CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2025 Second Round
September 30, 2025

The project, 6th Street Seniors, located at South Side of 6th Street in Coachella, requested and is being recommended for a reservation of $1,919,680 in annual federal tax credits to finance the new construction of 52 units of housing serving seniors with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Chelsea Investment Corporation and will be located in Senate District 18 and Assembly District 36.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-25-111

Project Name 6th Street Seniors

Site Address:	South Side of 6th Street Coachella, CA 92236
County:	Riverside
Census Tract:	457.07

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$1,919,680	$0
Recommended:	$1,919,680	$0

Applicant Information

Applicant:	6th Street Seniors CIC, LP
Contact:	Cheri Hoffman
Address:	6339 Paseo Del Lago Carlsbad, CA 92011
Phone:	760-456-6000
Email:	cherihoffman@chelseainvestco.com

General Partners / Principal Owners:	Pacific Southwest Community Development Corporation CIC 6th Street Seniors, LLC
General Partner Type:	Joint Venture
Parent Companies:	Pacific Southwest Community Development Corporation Chelsea Investment Corporation
Developer:	Chelsea Investment Corporation
Investor/Consultant:	The Richman Group Equity
Management Agents:	Conam Management Corporation

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	53	
No. & % of Tax Credit Units:	52	100%
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	HOME / HUD Section 8 Project-based Vouchers (8 Units - 15%)	

Information

Set-Aside:	N/A
Housing Type:	Seniors
Geographic Area:	Inland Empire Region
CTCAC Project Analyst:	Chris Saenz

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percent of Required Affordable Units
At or Below 30% AMI:	11	20%
At or Below 50% AMI:	22	40%
At or Below 60% AMI:	19	35%

Unit Mix

46	1-Bedroom Units
7	2-Bedroom Units
53	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
17	1 Bedroom	60%	$1,259
13	1 Bedroom	50%	$1,049
10	1 Bedroom	30%	$629
2	2 Bedrooms	60%	$1,510
1	2 Bedrooms	50%	$1,258
1	2 Bedrooms	30%	$755
6	1 Bedroom	50%	$1,049
2	2 Bedrooms	50%	$1,258
1	2 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application

Land and Acquisition	$1,490,212
Construction Costs	$17,607,326
Rehabilitation Costs	$0
Construction Contingency	$1,187,567
Relocation	$0
Architectural/Engineering	$1,286,097
Const. Interest, Perm. Financing	$2,449,222
Legal Fees	$602,317
Reserves	$175,448
Other Costs	$10,115,264
Developer Fee	$2,500,000
Commercial Costs	$1,380,493
Total	**$38,793,946**

Residential

Construction Cost Per Square Foot:	$513
Per Unit Cost:	$704,021
True Cash Per Unit Cost*:	$692,736

Construction Financing

Source	Amount
Citibank	$21,831,474
County of Riverside: HOME	$1,500,000
City of Coachella: DIF¹	$1,179,044
Inland Regional Center	$1,000,000
Deferred Cost	$11,651,700
Tax Credit Equity	$1,631,728

Permanent Financing

Source	Amount
Citibank	$2,560,000
County of Riverside: HOME	$1,500,000
City of Coachella: DIF¹	$1,179,044
City of Coachella: CFD²	$8,290,441
City of Coachella: TCC³	$7,168,176
Inland Regional Center	$1,000,000
Deferred Developer Fee	$621,853
Solar Tax Credit Equity	$157,152
Tax Credit Equity	$16,317,280
TOTAL	**$38,793,946**

*Less Donated Land, Waived Fees, Seller Carryback Loans, and Deferred Developer Fee
¹ Deferred Impact Fee
² Community Facilities District
³ Transformative Climate Communitites

Determination of Credit Amount(s)

Requested Eligible Basis:	$16,407,522
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$21,329,779
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	$1,919,680
Approved Developer Fee in Project Cost:	$2,500,000
Approved Developer Fee in Eligible Basis:	$2,399,669
Federal Tax Credit Factor:	$0.85000

The “as if vacant” land value and the existing improvement value established at application, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

First:	**Seniors**
Self-Score Final:	**80.541%**
CTCAC Final:	**80.541%**

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of CTCAC.

The applicant must pay CTCAC a performance deposit and allocation fee calculated in accordance with regulation. Additionally, CTCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by CTCAC in its final feasibility analysis.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of fifteen years and at no cost to the tenants. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2) at project completion.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	**10**	**10**	**10**
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	**10**	**10**	**10**
Site Amenities	**15**	**15**	**15**
Within ⅓ mile of transit, service every 30 min, 25 units/acre density	7	7	7
Within ½ mile of public park or community center open to general public	3	3	3
Within ¼ mile of a neighborhood market of at least 5,000 sf	4	4	4
Senior project within ½ mile of daily operated senior center/facility	3	3	3
Within ½ mile of a pharmacy	2	2	0
Service Amenities	**10**	**10**	**10**
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
Lowest Income	**52**	**52**	**52**
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	**10**	**10**	**10**
Miscellaneous Federal and State Policies	**2**	**2**	**2**
State Credit Substitution	2	2	2
Total Points	**109**	**109**	**109**

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.