

100% Affordable Housing Development

2214 N Windsor Ave, Altadena, CA 91001



February 24, 2026

Why This Project?



The Eaton Fire Crisis

The January 2025 Eaton Fire destroyed over **9,400 structures** in Altadena displacing thousands of families

The Eaton Fire Collaborative's housing survey found:

- **72% of displaced renters** still need housing
- **91% were uninsured or underinsured**
- Average household income: **\$35,592/year**
- Average household size: **5 people, 43% under age 18**
- **78% cannot afford** current market rents

Our Response: 2214 N Windsor

The Bold Communities project is **designed to directly address the community's most urgent needs:**

- 52-units (inclusive of 1-manager unit) of **100% affordable housing**
- 33-units at 30% Area Median Income (AMI) – **deeply affordable**
- **54% family-sized units** (2- and 3-Bedrooms)
- 1-Bedroom rents at **\$852/month vs \$2,350 market**
- **Community-sensitive** 4-story design

Lease-up preference for qualifying households displaced by the Eaton Fire

Eaton Fire Lease-Up Priority

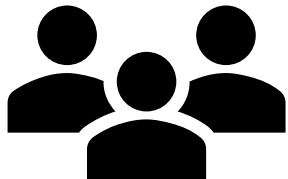


Households displaced by the Eaton Fire will receive first-priority during the lease-up process

Who Qualifies?

Income Range

Family-Sized Units

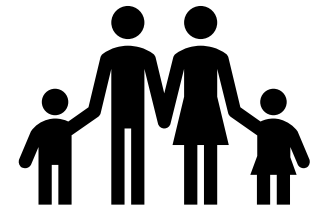


Renters and homeowners displaced by the Eaton Fire who meet the income requirements



30% to 80% AMI

\$31,800 - \$130,880/year for 2025
(varies by household size)



28 units with 2- or 3-bedrooms;
Designed for families with children
(43% of displaced households)

Community Impact



EFC Survey Findings

Affordability Crisis

\$1,490/month

What displaced renters can afford for a 1-BR

Family Housing Need

5 People

Average household size; 43% under age 18

Income Profile

\$35,592/year

Average household income of displaced renters

Displacement Risk

72%

Of displaced renter still need housing

2214 N Windsor

Affordable Rents

\$852/month

Rent for a 1-BR unit at 30% AMI level

Family Sized Units

54%

Of units are 2- and 3-bedrooms (28 units)

Income Limits

30-80% AMI

\$35,592 qualifies at 30% AMI for 2-person households

Disaster Recovery

Fire Priority

Lease-up preference for households displaced by Eaton Fire

Unit Mix & Rent Restrictions



Unit Mix

Total Units: 52

- 1-Bedroom / 1-Bath: 24-units (~544 square feet)
- 2-Bedroom / 1-Bath: 13-units (~800 square feet)
- 3-Bedroom / 2-Bath: 15-units (~1,030 square feet), includes a manager unit

Rent Restrictions (2025)

Income Level (AMI)	Unit Type		
	1 BR	2 BR	3 BR
80% AMI	\$2,272	\$2,726	\$3,151
60% AMI	\$1,704	\$2,044	\$2,363
50% AMI	\$1,420	\$1,703	\$1,969
40% AMI	\$1,136	\$1,363	\$1,575
30% AMI	\$852	\$1,022	\$1,181

Unit Mix by Rent Restrictions (2025)

1-Bedroom / 1-Bath

- 30% AMI: 24-units @ \$852/month

2-Bedroom / 1-Bath

- 30% AMI: 7-units @ \$1,022/month
- 80% AMI: 6-units @ \$2,726/month

3-Bedroom / 2-Bath:

- 30% AMI: 2-units @ \$1,181/month
- 80% AMI: 12-units @ \$3,151/month
- Manager: 1-unit

