Roseland provides 74 affordable rental apartments for families and individuals.

Unit Mix

Unit Size	Number of Units	Income Limit Area Median Income (AMI)	Monthly Gross Rents*	Occupancy Standards
1 BR	8	30%	$849	1-4 People
1 BR	1	50%	$1,415	1-4 People
1 BR	15	60%	$1,698	1-4 People
2 BR	9	30%	$1,019	2-6 People
2 BR	1	50%	$1,698	2-6 People
2 BR	20	60%	$2,038	2-6 People
3 BR	7	30%	$1,170	4-8 People
3 BR	13	60%	$2,355	4-8 People

Manager's Unit: One unit will be filled by an on-site employee of the property management company.

*** Rents and income limits are subject to change.**

2. **What special amenities are provided?**

Building Amenities:

- Community room with kitchen
- Outdoor play areas

- After-school learning center for resident children
- Resident parking
- Bike parking
- Laundry facilities
- Sun deck
- Elevators

Unit Amenities:

- All-electric
- Refrigerator
- Oven/range
- Microwave
- Dishwasher

3. Will I get my own assigned parking space?

There will be a total of 108 parking spaces. More information will be provided during the leasing process.

4. Who will manage the property?

MidPen Housing Corporation will manage the property. A full-time Community Manager will act as the primary management contact for the residents. A MidPen Housing Property Management staff member will live onsite.

5. Will Resident Services be provided?

Yes. MidPen Housing Resident Services will provide resident support services for Casa Roseland Services will include information and referrals to local community resources, one-on-one support to address individual needs, educational classes/presentations on site and community building programs.

Resident Services Amenities

- Service coordination
- Youth education services
- Workforce development
- Health & wellness classes
- Adult education services

6. Are there age restrictions?

No. However, at least one member of the household needs to be 18 years of age or older.

7. Are there restrictions on household size that is authorized to live in a unit?

Yes. The following occupancy standards will apply.

Occupancy Standards

UNIT SIZE	MINIMUM NO. OF PEOPLE IN HOUSEHOLD	MAXIMUM NO. OF PEOPLE IN HOUSEHOLD

1 bedroom	**1 person**	**4 persons**
2 bedrooms	**2 persons**	**6 persons**
3 bedrooms	**4 persons**	**8 persons**

8. Are there restrictions on household income to rent the apartments?

Yes. There are maximum annual income limits by household size. These limits are based on AMI, effective as of May 1, 2026, for Sonoma County, as published by HUD. Income limits are subject to change and are updated at least annually.

Income Limits for Sonoma County

HH #	1-Person	2-People	3-People	4-People	5-People	6-People	7-People	8-People
30%	$34,620	$39,570	$44,520	$49,440	$53,400	$57,360	$61,320	$65,280
50%	$57,700	$65,950	$74,200	$82,400	$89,000	$95,600	-	-
60%	$69,240	$79,140	$89,040	$98,880	$106,800	$114,720	$122,640	$130,560

Income limits effective 5/1/2026.

*****Income limits are subject to change and are updated at least annually.***

APPLICATION PROCESS

9. When and where will rental applications be available for the waitlist?

The 74 available units will be filled via the application process. Applications are accepted via email, online, or at the leasing office located at 583 West Avenue, Santa Rosa, CA 95407**.**

The application period will open on November 13, 2026, at 9:00 AM.

- ***Only ONE application per household will be accepted. Any second or subsequent applications after the first application will be removed.***

- ***Applications will not be accepted via Fax.***

We strongly encourage all applicants to apply for Casa Roseland online at **https://www.midpen-housing.org/property/casa-roseland/**. A link will appear on Friday, November 13, 2026, at approximately 9:00 AM, that will take applicants to the application. Additional project information and flyers will also be available at **https://www.midpen-housing.org/property/casa-roseland/**.

10. What is Casa Roseland's waiting list?

Applicants selected from the waiting list will pay predetermined rents, which will depend upon unit size ***and*** AMI percentage to which a unit is assigned. Applicants must qualify for the corresponding AMI income limit to be eligible. Please refer to question 1 above and 21 below for more regarding rents. *An applicant household's monthly gross income must also be at least two times the rent to qualify*.

