

City Of Pasadena



August 12, 2016

Affordable Rental Housing

This is a list of 48 privately-owned affordable rental housing developments located in the City of Pasadena which contain dwelling units with rent and income restrictions. These affordable rental housing units, totaling 2,070, were built with government (federal, state, county, local) funding assistance and/or pursuant to the City's Inclusionary or density bonus development requirements. These housing developments, are not managed or operated by the City of Pasadena. Please contact the listed Manager for each development to inquire about vacancies and application process. A schedule of applicable income limits is included at the end of this list. **Also, see Addendum (last page) for rental projects with affordable units under construction.**

<p><u>Acappella of Pasadena</u> 160 E. Corson Street & 145 Chestnut Street</p> <p><i>Not accepting applications at this time</i> 143 Total Units 12 Very Low Income Manager: (626) 405-9447</p>	<p><u>Agape Court</u> 445 N. Garfield Avenue</p> <p><i>Not accepting applications at this time</i> 46 Total Units 10 Very Low Income Manager: (626) 449-2580</p>
<p><u>Avalon Pasadena</u> 25 S. Oak Knoll Avenue</p> <p><i>Not accepting applications at this time</i> 120 Total Units 10 Very Low Income Manager: (626) 796-0770</p>	<p><u>Arpeggio of Pasadena</u> 325 Cordova Street</p> <p><i>Not accepting applications at this time</i> 135 Total Units 11 Very Low Income Manager: (626) 440-0545</p>
<p><u>Centennial Place</u> 235 E. Holly Street</p> <p><i>Must be referred by Union Station.</i> 144 Single Room Occupancy Units Very Low Income Manager: (626) 585-0009 Passageways: (626) 403-4880</p>	<p><u>Community Arms</u> 151 E. Orange Grove Boulevard</p> <p><i>HUD project</i> <i>Contact Manager for availability.</i> 133 Total Units Very Low Income Manager: (626) 796-8196</p>

<p><u>Concord (SENIOR HOUSING)</u> 275 Cordova Street</p> <p><i>HUD Project</i> <i>Contact Manager for availability.</i></p> <p>150 Total Units Very Low Income Manager: (626) 792-1032</p>	<p><u>Avalon/Del Mar Station</u> 265 Arroyo Parkway</p> <p><i>Waiting List full; no applications are being accepted until further notice.</i></p> <p>347 Total Units 7 Moderate Income & 14 Low Income Manager: (626) 396-9090</p>
<p><u>Del Mar Gardens</u> 240 E. Del Mar Blvd.</p> <p><i>Not taking applications at this time</i></p> <p>3 Low Income Units Manager: (323) 463-6097</p>	<p><u>El Sereno Apartments</u> 1525 – 1535 N. El Sereno Avenue</p> <p><i>Not taking applications at this time.</i></p> <p>6 Total Units Very Low Income Manager: (626) 794-5973</p>
<p><u>Fountain Glen (SENIOR HOUSING)</u> 775 East Union Street</p> <p><i>Contact Manager for availability.</i></p> <p>98 Total Units 1 Moderate Income & 3 Low Income Manager: (626) 449-8844</p>	<p><u>Green Hotel (SENIOR HOUSING)</u> 50 East Green Street</p> <p><i>HUD Project</i> <i>Contact Manager for availability.</i></p> <p>139 Total Units Very Low Income Manager: (626) 793-7070</p>
<p><u>The Groves</u> 965 N. Raymond Avenue 700 East Mountain Street</p> <p><i>Contact Property Manager for availability.</i></p> <p>44 Total Units Very Low Income Property Manager: (626) 791-5582</p>	<p><u>Holly Street Village Apartments</u> 151 East Holly Street</p> <p><i>Contact Manager for availability.</i></p> <p>375 Total Units 75 Very Low Income Manager: (626) 440-1900</p>
<p>636 N. Holliston Ave.</p> <p><i>Contact Manager for availability.</i></p> <p>10 Total Units 1 Low Income Manager: (626) 674-5168</p>	<p><u>Hudson Gardens (SENIOR HOUSING)</u> 1255 N. Hudson Avenue</p> <p><i>HUD Project</i> <i>Contact Manager for availability.</i></p> <p>40 Total Units (3 fully accessible) Very Low Income Manager: (626) 794-9179</p>
<p><u>Hudson Oaks</u> (SENIOR HOUSING) 1267 N. Hudson Avenue</p> <p><i>Contact Property Manager for availability.</i></p> <p>45 Total Units 44 Very Low Income Manager: (626) 398-0022</p>	<p><u>Kings Villages</u> 1141 North Fair Oaks Avenue</p> <p><i>Waiting List full; no applications are being accepted until further notice.</i></p> <p>313 Total Units Low Income & Very Low Income</p>