Resident Services & Amenities



Onsite Supportive Services

Provided by LifeSTEPS



Adult Education & Life Skills

84 hours annually — financial literacy, job readiness, computer skills, and educational workshops



Health & Wellness

60 hours annually – nutrition education, physical wellness activities and health screenings

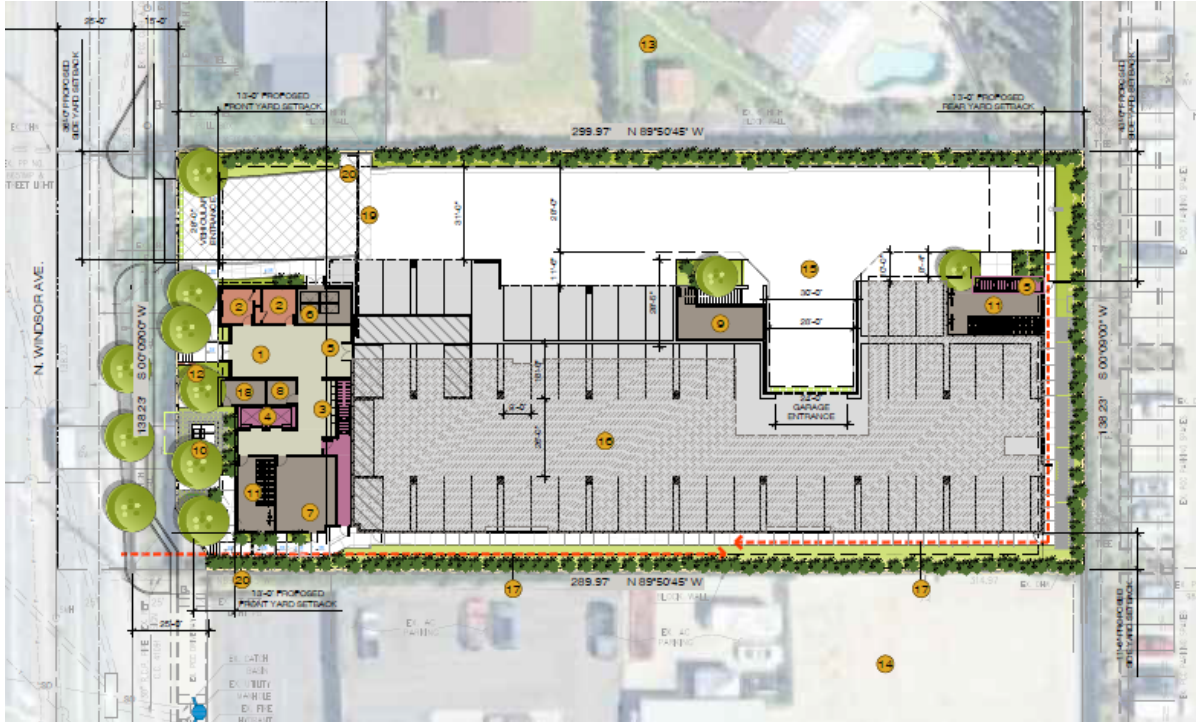
Building Amenities

- Community room for classes, events and gatherings
- Tot lot, outdoor play area for children
- Outdoor seating and gathering spaces
- Onsite laundry
- 52 parking spaces (1:1 ratio)
- 32 bicycle parking spaces
- EV-equipped parking spaces
- Onsite property management

