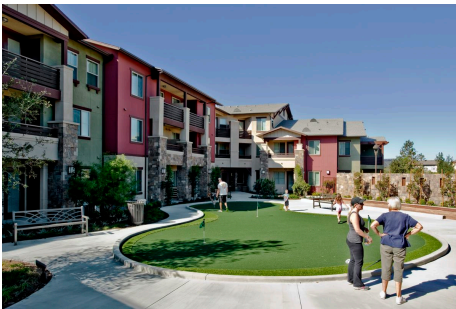


Leasing underway at Solaria, Irvine's new affordable senior housing complex

By [SARAH de CRESCENZO](#)

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Mention affordable housing, and many people don't imagine extras like a theater, a putting green or top-of-the line exercise equipment.

Solaira, the first affordable housing community for seniors in the Great Park Neighborhoods – and the first to open in Irvine in 20 years – has more amenities than many market-rate complexes, said Bill Witte, chief executive officer of Related California.

Related California, which has built several thousand affordable housing units in the state, partnered with Great Park developer FivePoint Communities on the 221-unit community for lower-income

seniors.

The apartments are the first of 1,056 affordable units FivePoint is required to build as part of a deal struck in 2013 with the city, which gave the builder permission to create up to 9,500 housing units around the Great Park.

The gated complex alongside single-family homes is in Pavilion Park, the first Great Park Neighborhoods community to open.

Solaira encompasses four freestanding buildings: three with apartments and a community clubhouse, where social services are offered through a partnership with Riverside Charitable Corporation. The development, with 189 one-bedroom units and 32 two-bedroom units, is larger than a typical affordable complex, Witte said.

Monthly rent for a one-bedroom unit ranges from \$830 to \$1,012. A two-bedroom runs \$929 to \$1,214. To qualify, seniors must be at least age 55 and have an annual household income between \$26,156 and \$56,220.

The complex includes a pool and a hot tub, a covered picnic area with gas grills, a putting green and bocce ball court. The clubhouse, which accommodates up to 200 people, includes a kitchen.

Design was done with seniors in mind, Witte said. None of the art that hangs in the public corridors of the apartment buildings is repeated and each floor has its own color scheme, to help seniors find their way. Railings line hallways and buildings have elevators.

Of the 221 units, 100 have been leased since the complex opened in August. An invite-only grand opening ceremony took place Thursday.

Related California is partnering with FivePoint on three more affordable complexes in Great Park Neighborhoods. Another community for seniors is slated for the Beacon Park neighborhood; the other developments will be affordable housing for families.