



Mixed-Use Affordable Housing for Local Workforce in Healdsburg

Client: [Burbank Housing](#)

Site Area: 46,375 S.F. / 1 acre

Density: 53 units - 53 DUA

Status: Under Construction

Construction est.: Winter 2025

Construction Cost: \$22.5 M

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Comstock is the fourth parcel in the North Village Development on the northern edge of the City of Healdsburg at 16977 Healdsburg Avenue. The project will consist of three buildings and will provide of 12,000 sf of retail space and 53 affordable/workforce housing units, including 18 one-bedroom, 24 two-bedroom, and 11 three-bedroom units. Each of the buildings are 3 stories in height and type VA construction.

Amenities will include a community room with kitchenette and space for activities and gatherings. A manager's office and bicycle storage will also be provided inside the building. Each individual unit will be provided with their own heat pump water heater, washer/dryer, dishwasher, and disposal. Outdoor amenities include a playground area, bike racks, dog park, and courtyard with tables and benches for seating.

Design Features

- Contemporary agrarian style to match master plan
- Massing and materials intended to invoke village setting
- Exterior corridors open to courtyard

Green Features

- Walkable urbanism
- All-electric
- No elevators
- Shared outdoor community spaces
- Shared outdoor community spaces
- PV solar system
- Electric charging