



AFFORDABLE HOUSING FREQUENTLY ASKED QUESTIONS

When will the Interest List be open?

The Cartwright's affordable unit Interest List will be open from 12pm June 1, 2021 through 5pm August 2, 2021. Entries onto the Interest List are not based on a first-come basis as all persons successfully added to it will then be entered into a lottery after the August 2, 2021 deadline.

How do I get added to the Interest List?

We strongly encourage you to complete the entry form on the property website, www.TheCartwrightApts.com, which is the preferred method of submission. Click the link on the property website that will take you to the interest list entry submission. If you don't have access to a computer, paper applications will be available at Katie Wheeler Public Library at 13109 Old Myford Rd., Irvine, CA 92602 and Heritage Park Public Library at 14361 Yale Avenue, Irvine CA 92604. Mailed applications must be postmarked by August 2, 2021 to be eligible. Lastly, you may add your name to the Interest List by calling 714-332-1000 x1003. If you don't reach a live person, you must clearly state your name and contact information to be called back for further information. If you don't receive a call back within 48 hours, you must assume you have not been added and need to call again in order to obtain a confirmation number.

I called and left my information to be added, but no one has called me back with a confirmation number.

It is possible the message you left isn't clear/the message cut out/we weren't able to understand the message completely. Please call again, as your household will not be considered added to the Interest List unless you receive a confirmation number.

What happens after I submit my entry for the Interest List?

You will receive a confirmation number that you have been added to the Interest List. This confirmation number will be provided to you either by email, text, and/or USPS, depending on the method chosen to submit your name to the Interest List. If a paper application is submitted, please indicate if you would like a confirmation number via email, text or USPS. Electronic entries onto the Interest List will automatically receive an email with a confirmation number.

I submitted my name on the Interest List and received a confirmation number. Can I have another friend/household member add their name as well to increase the chances of being selected in the lottery?

No! Only one entry per household is permitted and confirmation numbers are not transferable. If a household is found to have submitted multiple entries, ALL entries/confirmations numbers will be forfeited.

A friend/family member received a confirmation number but decided they don't want to be on the Interest List any more, can I take their spot?

No, you must submit your own information and receive a confirmation number directly. Confirmation numbers are not transferable.

Am I guaranteed an apartment if my name is on the Interest List?

The Interest List simply allows persons or households to pre-apply for entry into a subsequent lottery, which will determine the initial lease-up of the twenty-eight (28) affordable units. Shortly after the Interest List closes on August 2, 2021 at 5 pm, a random number generated lottery containing all names successfully added to the Interest List will be performed to determine who will receive an apartment. If your household isn't selected during the lottery, your name will be placed on a waitlist in the order your name was drawn in the lottery. City of Irvine Housing Division staff will be present during the lottery process.

How many affordable apartments will be available?

In total, twenty-eight (28) apartments at The Cartwright are designated towards the affordable program, which will be dispersed evenly throughout the community. The unit mix will be two (2) studios, fifteen (15) one bedrooms, and ten (10) two bedrooms. Of these units, sixteen (16) will be designated for Very Low Income households, one (1) unit for a Low Income household, and eleven (11) units for Moderate Income households. The studio and one bedroom units will each include one bathroom and two bedroom units include two bathrooms. The range of square footages for the studio, one and two bedroom units are as follows:

Studio: 535 to 622 square feet

One Bedroom: 615 to 832 square feet

Two Bedroom: 1,037 to 1,356 square feet

Will I qualify for an affordable unit?

In order to qualify for affordable housing, your gross annual household income must not exceed the income limits in the table below for each income category. These income limits are set by the California Department of Housing and Community Development (HCD) for Orange County and are updated on an annual basis.

2021 Income Limits (HCD)			
Household Size	Very Low Income	Low Income	Moderate Income
1	\$ 47,100	\$ 75,300	\$ 89,650
2	53,800	86,060	102,450
3	60,550	96,800	115,250
4	67,250	107,550	128,050
5	72,650	116,200	138,300

Can I choose a specific apartment?

No, apartments will be randomly assigned during the lottery process. You can, however, request a unit size appropriate for the number of people in your household and income level.

What happens if I'm not selected in the lottery?

Once the lottery is completed, unselected households are moved to the waitlist in the order their name was drawn. You will be contacted via email or USPS to notify you of your place on the waitlist.

How long will I have to be on the waitlist if I wasn't selected in the lottery?

Your place on the waitlist will be randomly assigned during the lottery. How long it will take to be selected for a unit will depend on the total number of people on the waitlist, and how frequently affordable units become available. You can call any time to find out your position but please note you must keep your contact information up to date and notify The Cartwright leasing office of any changes in order to maintain your place on the waitlist.

What do I need to do to prove I qualify for the Affordable Housing Program?

After the lottery is completed, selected households will be contacted to complete a rental application, provide proof of income and assets with supporting documentation as well as a credit and rental history. If the household does not meet credit/rental history criteria, or

exceeds the income limits for the Affordable Housing Program (AHP), the application will be denied.

Do I have to re-qualify every year if I am selected in the lottery and qualify for an affordable unit?

YES. Per the terms of the AHP, every household must re-qualify every 12 months on the date of initial move-in. All forms of income and supporting documentation will be required to be re-verified to ensure compliance with AHP qualifications. However, your credit and prior rental history will not be re-screened. Households that fail to comply, and/or fail to requalify, may face termination from the AHP and be required to move to a non-affordable unit (if available).

Do you accept Section 8?

Section 8 Housing Choice Vouchers issued by the Orange County Housing Authority will be accepted if they qualify for the full rent amount of the apartment. Rent amounts will be determined by State of California Housing and Community Development annual income limits. Residents will not be allowed to pay the difference between the voucher amount and the actual rent.

What will the apartments look like?

Please view the property website for renderings of the community. Interior photos will be posted as soon as they are available. Overall, the apartments will have luxury vinyl plank flooring throughout, stainless steel appliances, modern cabinets and quartz countertops. All appliances will be included, such as gas stove, dishwasher, refrigerator, microwave and washer/dryer. Heating and cooling will be available through a central heat/ac system.

Do you accept pets?

Yes, dogs and cats will be allowed as pets. Additional monthly fees and deposits are required and breed restrictions will apply.

How many parking spaces will I have?

Studio and one bedroom units will have one assigned space, two bedrooms will have two assigned spaces. Additional spaces may be available for an additional monthly fee.

What amenities will be offered at The Cartwright?

Private co-working spaces (individual offices that residents can utilize for meetings/working from home/studying, etc.), a pool/spa and outdoor lounge, landscaped courtyard with BBQs, fitness center, package lockers, rooftop terrace, playground and a dog run will be offered.