



HOUSING & CAREER SERVICES DEPARTMENT  
**UPCOMING RENTAL HOUSING PROJECTS WITH AFFORDABLE UNITS**  
(current as of August 17, 2016)

**The Ellington** (Inclusionary housing project, developer HINES)

3300 E. Foothill Blvd., Pasadena

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

- Call developer at (626) 714-8831 to get on an interest list
- Applications are anticipated to be available on or about September 15, 2016
- Acceptance of applications will begin on or about October 5, 2016
- Applications must be mailed to developer, postmarked by October 31, 2016
- Initial occupancy is expected to begin in November 2016

**The Andalucia** (Inclusionary housing project, developer Mack Urban)

686 E. Union Street, Pasadena

11 affordable units for very low income households

- Applications are 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 is 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 are anticipated to be available on or about August 24, 2016
- Call developer's information line (626) 844-9115 for pre-application availability
- Initial occupancy is 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 are not yet available
- Leave a message with developer's agent at (310) 734-9061 for update
- Initial occupancy is expected to begin in September or October 2016

## 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.*