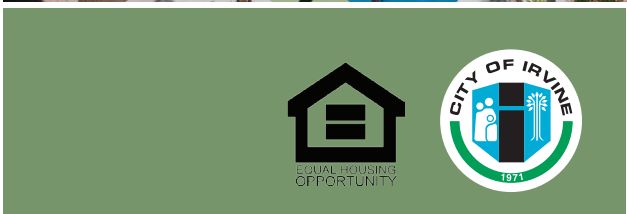




**Find  
Affordable  
Housing  
in Irvine**



## Irvine Apartment Communities

The properties listed below are owned by the Irvine Apartment Communities (IAC), a private, for-profit company, and contain affordable housing units. For assistance with IAC, call the Apartment Information Center at 800-422-5115 or visit [rental-living.com](http://rental-living.com).

- |  |  |   |
|--|--|---|
| <p><b>Cedar Creek</b><br/>5051 Alton Parkway, #10<br/>1 &amp; 2 bedrooms<br/>949-733-0404<br/>1 &amp; 2 bedrooms</p> | <p><b>San Marino Villa Apartments</b><br/>403 San Marino<br/>949-553-1662<br/>1, 2 &amp; 3 bedrooms</p>  | <p><b>Villa Sienna</b><br/>18600 Jamboree Road<br/>949-474-4422<br/>Studio, 1, 2 &amp; 3 bedrooms</p> |
| <p><b>Cross Creek</b><br/>22 Creek Road<br/>949-733-0414<br/>2 &amp; 3 bedrooms</p>                                  | <p><b>San Paulo Apartments</b><br/>100 Duranzo Aisle<br/>949-756-0123<br/>1, 2 &amp; 3 bedrooms</p>  | <p><b>Windwood Glen</b><br/>97 Hearthstone<br/>949-551-1577<br/>1, 2 &amp; 3 bedrooms</p>             |
| <p><b>Deerfield Apartments</b><br/>3 Bearpaw<br/>949-559-5000<br/>1 &amp; 2 bedrooms</p>                             | <p><b>San Remo Villa Apartments</b><br/>1011 San Remo<br/>949-474-5056<br/>1 &amp; 2 bedrooms</p>  | <p><b>Windwood Knoll</b><br/>2 Flagstone, #121<br/>949-551-3258<br/>2, 3 &amp; 4 bedrooms</p>         |
| <p><b>Northwood Park</b><br/>146 Roosevelt Street<br/>949-552-0177<br/>1, 2 &amp; 3 bedrooms</p>                     | <p><b>The Parklands</b><br/>1 Monroe Street<br/>949-651-0468<br/>1, 2, 3 &amp; 4 bedrooms</p>  | <p><b>Woodbridge Oaks</b><br/>1 Knollglen<br/>949-786-7154<br/>2 &amp; 3 bedrooms</p>                 |
| <p><b>Northwood Place</b><br/>1300 Hayes Street<br/>949-857-4100<br/>1, 2 &amp; 3 bedrooms</p>                       | <p><b>Turtle Rock Canyon</b><br/>100 Stonecliffe<br/>949-854-8989<br/>1, 2 &amp; 3 bedrooms</p>  | <p><b>Woodbridge Villas</b><br/>10 Thunder Run, #30<br/>949-786-5110<br/>2, 3 &amp; 4 bedrooms</p>    |
| <p><b>Orchard Park</b><br/>50 Tarocco<br/>949-651-0200<br/>2, 3 &amp; 4 bedrooms</p>                                 | <p><b>University Town Center Apartments</b><br/>1100 Stanford<br/>949-854-2417<br/>1, 2 &amp; 3 bedrooms<br/>Properties:<br/>• Berkley Court<br/>• Columbia Court<br/>• Cornell Court<br/>• Dartmouth Court<br/>• Harvard Court<br/>• Stanford Court</p> | <p><b>Woodbridge Willows</b><br/>344 Knollglen<br/>949-857-0383<br/>1, 2 &amp; 3 bedrooms</p>         |
| <p><b>San Leon Villa Apartments</b><br/>1 San Leon<br/>949-863-7050<br/>1, 2 &amp; 3 bedrooms</p>                    |  |   |
| <p><b>San Marco Villa Apartments</b><br/>101 Veneto<br/>949-975-1888<br/>1, 2 &amp; 3 bedrooms</p>                   |  |   |

## Additional Apartment Communities

The properties listed below are located within Irvine and contain affordable housing units. To inquire about the availability of affordable units, please contact the apartment community or property management company directly.

