**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**
**Project Staff Report**
**Qualified Private Activity Tax-Exempt Bond Project**
**September 1, 2026**

Addison II, located at Coffeeberry Road & Jacaranda Street in San Diego on a 0.55 acre site, requested and is being recommended for a reservation of $2,105,704 in annual federal tax credits, $8,914,800 in total state tax credits, and $13,000,000 of tax-exempt bond cap to finance the new construction of 76 units of housing, consisting of 75 restricted rental units and 1 unrestricted manager's unit. The project will have 37 one-bedroom units, 20 two-bedroom units, and 19 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in January 2027 and be completed in July 2028. The project will be developed by Chelsea Investment Corporation and will be located in Senate District 39 and Assembly District 78.

**Project Number** CA-26-606

**Project Name** Addison II

| | |
|---|---|
| Site Address: | Coffeeberry Road & Jacaranda Street<br>San Diego, CA 92108 |
| County: | San Diego |
| Census Tract: | 93.07 |

**Tax Credit Amounts**

| | Federal/Annual | State/Total |
|---|---|---|
| Requested: | $2,105,704 | $8,914,800 |
| Recommended: | $2,105,704 | $8,914,800 |

**Tax-Exempt Bond Allocation**

Recommended: $13,000,000

**CTCAC Applicant Information**

| | |
|---|---|
| CTCAC Applicant/CDLAC Sponsor: | Southern California Housing Collaborative |
| Contact: | Nathan Schmid |
| Address: | 2400 Fenton Street, Suite 206<br>Chula Vista, CA 91914 |
| Phone: | 619-271-3535 |
| Email: | nathan@socalhc.org |

**Bond Financing Information**

| | |
|---|---|
| CDLAC Applicant/Bond Issuer: | California Housing Finance Agency |
| Bond Counsel: | Orrick, Harrington & Sutcliffe LLP |
| Private Placement Purchaser: | Citibank, N.A. |

**Development Team**

| | |
|---|---|
| General Partners / Principal Owners: | Southern California Housing Collaborative<br>CIC Addison II, LLC |
| General Partner Type: | Joint Venture |
| Parent Companies: | Chelsea Investment Corporation<br>CIC Addison II, LLC |
| Developer: | Chelsea Investment Corporation |
| Investor/Consultant: | The Richman Group |
| Management Agent: | CONAM Management Corporation |

**Project Information**

| | | |
|---|---|---|
| Construction Type: | New Construction | |
| Total # Residential Buildings: | 1 | |
| Total # of Units: | 76 | |
| No. / % of Low Income Units: | 75 | 100.00% |
| Average Targeted Affordability: | 50.00% | |
| Federal Set-Aside Elected: | 40%/60% | |
| Federal Subsidy: | Tax-Exempt | |

**Information**

| | |
|---|---|
| Housing Type: | Large Family |
| Geographic Area: | Coastal Region |
| State Ceiling Pool: | New Construction |
| Set Aside: | Extremely Low/Very Low Income Set Aside |
| Project Analyst: | Stefanie McDaniels |

**55-Year Use / Affordability**

| Aggregate Targeting | Number of Units | Percentage of Affordable Units |
|---|---|---|
| 30% AMI: | 8 | 11% |
| 40% AMI: | 16 | 21% |
| 50% AMI: | 19 | 25% |
| 60% AMI: | 32 | 43% |

**Unit Mix**

| | |
|---|---|
| 37 | 1-Bedroom Units |
| 20 | 2-Bedroom Units |
| 19 | 3-Bedroom Units |
| 76 | Total Units |

| Unit Type & Number | | 2025 Rents Targeted % of Area Median Income | Proposed Rent (including utilities) |
|---|---|---|---|
| 4 | 1 Bedroom | 30% | $930 |
| 8 | 1 Bedroom | 40% | $1,240 |
| 9 | 1 Bedroom | 50% | $1,550 |
| 16 | 1 Bedroom | 60% | $1,860 |
| 2 | 2 Bedrooms | 30% | $1,116 |
| 4 | 2 Bedrooms | 40% | $1,489 |
| 5 | 2 Bedrooms | 50% | $1,861 |
| 8 | 2 Bedrooms | 60% | $2,233 |
| 2 | 3 Bedrooms | 30% | $1,290 |
| 4 | 3 Bedrooms | 40% | $1,720 |
| 5 | 3 Bedrooms | 50% | $2,150 |
| 8 | 3 Bedrooms | 60% | $2,580 |
| 1 | 2 Bedrooms | Manager’s Unit | $0 |

| Project Cost Summary at Application | |
|---|---|
| Land and Acquisition | $7,812,475 |
| Construction Costs | $23,386,720 |
| Rehabilitation Costs | $0 |
| Construction Hard Cost Contingency | $1,169,336 |
| Soft Cost Contingency | $210,462 |
| Relocation | $0 |
| Architectural/Engineering | $1,707,050 |
| Const. Interest, Perm. Financing | $4,172,244 |
| Legal Fees | $575,000 |
| Reserves | $330,716 |
| Other Costs | $3,899,131 |
| Developer Fee | $5,281,866 |
| Commercial Costs | $0 |
| **Total** | **$48,545,000** |

| Residential | |
|---|---|
| Construction Cost Per Square Foot: | $315 |
| Per Unit Cost: | $638,750 |
| Estimated Hard Per Unit Cost: | $269,959 |
| True Cash Per Unit Cost*: | $589,270 |
| Bond Allocation Per Unit: | $171,053 |
| Bond Allocation Per Restricted Rental Unit: | $173,333 |

