



- **What is the Developer's vision for this site?**

Chelsea Investment Corporation ("Chelsea") envisions an affordable apartment community that will both enhance the neighborhood and address San Diego's housing crisis. Chelsea's vision, which will be fine-tuned by community input, is comprised of two affordable apartment complexes that will be developed and built concurrently: 152-unit Messina senior apartments and 252-unit Modica family apartments, for a total of 404 affordable units. This development will include amenities for residents, a parking structure with approximately 465 parking spaces, and a Senior Center that will be open to the public.

- **What are the target populations for this project?**

The target populations will be low- and moderate-income seniors (this typically includes disabled seniors and senior veterans) and low- and moderate-income families. Approximately 52 units at Modica will be set aside for people with a developmental disability, such as autism, cerebral palsy, Down syndrome, or epilepsy. There are no plans to set aside units for people with diagnosed mental illness, people receiving treatment for substance abuse, or people experiencing homelessness. A substantial percentage of our senior and disabled residents do not drive so the site's proximity to public transportation is significant for these populations. A customized menu of free onsite resident services will be coordinated by Chelsea's nonprofit partners, Serving Seniors (Messina) and Southern California Housing Collaborative (Modica).

- **How many units are anticipated to be constructed and will there be a commercial component?**

We anticipate building about 404 residential units. The only commercial component will be the Senior Center at Messina, which will be managed by Serving Seniors, the leading senior service provider in the County. This Senior Center will be open to the public and will provide supportive services including, but not limited to: healthcare and nutritional services, case management, arts and crafts workshops, civic engagement, legal assistance, and support groups.

- **What percentage of the housing will be dedicated to affordable homes?**

100% of the housing will be apartments that are affordable to households earning 30% to 80% of the Area Median Income (AMI). Rents at Modica and Messina are projected to range from \$490 to \$1400 for a 1-

bedroom, \$580 to \$1670 for a 2-bedroom, and \$660 to \$1420 for a 3-bedroom. The charts below estimate the household income ranges that will be eligible to qualify for residence at Modica & Messina.

Modica family apartments – Qualifying Income		
AMI	# of Units	1 to 5-person households (2018 figures)
80%	89	\$54,500 - \$84,100
60%	56	\$40,920 - \$63,060
50%	55	\$34,100 - \$52,550
30%	50	\$20,450 - \$31,550

Messina senior apartments – Qualifying Income		
AMI	# of Units	1 to 2-person households (2018 figures)
80%	32	\$54,500 - \$62,320
60%	45	\$40,920 - \$46,740
50%	2	\$34,100 - \$38,950
30%	71	\$20,450 - \$23,370

- **How will construction be financed?**

This project will be financed with a mix of public and private funds, including affordable housing tax credits and tax-exempt bonds.

- **How high will the buildings be?**

In their current configuration, these buildings will be up to five stories (roughly 58') tall. This is consistent with other developments in the neighborhood, which are up to ten stories tall.

- **Will the project use and/or apply green technologies and energy-efficient building components, i.e. be LEED Certified?**

Yes, the development will—at a minimum—be built to LEED Silver standards, will utilize solar energy to lower energy costs, and will include drought-tolerant landscaping.

- **What is the approximate date of groundbreaking/grand opening?**

The earliest possible groundbreaking would be late 2020 with an anticipated construction period of 18-22 months. This translates to a potential grand opening in mid-2022.

- **Will there be any opportunity for the community to give input on the development?**

Yes, the community can provide input at the Environmental Impact Report (EIR) Notice of Preparation (NOP) scoping meetings, Community Planning Group meetings, and Planning Commission meetings. Chelsea welcomes ongoing community input by contacting Buddy Bohrer, Director of Acquisitions, at [modicaandmessina@chelseainvestco.com](mailto:modicaandmessina@chelseainvestco.com) or 760-456-6000.