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|---|--|--|
| <p><b>Alegre Apartments</b><br/>3100 Visions<br/>949-872-2589<br/>2, 3 &amp; 4 bedrooms</p>         | <p><b>Inn at Woodbridge</b><br/>11 Osborn<br/>949-651-8600<br/>For adults age 62+<br/>1 &amp; 2 bedrooms</p>   | <p><b>Metropolis</b><br/>2100 Sullivan Drive<br/>844-309-1588<br/>Studio, 1, 2 &amp; 3 bedrooms</p>                              |
| <p><b>Anton Portola Apartments</b><br/>100 Fountainhead<br/>949-232-1819<br/>1 &amp; 2 bedrooms</p> | <p><b>Irvine Community Land Trust</b><br/>Various locations throughout the City of Irvine with 7 very-low income<br/><a href="http://irvineclt.org">irvineclt.org</a><br/>2 &amp; 3 bedrooms</p> | <p><b>Montecito Vista Apartments</b><br/>4000 El Camino<br/>714-389-7580<br/>2 &amp; 3 bedrooms</p>                              |
| <p><b>Avalon Irvine</b><br/>2777 Alton Pkwy<br/>949-863-9549<br/>Studio, 1 &amp; 2 bedrooms</p>     | <p><b>Irvine Inn</b><br/>2810 Warner Avenue<br/>949-551-7999<br/>Single room occupancy</p>   | <p><b>Santa Alicia Apartments</b><br/>100 Santorini<br/>949-653-2995<br/>1, 2, 3 &amp; 4 bedrooms</p>                            |
| <p><b>AXIS 2300</b><br/>2300 Dupont<br/>949-474-0733<br/>2 bedroom lofts</p>                        | <p><b>Kelvin Court Apartments</b><br/>2552 Kelvin Ave.<br/>949-797-0003<br/>Studio, 1, 2 &amp; 3 bedrooms</p>  | <p><b>Solaira Senior Apartments</b><br/>100 Ridge Valley<br/>Call 949-209-5025<br/>For adults age 55+<br/>1 &amp; 2 bedrooms</p> |
| <p><b>Camden Apartments</b><br/>2801 Main<br/>949-833-7900<br/>1 &amp; 2 bedrooms</p>               | <p><b>Laguna Canyon Apartments</b><br/>400 Limestone<br/>949-502-5424<br/>1, 2 &amp; 3 bedrooms</p>  | <p><b>The Alton Apartments</b><br/>2501 Alton Pkwy<br/>949-344-7701<br/>1 &amp; 2 bedrooms</p>                                   |
| <p><b>Doria Apartments</b><br/>1000 Crested Bird<br/>949-701-4719<br/>1, 2 &amp; 3 bedrooms</p>     | <p><b>Luminaira</b><br/>1158 Hamal<br/>949-346-2995<br/>2 &amp; 3 bedrooms</p>   | <p><b>The Arbor at Woodbury</b><br/>300 Regal<br/>949-336-8300<br/>1, 2 &amp; 3 bedrooms</p>                                     |
| <p><b>Espaira</b><br/>2117 Hamal<br/>949-346-3999<br/>2 &amp; 3 bedrooms</p>                        | <p><b>Mariposa Villas</b><br/>3773 University Drive<br/>949-509-7012<br/>For persons with disabilities<br/>1 &amp; 2 bedrooms</p>  | <p><b>The Residences on Jamboree</b><br/>2801 Kelvin Ave.<br/>949-298-6870</p>   |
| <p><b>Granite Court Apartments</b><br/>2853 Kelvin<br/>949-863-9790<br/>1, 2 &amp; 3 bedrooms</p>   | <p><b>Harvard Manor</b><br/>21 California<br/>949-854-1536<br/>For adults age 62+<br/>1, 2, 3 &amp; 4 bedrooms</p>   | <p><b>The Kelvin Apartments</b><br/>2850 Kelvin Ave.<br/>949-955-9411<br/>1 &amp; 2 bedrooms</p>                                 |

## Additional Apartment Communities

The properties listed below are located within Irvine and contain affordable housing units. To inquire about the availability of affordable units, please contact the apartment community or property management company directly.

