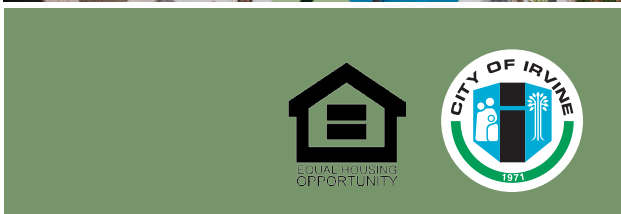




**Find  
Affordable  
Housing  
in Irvine**



## 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).

### Cedar Creek

5051 Alton Parkway, #10  
1 & 2 bedrooms  
949-733-0404  
1 & 2 bedrooms

### Cross Creek

22 Creek Road  
949-733-0414  
2 & 3 bedrooms

### Deerfield Apartments

3 Bearpaw  
949-559-5000  
1 & 2 bedrooms

### Northwood Park

146 Roosevelt Street  
949-552-0177  
1, 2 & 3 bedrooms

### Northwood Place

1300 Hayes Street  
949-857-4100  
1, 2 & 3 bedrooms

### Orchard Park

50 Tarocco  
949-651-0200  
2, 3 & 4 bedrooms

### San Leon Villa Apartments

1 San Leon  
949-863-7050  
1, 2 & 3 bedrooms

### San Marco Villa Apartments

101 Veneto  
949-975-1888  
1, 2 & 3 bedrooms

### San Marino Villa Apartments

403 San Marino  
949-553-1662  
1, 2 & 3 bedrooms

### San Paulo Apartments

100 Duranzo Aisle  
949-756-0123  
1, 2 & 3 bedrooms

### San Remo Villa Apartments

1011 San Remo  
949-474-5056  
1 & 2 bedrooms

### The Parklands

1 Monroe Street  
949-651-0468  
1, 2, 3 & 4 bedrooms

### Turtle Rock Canyon

100 Stonecliffe  
949-854-8989  
1, 2 & 3 bedrooms

### University Town Center Apartments

1100 Stanford  
949-854-2417  
1, 2 & 3 bedrooms  
Properties:  
• Berkley Court  
• Columbia Court  
• Cornell Court  
• Dartmouth Court  
• Harvard Court  
• Stanford Court

### Villa Sienna

18600 Jamboree Road  
949-474-4422  
Studio, 1, 2 & 3 bedrooms

### Windwood Glen

97 Hearthstone  
949-551-1577  
1, 2 & 3 bedrooms

### Windwood Knoll

2 Flagstone, #121  
949-551-3258  
2, 3 & 4 bedrooms

### Woodbridge Oaks

1 Knollglen  
949-786-7154  
2 & 3 bedrooms

### Woodbridge Villas

10 Thunder Run, #30  
949-786-5110  
2, 3 & 4 bedrooms

### Woodbridge Willows

344 Knollglen  
949-857-0383  
1, 2 & 3 bedrooms

## 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 complexes directly.

### AbilityFirst Apartments

14501 Harvard  
949-559-5902  
For persons with disabilities  
1 & 2 bedrooms

### Avalon Irvine

2777 Alton Pkwy  
949-863-9549  
Studio, 1 & 2 bedrooms

### Alegre Apartments

3100 Visions  
714-510-0628  
2, 3 & 4 bedrooms

### AXIS 2300

2300 Dupont  
949-474-0733  
2 bedroom lofts

### Camden Apartments

2801 Main  
949-833-7900  
1 & 2 bedrooms

### Doria Apartments

1000 Crested Bird  
949-701-4719  
1, 2 & 3 bedrooms

### Granite Court Apartments

2853 Kelvin  
949-863-9790  
1, 2 & 3 bedrooms

### Harvard Manor

21 California  
949-854-1536  
For adults age 62+  
1, 2, 3 & 4 bedrooms

### Irvine Inn

2810 Warner Avenue  
949-551-7999  
Single room occupancy

### Inn at Woodbridge

11 Osborn  
949-651-8600  
For adults age 62+  
1 & 2 bedrooms

### Irvine Community Land Trust

Various locations throughout the City of Irvine with 7 very-low income [irvineclt.org](http://irvineclt.org)  
2 & 3 bedrooms

### Kelvin Court Apartments

2552 Kelvin  
949-797-0003  
Studio, 1, 2 & 3 bedrooms

### Laguna Canyon Apartments

400 Limestone  
949-502-5424  
1, 2 & 3 bedrooms

### Mariposa Villas

3773 University Drive  
949-509-7012  
For persons with disabilities  
1 & 2 bedrooms

### Modera Irvine

2850 Kelvin Ave.  
888-545-7365  
1 & 2 bedrooms

### Montecito Vista Apartments

4000 El Camino  
714-389-7580  
2 & 3 bedrooms

### Santa Alicia Apartments

100 Santorini  
949-653-2995  
1, 2, 3 & 4 bedrooms

### Solaira Senior Apartments

100 Ridge Valley  
Call 949-788-2903 or visit [solairaliving.com](http://solairaliving.com) for more information

### The Arbor at Woodbury

300 Regal  
949-336-8300  
1, 2 & 3 bedrooms

### Toscana Apartments

30 Via Lucca  
949-757-1111  
Studio, 1 & 2 bedrooms

### Windrow Apartments

5300 Trabuco  
949-861-2470  
1, 2 & 3 bedrooms

### Woodbridge Manor

27 Lake Road  
949-552-6794  
For adults age 62+ or persons with disabilities  
1 bedroom

### Woodbury Walk

99 Talisman  
949-861-8914  
1, 2 & 3 bedrooms



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 [ochousing.org/renter.asp](http://ochousing.org/renter.asp) 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 Fair Housing 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 at 600 W. Santa Ana Blvd., #214A, Santa Ana, CA, 92701; call 714-918-8001 or visit their website at [fairhousingfoundation.com](http://fairhousingfoundation.com). 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 units. For more information about available units and future affordable housing opportunities, please complete the online interest list form at [irvineclt.org](http://irvineclt.org).

## Home Ownership Opportunities

### California Housing Finance Agency

California Housing Finance Agency (CalHFA) provides loan programs for low to moderate income first-time homebuyers. For more 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 [hud.gov/HUDhomes](http://hud.gov/HUDhomes).

### Community Programs

The **Affordable Housing Clearinghouse** (AHC) is a non-profit 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 non-profit organization, also offers first-time homebuyers down payment assistance. Call 714-409-3438 or visit [neighborworksoc.org](http://neighborworksoc.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 non-profit, 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).

### Women's Transitional Living Center

Women's Transitional Living Center is a non-profit, public service organization that prevents homelessness by providing emergency rental and utility assistance, motel vouchers and other crises intervention services to victims of domestic violence and human trafficking. For additional information, call 714-992-1939 or visit [wtlc.org](http://wtlc.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 call 888-600-4357 (toll free) or dial 211. Additionally, transitional and emergency housing assistance is available through Families Forward, a non-profit organization. For more information, call 949-552-2727 or visit [families-forward.org](http://families-forward.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.

## 2015 Income Limits Table

Household Size	Very-Low Income (50% or less of Area Median)	Lower Income (51-80% of Area Median)
1 person	\$33,750	\$53,950
2 person	\$38,550	\$61,650
3 person	\$43,350	\$69,350
4 person	\$48,150	\$77,050
5 person	\$52,050	\$83,250
6 person	\$55,900	\$89,400
7 person	\$59,750	\$95,550
8 person	\$63,600	\$101,750

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)

