Saggio Hills Phase I

Affordable Housing Community Opening 2026

Property Address:
450 Parkland Farms Boulevard
Healdsburg, CA

Nestled in the rolling hills of North Healdsburg, Saggio Hills Phase I is a new affordable housing community featuring 47 apartment homes in a modern three-story elevator building. Twenty-five percent (25%) of the units are reserved for individuals with intellectual and developmental disabilities, with the remaining homes available to households earning between 50%–60% of Area Median Income (AMI).

Leasing Information

Applications Open: July 1, 2026
Apply Online:
www.jsco.net/property/saggio

Contact Information:
Phone: (916) 561-0323
Email: saggio@jsco.net

Housing Information

Available unit types include 1-bedroom, 2-bedroom, and 3-bedroom apartment homes for qualifying households. Income and rent limits are subject to annual HUD adjustments and final project financing commitments.

Managed By:
The John Stewart Company

Equal Housing Opportunity | Accessible Community

Saggio Hills Phase I - Application Checklist

Thank you for your interest in this property. To complete your application process all household members 18 years or older must be present for a scheduled interview. Please bring the following items with you:

1. Social Security cards for all household members (irrespective of their age).
2. Birth certificates for all minors
3. State or national picture ID (i.e. Driver's License, Passport, etc.) for all applicants over 18 years of age
4. An application fee of $_____ (cashier's check or money order only) for all applicants over 18 years of age

For this meeting, please also provide the following:

Employment: Copies of last three months consecutive pay-stubs or equivalent proof of other income for all household members 18 and older.

Self-Employment: Copy of last 2 year's IRS Tax Returns including Schedule C (or proof of non-filing), current Profit/Loss statement, and list of current or most recent clients for all household members 18 and older.

SSA or SSI/Disability: Current or annual letter showing monthly amount for SSA benefits. SSI/Disability benefits must have a current award letter or print out within the last 120 days showing the monthly amount for all household members regardless of age.

Unemployment Insurance: Printout of Statement or copy of last letter showing current monthly benefit for all household members 18 and older.

Financial Assistance: This is regular gifts or payments from anyone outside of the household (includes anyone paying your bills) for any household member regardless of age. Verification from the person providing assistance stating the amount and length of assistance, and 3 months of consecutive bank/asset statements showing funds equaling 18 times the annual assistance will be required.

GA/AFDC/TANF: Current printout of benefits paid in last 12 months or copy of last Notice of Action Letter for all household members 18 and older.

Child Support and/or Alimony: Current notice from County Office, a court order or a letter from the provider with copies of last two checks for all household members regardless of age.

Other: If any household member has regular pay as a member of the Armed Forces; severance payments; settlements; lottery winnings or inheritances; death benefits or life insurance dividends; trust benefits; or any other source of income not listed, please provide documentation to support the source of income.

Assets: Bank statements (for all accounts) for all household members. (6 consecutive months for checking and current month for Savings and Money Market Accounts)

Prepaid Cards: Copy of current account statement or a copy of the front of the prepaid card and a current ATM receipt showing the balance in the account. The last four numbers on the ATM receipt must match the last four numbers on the card. (Not CalWORKs Cards)

For all other assets such as IRA's, 401K's, Annuities, CD's, Whole Life Insurance Policies, etc. a copy of the most recent statements for all household members. For Real Estate assets provide a copy of the mortgage note and a 3rd Party market value.

EQUAL HOUSING OPPORTUNITY



Saggio Hills Phase I

Nestled in the rolling hills of North Healdsburg at 450 Parkland Farms Boulevard, the first phase of this new community provides 47 units of affordable housing in a three-story elevator building. 25% percent of the units are reserved for people with intellectual and developmental disabilities. The remaining units will be available for households earning between 50—60% of Area Median Income.

Amenities

- Laundry Room on Every Floor
- Community Building with Community Room, Teen Room, and Play Areas
- Close Proximity to Trails and Transit
- Social Service Programming
- On-Site Property Manager

Contact Us

Phone: 916-561-0323

mail: saggio@jsco.net

Apply Beginning July 1 Online at:

www.jsco.net/property/saggio

Household Size	*Income limits 50% AMI	*Income limits 60% AMI
1 person	$57,700	$69,240
2 persons	$65,950	$79,140
3 persons	$74,200	$89,040
4 persons	$82,400	$98,880
5 persons	$89,000	$106,800
6 persons	$95,600	$114,720
7 persons	$102,200	$122,640
8 persons	$108,800	$130,560

Number of Bedrooms	Minimum/ Maximum Household Size	*Rent Range 50% AMI/ 60% AMI
1-Bedroom	1 - 4 persons	$1,854
2-Bedroom	2 - 6 persons	$1,855 - $2,226
3-Bedroom	4 - 8 persons	$2,142 - $2,571

EQUAL HOUSING OPPORTUNITY

*All rents and income levels listed are estimates only, based on 2026 published HUD income and rent limits. 2026 rent and income levels are subject to annual adjustments and project finance commitments. Final income limits and rents will be determined prior to move in of any residents.

THE JOHN STEWART COMPANY



Saggio Hills Fase I

Ubicado en las colinas del norte de Healdsburg, en **450 Parkland Farms Boulevard**, la primera fase de esta comunidad recientemente construida ofrece **47 unidades de vivienda asequible** en un edificio de tres pisos con elevador.

Amenidades

- Lavandería en cada piso
- Edificio comunitario con sala comunitaria, sala para adolescentes y áreas de juego
- Cercanía a senderos peatonales y ciclovías, y transporte público
- Programas de servicios sociales
- Administrador en el lugar

Contáctenos

Teléfono: 916-561-0323

Habitaciones	*Income limits 50% AMI	*Income limits 60% AMI
1 Personas	$57,700	$69,240
2 Personas	$65,950	$79,140
3 Personas	$74,200	$89,040
4 Persons	$82,400	$98,880
5 Personas	$89,000	$106,800
6 Personas	$95,600	$114,720
7 Personas	$102,200	$122,640
8 Personas	$108,800	$130,560

Solicitudes

Solicite a partir del 1 de Julio

En línea en: www.jsco.net/property/saggio

Habitaciones	Tamaño del Hogar	*Rango de Renta 50%AMI / 60% AMI
1 recámara	1 - 4 personas	$1,854
2 recámaras	2 - 6 personas	$1,855 - $2,226
3 recámaras	4 - 8 personas	$2,142 - $2,571

EQUAL HOUSING OPPORTUNITY

*Todas las rentas y niveles de ingreso indicados son estimaciones basadas en los límites de ingresos publicados por

HUD para 2026 y los límites de renta LIHTC para 2026. Los niveles de renta e ingreso para 2026 están sujetos a cambiar

THE JOHN STEWART COMPANY