



Mt. Etna Campus Development

404-unit Intergenerational Affordable Housing Community



Chelsea Investment Corporation

- Heidi W. Mather, Director of Development
- Joseph Baclit, Development Executive
- Emma Scoville, Development Analyst

County of San Diego

- Angela Jackson-Llamas, Project Manager, DGS Real Estate
- Krista Ellis, Chief, DGS Real Estate
- David Estrella, Director, Housing & Community Development Services
- Tina Cobarrubias, Housing Program Analyst, Housing & Community Development Services

Serving Seniors

- Melinda Forstey, COO

Southern California Housing Collaborative & San Diego Regional Center

- Nathan Schmid, Executive Director, SCHC
- Mark Klaus, Executive Director, San Diego Regional Center

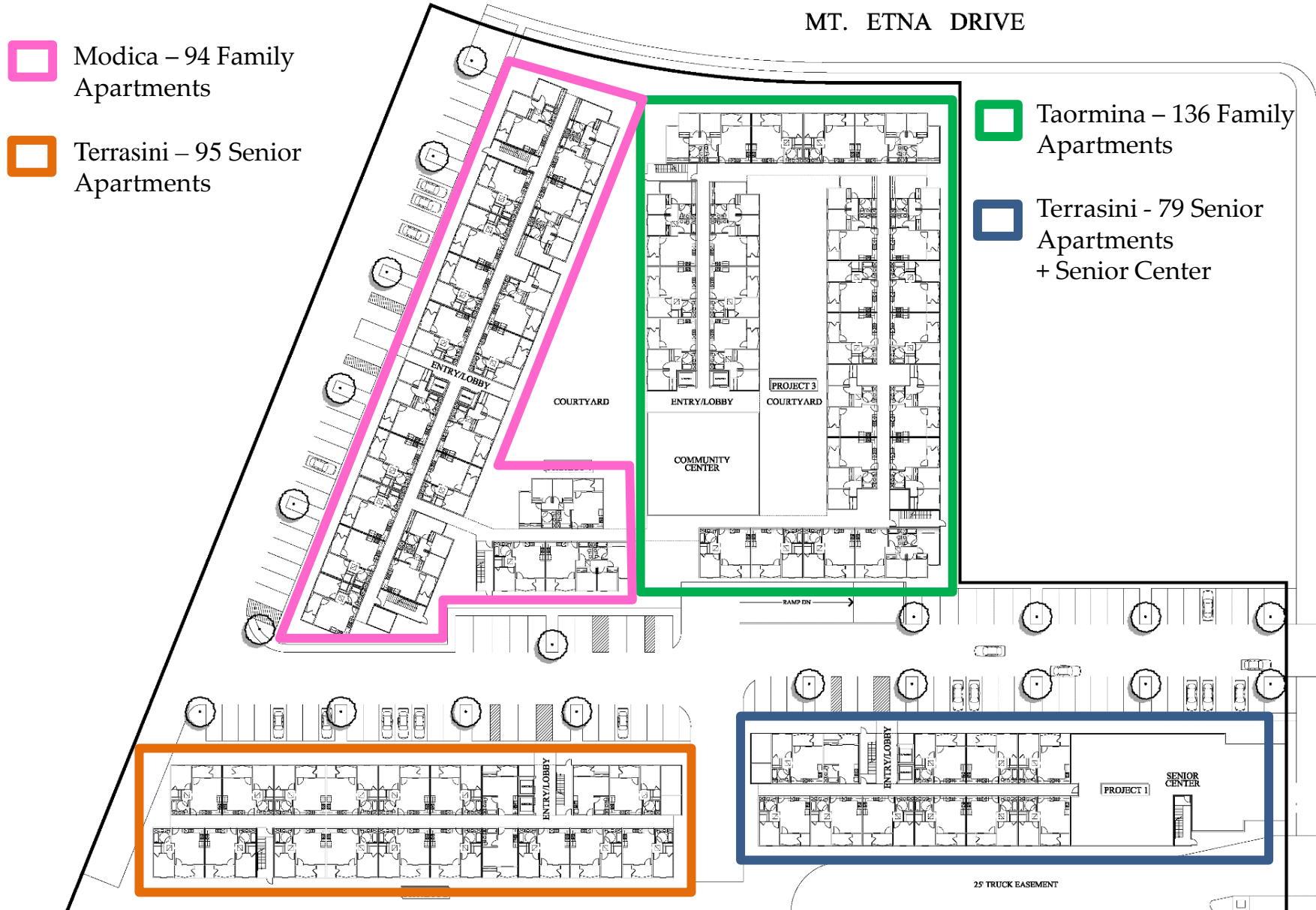
- 404 affordable apartments plus a Public Senior Center
 - Proposed to be built in three stages over four to five years
 - 174 senior apartments, 230 family apartments including up to 57 apartments for residents with a developmental disability
 - Public Senior Center available to residents and the public age 60 +