11. Is there any application preference for the waitlist?

There is NO preference for the 74 units for applicants.

12. Will there be units for the disabled?

Yes. People with disabilities are encouraged to apply. Applicants will need to answer disability questions on the application according to their needs. Casa Roseland will have 20 units specifically designed for those with mobility, hearing and visual impairments. A total of (12) units will be mobility accessible, (8) units will have features designed for hearing and visually impaired. ***Applicants with disabilities will receive priority for these specific units. Priority for these units will be assigned based on disability need and lottery/application order.***

13. [Question removed – not applicable to the property]

14. Will all applicants receive an interview letter?

Applicant interview letters will be distributed only to those applicants that will be processed for a unit. Casa Roseland will process 5 to 10 applications for each available unit and send out the appropriate number of interview letters to meet this target.

15. How are apartments assigned?

Applications will be processed in the order of lottery numbers followed by application order (if no lottery number). Interviews will be scheduled, and third-party income and asset verifications will be sent out, for the unit size and restricted income level that the household qualifies for.

Casa Roseland will process 5 to 10 applications for each available unit and send out the appropriate number of interview letters to meet this target.

Once all third-party verification forms are returned and the file is deemed complete and approved, a unit is assigned. If all units have been assigned, some applicants may be placed in a backup position. Backup applicants may be assigned a unit if another applicant ahead of them fails to qualify or decides not to take the unit. If a backup applicant does not receive a unit at initial lease up, the applicant will go back on the wait list at their original position.

16. What will I need to bring to my interview?

Applicants will be asked to bring various identification, income, asset and other documentation, all of which will be included in the interview letter in detail. Some ***examples*** are:

- California Driver's License or Photo ID
- Tax Returns for certain income types
  - A social security number is not required; however, if an applicant files taxes, they may need to provide their SSN or ITIN along with most recent tax returns
- Employment (last 3 consecutive months of current paystubs required – no gaps)
- SSI or SSA income award letter
- Child Support paperwork

17. Will there be an application/screening fee and when is it collected?

Yes. Applicants will pay a **$45 non-refundable** Application/Screening fee **PER ADULT HOUSEHOLD MEMBER**. This fee is collected **ONLY** at time of interview by Money Order or Cashier's Check made out to Casa Roseland.

18. Is a lease required?

Yes. A one-year lease is required at initial move-in.

19. Is there a required security deposit and how much?

Security Deposit**	One Bedroom	$500
	Two Bedroom	$750
	Three Bedroom	$1,000
Pet Deposit		$300

20. What are the proposed rents for the apartments?

See tenant rents in question #1 above. The rent calculations are subject to change. Please see question #9 for more details of income limits (AMI). The rents will be utilized for the initial lease-up and occupancy of Casa Roseland.

21. Can students apply?

Yes. However, very specific guidelines exist for the Low-Income Housing Tax Credit Program (LIHTC), which is a key funding source of all 75 affordable units at the property. Details will be explained by staff at the time of the interview. The interview letter will also include the documents for any full-time and part-time students to bring with them to their interview.

22. Is smoking allowed at the property?

No. Casa Roseland has been designated as a non-smoking property. No smoking will be allowed anywhere in the resident apartments, common areas, or anywhere on the exterior of the property.

23. Are there model units that can be viewed?

Units may be available to view in advance of lease signing. Virtual tours, unit plans, and floor layouts may also be available online or at the temporary leasing office.

24. Will pets be allowed?

Yes. Dogs (30 lbs. or less), cats, fish (20-gallon tank or smaller) and some birds are allowed. There is a limit to the size and number of pets allowed in accordance with Casa Roseland and MidPen Property Management's Pet Policy. The Pet Policy is available to review at the time of interview.

25. Who should I contact if I have any questions?

For any questions regarding the application process please contact the Temporary Leasing Office at (707) 612-9799 or by email at casaroseland@midpen-housing.org.

26. [Question removed – not applicable to the property]