Project Summary

**Project Name:** Downtown River Apartments  
**Project Type:** Affordable Family Rentals  
**Location:** 35 East Washington Street, Petaluma, CA  
**Number of Units:** 81  
**Year Completed:** 2005  
**Total Development Cost:** $23.3 million

*Downtown River Apartments* is a three-story building on 2.3 acres. It consists of one, two, and three bedroom apartments over a podium parking structure with 5,500 s.f. of ground floor commercial space. 70% of the units are affordable to households earning up to 60% AMI; with the remaining units targeted for 50% AMI.

Attractively situated adjacent to the Petaluma River in the City’s historic downtown, this development incorporates a new river walk to allow residents and the community access to the riverfront. In partnership with the City, Eden’s development directly contributes toward the City’s downtown revitalization. It was financed with a 4% bond and tax credits, and a combination of the City of Petaluma’s Redevelopment Program and HOME funds. Union Bank is the investor and CA Community Reinvestment Corporation is the lender. Additional financing was provided by the City through the Metropolitan Transit Authority for off-site amenities and landscaping.

Interior amenities include a 2,500 s.f. community room with common kitchen, a computer-learning center and library. Eden’s affiliation with the Boys & Girls Club of Petaluma offers resident activities and technology education, as well as after school and summer enrichment youth programs. Exterior amenities include a landscaped courtyard with sitting areas, a sports court area for older children and a tot lot for smaller children, with a sitting area for parents. There is an open second floor riverside deck that connects to the new river walk.

**Developer:** Eden Housing, Inc.  
**Architect:** Barnhart Associates Architects, Inc.  
**General Contractor:** Segue Construction, Inc.