<p><u>La Pintoresca Apartments</u> (SENIOR HOUSING) 1275 La Pintoresca Drive</p> <p><i>HUD Project</i> Contact Manager for availability. 64 Total Units Very Low Income Manager: (626) 797-1794</p>	<p>422 Linda Rosa</p> <p><i>Not accepting applications at this time</i></p> <p>7 Total Units 1 Low Income Manager: (626) 354-1377</p>
<p><u>Magnolia Townhomes</u> 1172 North Raymond Avenue</p> <p><i>HUD Project</i> Contact Manager for availability. 5 Total Units Very Low Income Manager: W. Chris Jones 5708 Canterbury Dr., Culver City, CA 90230</p>	<p><u>Northwest Manors I</u> 985 North Raymond Avenue</p> <p><i>HUD Project</i> Contact Owner for availability. 44 Total Units Very Low Income Owner: (626) 405-1042</p>
<p><u>543 North Raymond Avenue</u></p> <p><i>Contact Manager for availability.</i> 3 Total Units 1 Very Low & 2 Low Income Manager: (626) 227-4432</p>	<p><u>Orange Grove Gardens Apartments</u> 252 E. Orange Grove Boulevard</p> <p><i>Contact Abode Communities for availability.</i> 38 Total Units Very Low Income Manager: (213) 629-2702</p>
<p><u>Parke Los Robles</u> 626 North Los Robles Avenue</p> <p><i>Contact Manager (Levine Management Group) for availability.</i> 12 Total Units Low Income & Very Low Income Manager: (310) 358-3489</p>	<p><u>Pasadena Accessible Apartments</u> <u>915 Rio Grande Street</u></p> <p><i>Contact Owner for availability.</i> 13 Total Units Very Low Income with Disabilities Owner: (818) 782-2211</p>
<p><u>Pasadena Place</u> 169 West Green Street</p> <p><i>Not accepting applications at this time</i> 38 Total Units 3 Very Low Income Manager: Richard or Christine @ (213) 479-2163</p>	<p><u>Pasadena Silvercrest (SENIOR HOUSING)</u> 975 East Union Street</p> <p><i>HUD Project</i> Contact Manager for availability. 75 Total Units 7 Fully Accessible Very Low Income Manager: (626) 432-6678</p>
<p><u>Pilgrim Towers East (SENIOR HOUSING)</u> 440 N. Madison Avenue <i>HUD Project</i> <i>Not accepting applications at this time</i> 154 Total Units Some Fully Accessible Very Low Income Manager: (626) 793-0652</p>	<p><u>Pilgrim Towers North (SENIOR HOUSING)</u> 560 E. Villa Street</p> <p>HUD Project – 205 units Tax credit project – 50 units Very Low Income Manager: (626) 577-0330</p>

<p align="center"><u>Raymond Grove Apartments</u> 47 East Orange Grove Boulevard</p> <p align="center">12 Total Units Moderate Income, Low & Very Low Income Manager: (818) 266-8612</p>	<p align="center"><u>Renaissance Court</u> 456 E. Orange Grove Boulevard</p> <p align="center">Contact Manager for availability. 31 Total Units 5 Low Income Manager: (626) 304-0310</p>
<p align="center"><u>Rosewood Court (SENIOR HOUSING)</u> 1890 N. Fair Oaks Avenue HUD Project Contact Manager for availability. 65 Total Units Very Low Income Manager: (626) 398-6470</p>	<p align="center"><u>Stalhuth House</u> 131 E. Washington Boulevard</p> <p align="center"><i>Not taking applications at this time.</i> 2 Total Units Low Income & Very Low Income Manager: (626) 797-2790</p>
<p align="center"><u>TELACU Courtyard Apartments (SENIOR HOUSING)</u> 42 E. Walnut Street</p> <p align="center">HUD Project <i>Not accepting applications at this time</i> 70 Total Units (Fully Accessible) Very Low Income Manager: (626) 405-4867</p>	<p align="center"><u>Trio</u> 621 E. Colorado Boulevard (64 N. Madison Avenue)</p> <p align="center"><i>Not accepting applications at this time</i> 304 Total Units 6 Moderate Income 12 Low Income Manager: (626) 395-0100</p>
<p align="center"><u>Villa Parke Homes</u> 422 & 488 North Raymond Avenue & 557 North Los Robles Avenue Contact Manager for availability. 9 Total Units Low Income & Very Low Income Manager: (213) 629-2702</p>	<p align="center"><u>Villa Los Robles</u> 473 North Los Robles Avenue</p> <p align="center">Contact Manager for availability. 8 Total Units Low Income & Very Low Income Manager: (323) 231-1104</p>
<p align="center"><u>Villa Raymond (SENIOR HOUSING)</u> 455 North Raymond Avenue</p> <p align="center">HUD Project Contact Manager for availability. 61 Total Units Very Low Income Manager: (818) 789-5550 Ironwood Management, Inc.</p>	<p align="center"><u>Villa Washington</u> 264 East Washington Boulevard</p> <p align="center">Contact Manager for availability. 21 Total Units Low Income & Very Low Income Manager: No phone # at this time</p>
<p align="center"><u>Villa Yucatan</u> 2186 East Villa Street</p> <p align="center">HUD Project; Contact Property Manager for availability. 14 Total Units Very Low Income Property Manager: (626) 795-7990 Owner: (626) 405-1042</p>	<p align="center"><u>Walnut Place</u> 712 East Walnut Street</p> <p align="center"><i>Not accepting applications at this time</i> 28 Total Units 3 Very Low Income Manager: (626) 795-1826</p>

