

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.

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 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 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.

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.

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.

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.

NeighborWorks Orange County, a separate nonprofit organization, also offers first-time homebuyers down payment assistance. Call 714-409-3438 or visit 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 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.

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, coounseling, education and other support services. For more information, call 949-552-2727 or visit 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.



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.

2016 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 or contact:

Valerie Jacobs, Assistant Planner

949-724-7456

vjacobs@cityofirvine.org

Amy Mullay, Senior Planner

949-724-7454

amullay@cityofirvine.org



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.

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
949-872-2589
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
2 & 3 bedrooms

Kelvin Court Apartments

2552 Kelvin Ave.
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

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 949-209-5025
For adults age 55+
1& 2 bedrooms

The Arbor at Woodbury

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

The Kelvin Apartments

2850 Kelvin Ave.
949-955-9411
1 & 2 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



Coming Soon

The Residences on Jamboree

2801 Kelvin Ave.
949-298-6870
Visit affordablehousingjamboree.com to put your name on the interest list.



For additional information and
housing related services, call 949-724-6520
or visit 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.



Find Affordable Housing in Irvine