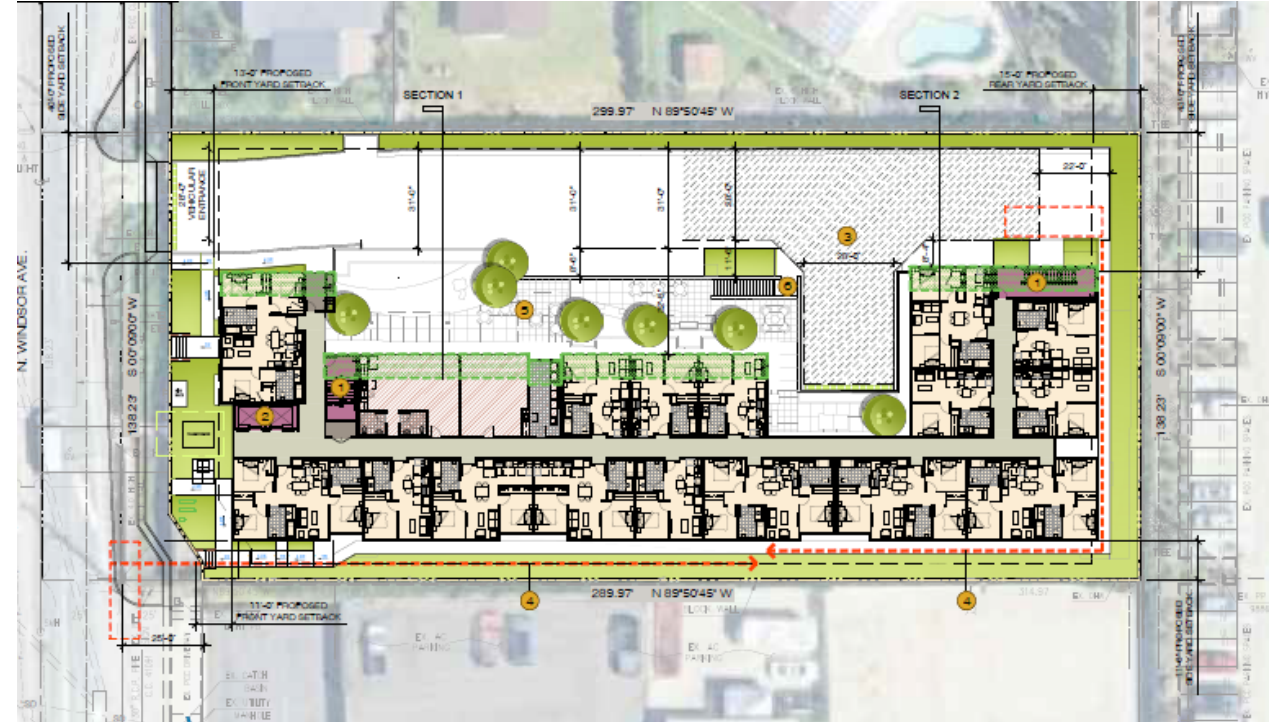
Project Site Plan



Ground Floor



Second Floor



Community Sensitive Project Elevations



Neighboring Residential Property Line

36ft Proposed Side Yard Setback



1. WEST ELEVATION (N WINDSOR AVENUE)

Massing Perspective – Street View



Massing Perspective – Angled View



Shadow Study: Spring Equinox & Fall



CURRENT 4 STORY DESIGN



① SITE PLAN - FALL 9 AM

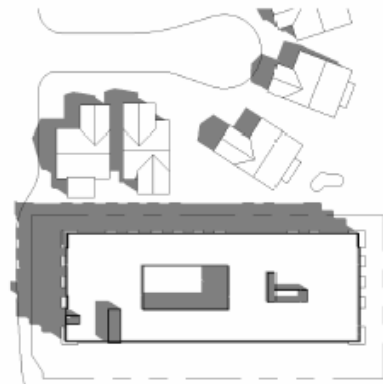


② SITE PLAN - FALL 12 PM

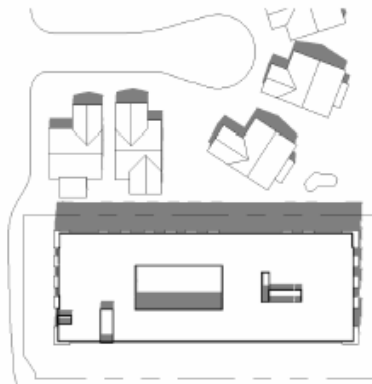


③ SITE PLAN - FALL 15 PM

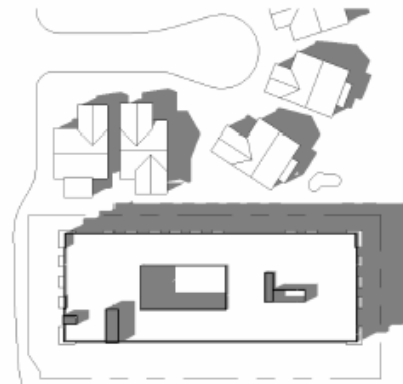
ENTITLED 3 STORY DESIGN



①A SITE PLAN - FALL 9 AM



②A SITE PLAN - FALL 12 PM



③A SITE PLAN - FALL 15 PM

Development Team



Developer / Sponsor: Bold Communities



Los Angeles-based 501(c)(3) nonprofit affordable housing developer founded in 2020.

Co-Developer: PATH Ventures



One of Southern California's leading nonprofit housing developers focused on ending homelessness. 30+ years of experience developing and operating supportive housing across Los Angeles County.

Property Manager: TELACU Residential Management



Manages 39 affordable housing communities with over 2,700 units throughout California. Extensive onsite services and Low-Income Housing Tax Credit compliance expertise.

Resident Services - LifeSTEPS



California's largest provider of onsite supportive services in affordable housing, serving 60,000+ residents annually across 200+ properties statewide.

Target Project Schedule



I. April 2026

- Receive funding award from LA County Affordable Housing Solutions Agency (competitive application under review; decisions expected April 2026)
- Complete “By Right” entitlement process

II. July 2026

- Apply for tax credits

III. October 2026

- Secure tax credit award

IV. 4Q2026 / 1Q2027

- Begin construction

V. 2Q2028 / 3Q2028

- Complete construction and lease-up