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|--|--|
| <p><b>Toscana Apartments</b><br/>30 Via Lucca<br/>949-757-1111<br/>Studio, 1 &amp; 2 bedrooms</p>                              | <p><b>Woodbridge Manor</b><br/>27 Lake Road<br/>949-552-6794<br/>For adults age 62+ or persons with disabilities<br/>1 bedroom</p> |
| <p><b>Villa Hermosa Irvine</b><br/>14501 Harvard<br/>949-559-5902<br/>For persons with disabilities<br/>1 &amp; 2 bedrooms</p> | <p><b>Woodbury Walk</b><br/>99 Talisman<br/>949-861-8914<br/>1, 2 &amp; 3 bedrooms</p>   |
| <p><b>Windrow Apartments</b><br/>5300 Trabuco<br/>949-861-2470<br/>1, 2 &amp; 3 bedrooms</p>                                   |  |



For additional information and housing related services, call 949-724-6520 or visit [cityofirvine.org/affordablehousing](http://cityofirvine.org/affordablehousing)



Renters with a disability seeking accessible/modified units, please contact the affordable rental units directly using the information provided in this directory.

## Rental Opportunities



### Affordable Apartment Units – Locations and the Application Process

To inquire about availability of units and/or put your name on a waiting list, please contact the apartment complexes listed in this brochure. Make sure to complete a rental application as a record of your request. If units are not immediately available, request to be placed on the waiting list. As units become available, the leasing office will contact you. We recommend calling each leasing office periodically to confirm your place on their waiting list. For most affordable two-bedroom units, a two-to four-year wait can be expected. A five-year wait, or longer, is common for three- and four-bedroom units.

### Resources to Help You Find an Apartment

The Irvine Apartment Communities (IAC) provides comprehensive information through its Rental Living Apartment Information Center about apartment opportunities, sites and availability to prospective apartment residents. For more information, call 949-223-0800 or visit [rental-living.com](http://rental-living.com).

Private party (individual) landlords offer a variety of other types of rental housing (single-family homes, duplexes, condominiums). Such properties can be found through local realtors, classified ads and college bulletin boards, to name a few possibilities. The Orange County Housing Authority provides rental assistance in Irvine.

Vouchers can be used to subsidize rent in a variety of rental dwellings and locations with almost any property owner who is willing to participate in the program. For more information, visit Vouchers can be used to subsidize rent in a variety of rental dwellings and locations with almost any property owner who is willing to participate in the program. For more information, visit [ochousing.org](http://ochousing.org) or call 714-480-2700. or call 714-480-2700.

### Landlord/Renter Disputes

The City of Irvine contracts with the Fair Housing Foundation to assist Irvine residents with the interpretation of the law in order to settle disputes between landlords and tenants. Services provided by the Foundation include fair housing enforcement and education, landlord/tenant counseling and mediation. If you feel you have been discriminated against, please contact the Fair Housing Foundation, located at 2300 E. Katella Ave., Suite 405, Anaheim, CA 92806; call 714-918-8001

or visit [fhfca.org](http://fhfca.org). If you live in an Irvine Apartment Community, you may also contact their renter dispute hotline at 800-422-5162.

### Irvine Community Land Trust

In 2006, the City formed the Irvine Community Land Trust (ICLT), an organization dedicated to providing permanent affordable housing opportunities for the community. ICLT is involved in the development of both rental and ownership units, with a focus of the organization's work being the management of permanently affordable

## Homeownership Opportunities

### California Housing Finance Agency

California Housing Finance Agency (CalFHA) provides loan programs for low- to moderate-income first-time homebuyers. For information and to check borrow eligibility requirements, visit [calhfa.ca.gov](http://calhfa.ca.gov).