Façade Design Intent. General representation of the building elevation. Final product is subject to change.

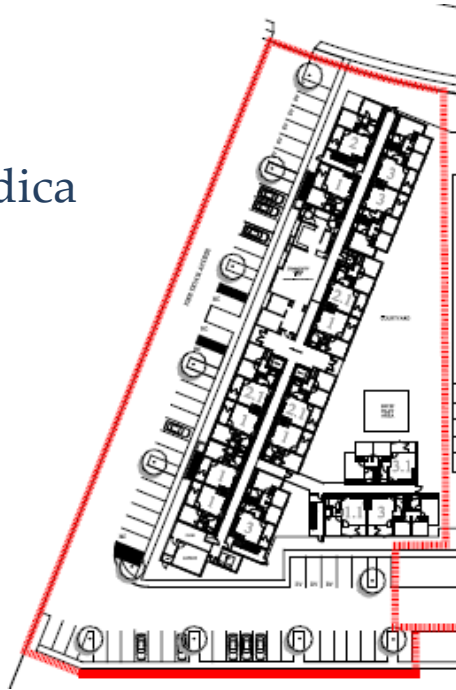


Proposed Site Plan

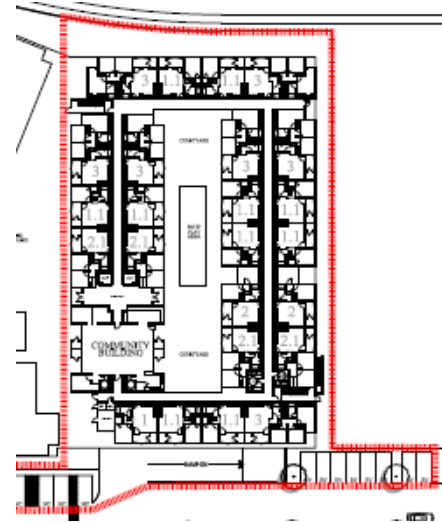


Site Plans

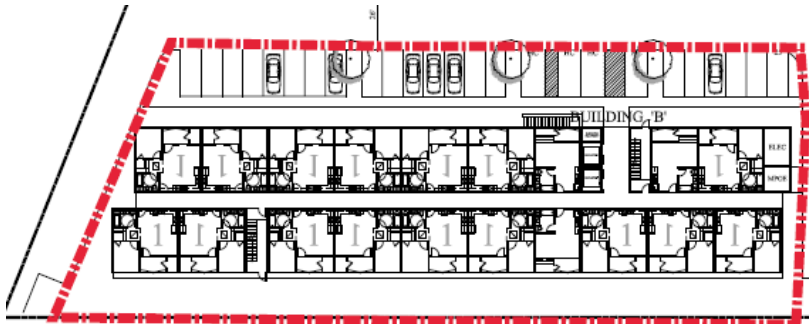
Modica



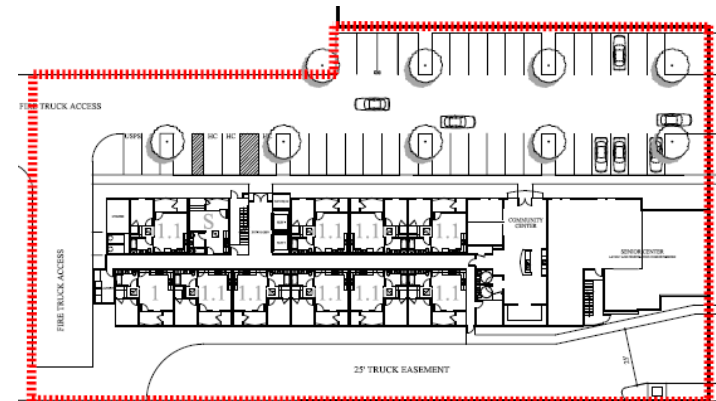
Taormina



Terrasini



Messina



Elevations

Taormina & Modica



Messina & Terrasini



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Schedule & Financing Paths

- 2018: Community engagement commencement
- Jan 2020: EIR certified by County Board of Supervisors
- March 2020: Community Plan Amendment & Rezone approved by City Council
- July 2020: Disposition and Development Agreement approved by BOS
- 2020 - 2022: DDA and subsequent amendments approved
- Sept 2022: Demolition complete
- Aug-Nov 2022: 4% CDLAC application / award
- May 2023: Construction commencement (est.)

Taormina		Modica		Messina		Terrasini	
Family Project - 136 units		Family Project - 94 units		Senior Project - 79 units		Senior Project - 95 units	
IHTF (\$4M Awarded)		SDHC (\$3M Awarded)		SDHC (\$3.95M and 8 PBVs Awarded)			
Aug-22	4% Apply	Aug-22	4% Apply	Sep-22	ARPA Apply	Oct-22	SDHC Apply
Nov-22	4% Award	Nov-22	4% Award	Nov-22	ARPA Award	Jan-23	SDHC Award
Oct-22	SDHC Apply	Oct-22	SDHC Apply	Mar-23	AHP Apply	Mar-23	AHP Apply
Nov-22	4% Award			Mar-23	9% Apply	Jun-23	AHP Award
Dec-22	ARPA Award			Jun-23	AHP Award	Jun-23	9% Apply
Jan-23	SDHC Award	Jan-23	SDHC Award	Jun-23	9% Award	Sep-23	9% Award
May-23	Const Start	May-23	Const Start	Dec-23	Const Start	Mar-24	Const start



Campus Wide Parking Program

Unit Type	Units	Parking Ratio	Parking Spaces
Family units	172	1.20	207
Family DD* units	58	0.10	7
Senior units	174	0.50	88
Total	404		302

**Developmentally Disabled*

Parking Standards in Transit Priority Areas (TPA)

