

Gravenstein Commons

Project Status Update
9/2/2025



Project Background



22-unit Housing Community

408 sq.2 Unit Size (Studios)

Encircles a Commons Area/Garden

Project Services & Security

24/7/365 Resident Manager

Security Cameras

Privacy Wall (for Tenants)

1.4 FTE Case Management

Private (unarmed) guard first 6-12 months.

Rules & Regulations

- Zero-tolerance Policy towards violence (immediate eviction)
- 10-day/year Combined Guest Policy
- Orderly Community Policy (hoarding and trash are grounds for eviction)
- Neighborhood Awareness
- Low-Barrier (State Requirement), with resource referrals
- No Drop-ins Allowed (i.e. not a place for services)

Creating Community & Good Neighbors

- *Resident Council* to engage and empower residents to self-govern and shape policy in Conjunction with a *Neighborhood Advisory Council*, comprised of both residents from the Resident Advisory Council and Neighborhood Advisory Council to shape, augment, and establish mutually-beneficial policy.

(Our Method in Oakmont during the highly-controversial Los Guilicos Village Development)

Project Financial Update & Timeline

Hard Construction Costs as of 8/28/2025

Total Construction Budget: \$7,011,558

Total Raised-to-date: \$6,784,000

Gap: \$195,335

Seeking \$1,000,000 from County of Sonoma's Measure O NOFA to cover incidental project expenses, such as architecture, city fees, and project contingency.

Thank
you

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