<p align="center"><u>Washington Townhouse</u> 529 East Washington Boulevard</p> <p align="center">HUD Project Contact Property Manager for availability. 20 Total Units Very Low Income Property Owner/Manager: (626) 405-1042</p>	<p align="center"><u>Westgate</u> 231 S. DeLacy Street</p> <p align="center"><i>Not accepting applications at this time</i></p> <p align="center">480 Total Units 96 Very Low Income Manager: (626) 584-6080</p>
<p align="center"><u>168 N. Wilson Avenue</u></p> <p align="center"><i>Not accepting applications at this time</i> 23 Total Units 1 Low Income Manager: (626) 443-8666</p>	<p align="center"><u>33 South Wilson Avenue</u></p> <p align="center"><i>Not accepting applications at this time</i> 45 Total Units 4 Very Low Income Manager: (626) 628-2216</p>
<p align="center"><u>Windrose Place</u> 271 East Bellevue Drive</p> <p align="center">Contact Manager for availability. 134 Total Units 27 Moderate Income Manager: (626) 577-9297</p>	<p align="center"><u>Woodbury Apartments</u> <u>(SENIOR HOUSING)</u> 460 Woodbury Road</p> <p align="center">Contact Manager for availability. 12 Low Income Units Manager: (626) 653-9401</p>

Income Limits for
Very Low/Lower/Moderate Income Households

(published by State of California Housing & Community Development May 24, 2016)

Household Size	Median Income	Very Low Income	Low Income	Moderate Income
1	\$45,350	\$30,400	\$48,650	\$54,450
2	\$51,850	\$34,750	\$55,600	\$62,200
3	\$58,300	\$39,100	\$62,550	\$70,000
4	\$64,800	\$43,400	\$69,450	\$77,750
5	\$70,000	\$46,900	\$75,050	\$83,950
6	\$75,150	\$50,350	\$80,600	\$90,200
7	\$80,350	\$53,850	\$86,150	\$96,400
8	\$85,550	\$57,300	\$91,700	\$102,650

Area Median Income For Los Angeles County is **\$64,800** for a family of 4.

Based On Currently Effective Median Income Of Los Angeles County, as Set Forth in 25 California Code Regulations Section 6932. These Median Income figures are revised annually.

**UPCOMING
RENTAL HOUSING PROJECTS WITH AFFORDABLE UNITS**

The Ellington (Inclusionary housing project, developer HINES)

3300 E. Foothill Blvd., Pasadena

25 affordable units for very low (14) and moderate (11) income households

- Leasing office to set up Interest List phone line in late-August 2016
- Applications anticipated to be available on or about September 15, 2016
- Initial occupancy expected to begin in October 2016

The Andalucia (Inclusionary housing project, developer Mack Urban)

686 E. Union Street, Pasadena

11 affordable units for very low income households

- Applications not yet available
- Call developer's information line at (213) 542-4305 to get recorded information on how to get on an interest list to receive pre-application
- Initial occupancy expected to begin in October 2016

Luxe Pasadena (Inclusionary housing project, developer AMCAL)

1765 E. Walnut Street, Pasadena

10 affordable units for very low (9) and moderate (1) income households

- Pre-applications anticipated to be available on or about August 24, 2016
- Call developer's information line (626) 844-9115 for pre-application availability
- Initial occupancy expected to begin in November 2016

J Grant Apartments (Inclusionary housing project)

119 S. Los Robles Avenue, Pasadena

4 affordable units for very low income households

- Pre-applications must be postmarked no later than August 15, 2016
- Call developer's leasing office at (323) 654-8547 for a pre-application
- Initial occupancy expected to begin in September 2016