Schedule reflects fastest anticipated path. Timeline subject to adjustment based on funding, entitlement, and tax credit milestones.

Thank You



Appendix

Project Overview: Summary



2214 N Windsor Ave, Altadena, CA 91001

100% Affordable Housing | 52-Units | Eaton Fire Recovery Priority

33

Units at 30% AMI
Deeply Affordable

18

Units at 80% AMI
Workforce Housing

54%

Family-Sized
2- and 3-Bedrooms

\$852

1-BR Monthly Rent
vs. \$2,350 Market

Designed for the Altadena Community

- **Disaster Recovery Priority:** Lease-up preference for households displaced by the Eaton Fire. 72% of displaced renters still need permanent housing.
- **Family Housing:** 28 family-sized units (2- and 3-bedrooms) serving an average household size of 5 people, 43% of whom are children under 18.
- **Mixed-Income Approach:** Serves both extremely low-income families (30% AMI) and workforce families — teachers, healthcare workers, first responders — at 80% AMI. All rents below market.
- **Community-Sensitive Design:** 4-story building with 36-foot setback from neighboring residential properties. Shadow study confirms comparable or less impact than the entitled 3-story market-rate project.
- **Onsite Services:** LifeSTEPS providing 144 annual hours of resident services including adult education, health/wellness, and youth activities.

Project Overview: Income Restrictions



Income Restrictions (2025)

To income-qualify for a unit, prospective renters cannot have annual gross income greater than the below thresholds based on household size

Income Level (AMI)	Household Size					
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person
80% AMI	\$84,800	\$96,960	\$109,040	\$121,200	\$130,880	\$140,560
60% AMI	\$63,600	\$72,720	\$81,780	\$90,900	\$98,160	\$105,420
50% AMI	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850
40% AMI	\$42,400	\$48,480	\$54,520	\$60,600	\$65,440	\$70,280
30% AMI	\$31,800	\$36,360	\$40,890	\$45,450	\$49,080	\$52,710