

Affordable Rental Housing Programs

Affordable rental housing programs are available at more than 30 Irvine Apartment Communities in Irvine, Newport Beach and Tustin Ranch®. Apartment homes range from studios to four-bedroom floor plans. Most communities offer a wide selection of amenities including resort-style pools and spas, and many offer fitness and business centers. These programs are contingent on income level and size of household.



Do You Qualify?

To determine whether or not you qualify for affordable rental housing, you may inquire at any of the leasing offices of the apartment communities listed on the reverse side of this affordable housing information sheet. Applicants will be required to submit residence, proof of income and financial histories.

* Income requirements and prices are subject to change without notice. Effective through March 31, 2005.

HUD-Funded Programs

The U.S. Department of Housing and Urban Development (HUD) offers a program for very low income households.

HUD-subsidized apartments generally offer the lowest rental rates of all The Irvine Company Apartment Communities. Maximum annual income to qualify is currently approximately \$37,800 for a family of four.

HUD Section 8

The Orange County Housing Authority (OCHA) administers a program subsidized by HUD that assists very low income families, the Housing Voucher Program. To apply, contact OCHA at 714.480.2700.



Below Market Rate Programs

* Moderate income:

Rents are typically scaled below the going market rate. The maximum annual household income, including income from all sources of income and assets, is currently \$63,500 to \$90,720, depending on household size.

* Low income:

Rents are below typical market rates. Maximum annual household income to qualify currently ranges from \$40,250 to \$71,300, depending on the applicable bond financing program and household size.

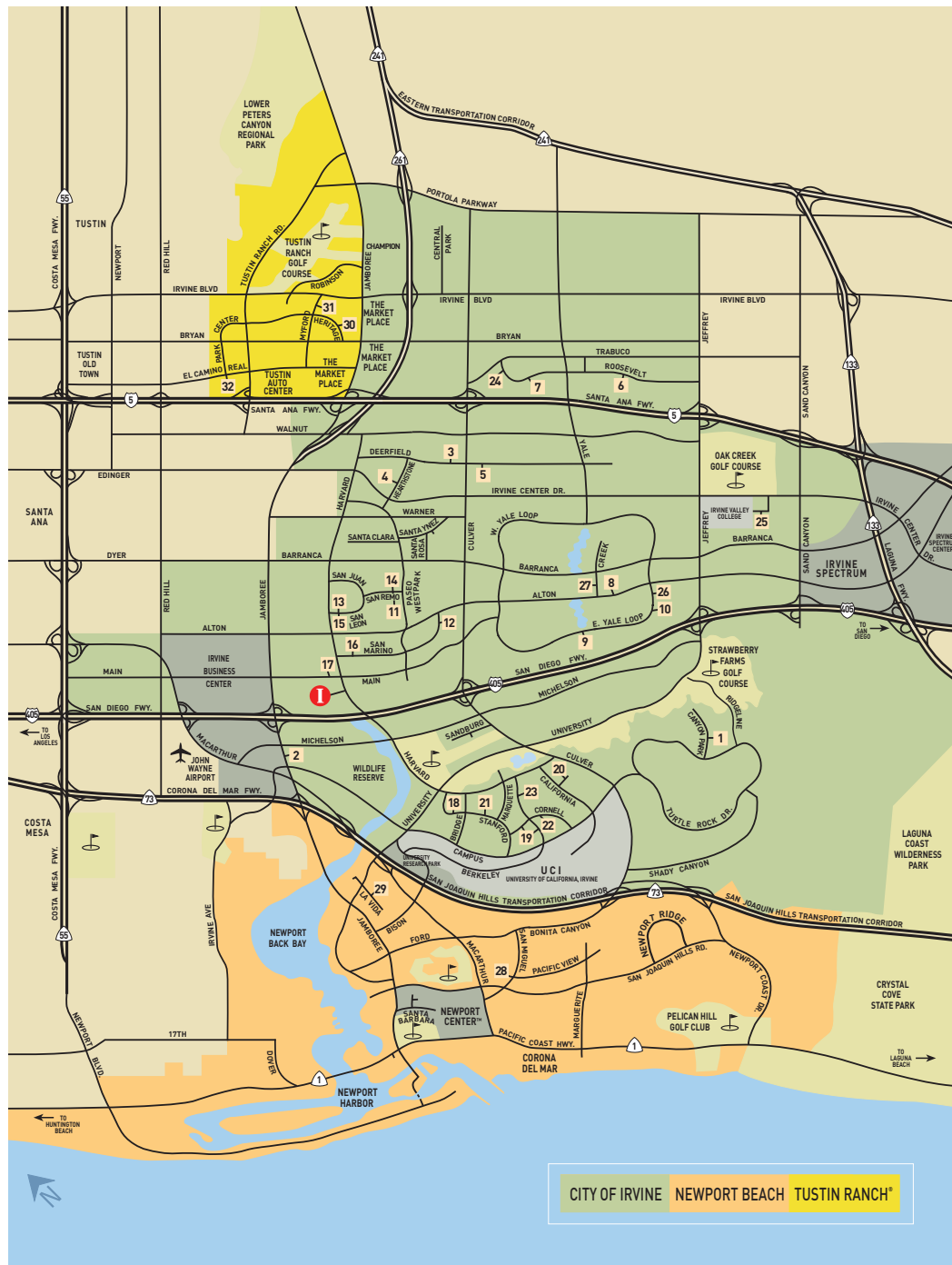
* Very low income:

Rents are substantially below typical market rates. Availability of apartments in this program is very limited and the prospective resident may often have to put his or her name on a several-year-long waiting list. Maximum annual household income currently ranges from \$26,460 to \$46,872, depending on household size.

Please see the reverse side of this flyer for a list of the affordable rental housing programs available at each community, or contact the rental living Apartment Information Center.

800.IAC.5115

Apartment Communities with Affordable Housing Programs



CITY OF IRVINE		M	L	VL	HUD
1	Information Center	800.IAC.5115			
1	Turtle Rock Canyon	949.854.8989	■	■	
2	Villa Siena	949.387.4500	■	■	■
3	Windwood Knoll	949.551.3258			■
4	Windwood Glen	949.551.1577		■	■
5	Deerfield	949.559.5000		■	■
6	Northwood Place	949.857.4100		■	■
7	Northwood Park	949.552.0177		■	■
8	Cedar Creek	949.733.0404		■	■
9	Woodbridge Villas	949.786.5110			■
10	Woodbridge Willows	949.857.0383		■	■
11	San Remo Villa	949.474.5056		■	■
12	San Marino Villa	949.553.1662		■	■
13	San Paulo	949.756.0123	■	■	■
14	San Mateo	949.250.3331	■		
15	San Leon Villa	949.863.7050		■	■
16	San Carlo Villa	949.833.7540	■		
17	San Marco Villa	949.975.1888	■	■	■
18	Stanford Court	949.854.3288		■	■
19	Berkeley Court	949.854.3656		■	■
20	Columbia Court	949.854.3656		■	■
21	Dartmouth Court	949.854.2417		■	■
22	Cornell Court	949.854.4942		■	■
23	Harvard Court	949.854.4942		■	■
24	The Parklands	949.651.0468			■
25	Orchard Park	949.651.0200			■
26	Woodbridge Oaks	949.786.7154			■
27	Cross Creek	949.733.0414		■	■

NEWPORT BEACH		M	L	VL	HUD
28	Baywood	949.644.5555	■		■
29	Newport North	949.720.8765		■	■

TUSTIN RANCH		M	L	VL	HUD
30	Rancho Maderas	714.730.3700	■	■	
31	Rancho Tierra	714.730.5868	■	■	
32	Rancho Alisal	714.838.8300	■	■	

Apartment availability limited.
Please contact community manager
for program details.

(M) Moderate
(L) Low
(VL) Very Low
HUD