

Future Affordable Housing Developments

Effective as of October 1, 2025



All properties on this list will be privately owned and operated; the City of Irvine does not have any role in placing tenants in these units, once constructed.

Anticipated completion dates may fluctuate due to the private developers' construction schedules. Developers will open an interest list once construction is nearly complete; subsequently a lottery will be held to determine initial lease-up of affordable units. Visit cityofirvine.org/futureaffordablehousing for further updates.

Development Name	Address	Number of Affordable Units	Level of Affordability	Anticipated Completion Date	Where/How to Sign Up for the Interest List
Nova Apartments	17422 Derian Avenue	38	22 Very Low Income 1 Low Income 15 Moderate Income	2026/2027	The developer has not opened an interest list yet.
2602 McGaw Avenue	2602 McGaw Avenue	19	12 Very Low Income 7 Moderate Income	2026/2027	The developer has not opened an interest list yet.
Volar Apartments Phase I	2171 Campus Drive	25	15 Very Low Income 10 Moderate Income	2025/2026	The developer has not opened an interest list yet.
15 Degrees South	2535 Main Street	15	9 Very Low Income 6 Moderate Income	2026/2027	The developer has not opened an interest list yet.
Elements Phase II	Elements Way	50	30 Very Low Income 20 Moderate Income	2026/2027	The developer has not opened an interest list yet.
Elements Phase III	Elements Way	39	23 Very Low Income 7 Moderate Income	2026/2027	The developer has not opened an interest list yet.
Salvation Army Affordable Senior Apartments	100 Magnet	22	22 Very Low Income	2026/2027	The developer has not opened an interest list yet.
Great Park District 1 West (Parasol)	Magnet and Ridge Valley	120	89 Very Low Income 31 Moderate Income	2026/2027	The developer has not opened an interest list yet.

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Vista Point (PA-25 University Research Park)	University and MacArthur	154	52 Very Low Income 102 Moderate Income	2026/2027	The developer has not opened an interest list yet.
Discovery Park	Laguna Canyon and Discovery	310	78 Very Low Income 232 Moderate Income	2026/2027	The developer has not opened an interest list yet.
Great Park Senior Development (District 6)	Harrier and Lynx	69	47 Very Low Income 22 Moderate Income	2026/2027	The developer has not opened an interest list yet.
Pacifica Place I PA 33 Lot 33	Barranca and Pacifica	133	28 Very Low Income 105 Moderate Income	2026/2027	The developer has not opened an interest list yet.
Pacifica Place II PA 33 Lot 106	Barranca and Pacifica	41	11 Very Low Income 30 Moderate Income	2026/2027	The developer has not opened an interest list yet.

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