- Zero minimum parking space requirements for all multi-family residential developments that provide a minimum of 20% affordable units within a TPA
- Providing substantially more than required by San Diego Municipal Code
- Transportation Amenities Provided
 - Transit and Rideshare Information
 - On-site Bicycle Repair Station
 - Delivery Package Lockers

Onsite Amenities

A range of services will be available to all residents such as:

- 3 Community Rooms
- Senior Center
- Computer Lab
- Laundry
- Outdoor courtyard / picnic area
- BBQs
- Tot Lot



A range of services will be available to all residents such as:

- Instructor-led adult education and skill building classes that incorporate computer literacy, ESL, art, job counseling, financial literacy, and health & wellness
- After-school programs during the school year
- Family and intergenerational services will be provided on-site and free of charge to the residents



Resident Services – SCHC/SDRC

Residents with a developmental disability—such as autism, epilepsy, or down syndrome—will receive supportive services coordinated by Southern California Housing Collaborative (SCHC) and the San Diego Regional Center (SDRC).

- Coordinates custom-tailored services to match an individual's IPP
- Funds needed services for individuals
- Services include transportation, supported living services, professional training, and supported employment



Serving Seniors will operate the Senior Center.

- Open to the public during business hours
- Providing meaningful services at no cost
- Services will include:

Meals

Workshops & Classes

Volunteer Opportunities

Health Services

Case Management

Social Activities

Encourage involvement in multiple activities to reduce isolation and foster a sense of community.

SERVING
SENIORS | CELEBRATING
50 YEARS





www.5255mtetnadrive.com

Please submit questions via the "Contact Us" tab on the website