### U.S. Department of Housing and Urban Development

The U.S. Department of Housing and Urban Development (HUD) offers homes for purchase through special programs. While HUD does not provide direct financial assistance for the purchase of a HUD home, it may be possible for buyers to qualify for an FHA-insured mortgage to finance the purchase. HUD Home Store is the listing site for HUD real estate owned single-family properties and provides a centralized location to search the inventory of HUD properties for sale. For more information, visit [hudhomestore.com](http://hudhomestore.com).

### Community Programs

The **Affordable Housing Clearinghouse** (AHC) is a nonprofit organization consisting of a network of lenders, community groups and public agencies dedicated to the creation of quality affordable housing. The Clearinghouse provides homebuyer assistance to low- and moderate-income families. For a list of programs, information and applications, call AHC at 949-859-9255 or 877-990-5626 (toll free) or visit [affordable-housing.org](http://affordable-housing.org).

**NeighborWorks Orange County**, a separate nonprofit organization, also offers first-time homebuyers down payment assistance. Call 714-409-3438 or visit [nwoc.org](http://nwoc.org).

The federal **Making Home Affordable Program** includes opportunities for homeowners to modify or refinance their mortgage to make their monthly payments more affordable. It also provides foreclosure alternatives for homeowners who are interested in a short sale or deed-in-lieu of foreclosure. For program information, visit [makinghomeaffordable.gov](http://makinghomeaffordable.gov) or call 888-995-4673.

## Additional Resources

### South County Outreach

South County Outreach is a nonprofit, public service organization that prevents homelessness and minimizes hunger by serving as a safety net for individuals facing a crisis situation. Services to Irvine residents include food pantry, emergency rental and utility assistance, computer training, counseling and referrals to other assistance organizations. For additional information, call 949-380-8144 or visit [sco-oc.org](http://sco-oc.org).

### Families Forward

Families Forward is a nonprofit, public service organization that helps families in need achieve and maintain self-sufficiency through transitional and emergency housing, food, counseling, education and other support services. For more information, call 949-552-2727 or visit [families-forward.org](http://families-forward.org).

### Housing Assistance Referral

211 Orange County is a comprehensive information and referral system that links Orange County residents to community health and human services and support. If you are in need of emergency shelter, transitional housing or other types of housing assistance, please dial 2-1-1 or call 888-600-4357 (toll free). For additional information, visit [211oc.org](http://211oc.org).



*The City of Irvine has earned a reputation as one of the best places in America to live. A high quality of life, excellent schools, a vibrant business economy and remarkable shopping and recreational opportunities combine to make Irvine one of America's most attractive residential communities.*

The City is committed to providing a wide range of housing opportunities for people of all income levels. To accomplish this goal, the City works in cooperation with housing developers to ensure that a percentage of all new housing is affordable to families earning less than the area's median income. Through these efforts, there are more than 3,000 affordable housing units in Irvine.

## 2017 Income Limits Table

Household Size	Very-Low Income (50% or less of Area Median)	Lower Income (51-80% of Area Median)
1 person	\$36,550	\$58,450
2 person	\$41,750	\$66,800
3 person	\$46,950	\$75,150
4 person	\$52,150	\$92,450
5 person	\$56,350	\$90,150
6 person	\$60,500	\$96,850
7 person	\$64,700	\$103,500
8 person	\$68,850	\$110,200

To find out more about affordable housing units, visit [cityofirvine.org/affordablehousing](http://cityofirvine.org/affordablehousing) or contact:

**Valerie Jacobs, Assistant Planner**  
949-724-7456  
[vjacobs@cityofirvine.org](mailto:vjacobs@cityofirvine.org)

**Amy Mullay, Senior Planner**  
949-724-7454  
[amullay@cityofirvine.org](mailto:amullay@cityofirvine.org)