**Construction Financing**

| Source | Amount |
|---|---|
| Citibank: Tax-Exempt | $13,000,000 |
| Citibank: Recycled Tax-Exempt | $2,000,000 |
| Citibank: Taxable | $18,070,000 |
| CSU BoT[1] | $7,812,475 |
| Deferred Costs | $5,188,195 |
| Tax Credit Equity | $2,474,330 |

**Permanent Financing**

| Source | Amount |
|---|---|
| Citibank: Tax-Exempt | $11,760,000 |
| CSU BoT[1] | $7,812,475 |
| CSU BoT[1]: Accrued Interest | $468,749 |
| Deferred Developer Fee | $3,760,477 |
| Tax Credit Equity | $24,743,299 |
| **TOTAL** | **$48,545,000** |

*Less Donated Land, Seller Carryback Loans, Waived Fees, and Deferred Developer Fee

[1] The California State University Board of Trustees

**Determination of Credit Amount(s)**

| | |
|---|---|
| Requested Eligible Basis: | $40,494,309 |
| 130% High Cost Adjustment: | Yes |
| Applicable Fraction: | 100.00% |
| Qualified Basis: | $52,642,602 |
| Applicable Rate: | 4.00% |
| Total Maximum Annual Federal Credit: | $2,105,704 |
| Total State Credit: | $8,914,800 |
| Approved Developer Fee (in Project Cost & Eligible Basis): | $5,281,866 |
| Federal Tax Credit Factor: | $0.80250 |
| State Tax Credit Factor: | $0.88000 |

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, 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. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

**Significant Information / Additional Conditions**: None.

**Resyndication and Resyndication Transfer Event:** None.

**Standard Conditions**

The applicant shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 25% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

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 reservation 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.

**CDLAC Additional Conditions**

The applicant/owner is required to comply with the CDLAC resolution and the terms of the bond and tax credit award as presented in the application and summarized in this staff report. CTCAC will verify the project complied with all terms of the award at placed-in-service review.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC’s Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

## CA-26-606 / Addison II

| Points System | Max. Possible Points | | Points Requested | Points Awarded |
|---|---|---|---|---|
| | New Const. | Rehab. | | |
| **Acquisition/Rehabilitation Project Priorities** | **0** | **20** | **0** | **0** |
| **New Construction Density and Local Incentives** | **10** | **0** | **10** | **10** |
| Project density is at least 100 bedrooms/net acre | 10 | 0 | 10 | 10 |
| **Exceeding Minimum Income Restrictions** | **20** | **20** | **20** | **20** |
| Average targeted affordability is 10 percent below 60% | 20 | 20 | 20 | 20 |
| **Exceeding Minimum Rent Restrictions** | **10** | **10** | **10** | **10** |
| Average targeted affordability is 41% below market comparables | 10 | 10 | 10 | 10 |
| **General Partner & Management Company** | **10** | **10** | **10** | **10** |
| General Partner Experience | 7 | 7 | 7 | 7 |
| Management Company Experience | 3 | 3 | 3 | 3 |
| **Housing Needs** | **10** | **0** | **10** | **10** |
| **Readiness to Proceed** | **10** | **10** | **10** | **10** |
| **Access to Opportunity** | **10** | **0** | **10** | **10** |
| High or Highest Resource Area; 10% @ 30% AMI, 10% @ 50% AMI | 10 | 0 | 10 | 10 |
| **Service Amenities** | **10** | **10** | **10** | **10** |
| **LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED** | | | | |
| Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction | 7 | 7 | 7 | 7 |
| After school program for school age children, minimum of 6 hours/week | 3 | 3 | 3 | 3 |
| **Cost Containment** | **12** | **12** | **12** | **12** |
| Project eligible basis is 53% less than the CDLAC adjusted TBL; 1 pt per % | 12 | 12 | 12 | 12 |
| **Site Amenities** | **10** | **10** | **10** | **10** |
| Within ⅓ mile of transit, service every 30 min, 25 units/acre density | 7 | 7 | 7 | 7 |
| Within ½ mile of public park or community center open to general public | 3 | 3 | 3 | 3 |
| Within 1 mile of public library | 2 | 2 | 2 | 2 |
| Within ¾ mile of a public elementary school | 2 | 2 | 2 | 2 |
| Within 1 mile of a pharmacy | 1 | 1 | 1 | 1 |
| **Total Points** | **112** | **102** | **112** | **112** |

**Tie Breaker:** 152.087%