



# Request to Realign Project-Based Voucher Allocation for 3575 Mendocino Avenue Across Two Project Phases

Housing Authority Meeting  
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# Background

- On January 25, 2021, BRJE Phase I Housing Partners, L.P. was awarded an allocation of 30 PBVs for Phase I of 3575 Mendocino Avenue, an affordable senior development within a master plan for the 13.3-acre site where the Journey's End Mobile Home Park stood before it was destroyed in the October 2017 Tubbs fire.
- Since the time of the PBV award, the project financing has changed, and the developer is requesting a realignment of the PBV award to spread the 30 vouchers across two phases of the project.

# Request Summary

- In April 2021, the project solicited proposals for lenders and investors.
- Investor responses for tax credit equity were higher than anticipated, resulting in \$1.8m in additional equity than what was previously estimated.
- The project has also reduced construction costs across all phases through design efficiencies.
- The project team is requesting the transfer of 13 PBVs from BRJE Phase I Housing Partner, L.P. to BRJE Housing Partners, L.P. to support the second phase of 3575 Mendocino.

# RECOMMENDATION

It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve a realignment of the January 25, 2021 allocation of Project-Based Vouchers awarded to 3575 Mendocino Avenue from 30 vouchers for 3575 Mendocino Avenue Phase I to 17 vouchers for 3575 Mendocino Avenue Phase I and 13 vouchers for 3575 Mendocino Avenue.