



December 6, 2023

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Nicole Del Fiorentino
Housing and Community Services Manager
90 Santa Rosa, CA. 95404

RE: PEP Housing – 1945 Long Drive – Vigil Light Senior Apartments CDBG Funds

Dear Ms. Del Fiorentino,

The Vigil Light Senior Apartments project has been delayed due to the September 2023 Round 3 CDLAC award which will be announced in December 2023. We ask that the Housing Authority allow the extension of the construction commencement to July 2024 and completion by September 2025.

PEP Housing is requesting a 60-year term so this does not have a material modification of terms when PEP Housing syndicates which would create income ramifications for the limited partner. The request for all the units to remain very low-income households at 50% AMI is to match our current HUD Regulatory Agreement income limits for Vigil Light.

Please don't hesitate to contact me with any questions.

Sincerely,

Jim Wallen
Director of Development

*...providing affordable
housing to seniors and
veterans in
Northern California
including
Sonoma, Marin,
Mendocino, Butte and
Solano Counties*

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