



# CITY OF SIMI VALLEY

## Senior Housing Guide

Homes and apartments listed in this guide are privately owned and managed. Some of the sales prices or rents are restricted to low-income households. For more information on low-income housing opportunities, visit the City website at [www.simivalley.org/affordablehousing](http://www.simivalley.org/affordablehousing) or call the City of Simi Valley Housing Information Line at (805) 583-6779.

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# 2016 Maximum Income Levels to Qualify for Subsidized Units

<b>Area Median Income (AMI) Level</b>	<b>One Person</b>	<b>Two Persons</b>	<b>Three Persons</b>
<b>30% AMI*</b>	\$19,620	\$22,440	\$25,230
<b>35% AMI*</b>	\$22,890	\$26,180	\$29,435
<b>40% AMI*</b>	\$26,160	\$29,920	\$33,640
<b>50% AMI</b>	\$32,700	\$37,400	\$42,050
<b>60% AMI*</b>	\$39,240	\$44,880	\$50,460
<b>65% AMI</b>	\$40,650	\$46,450	\$52,250
<b>80% AMI</b>	\$52,300	\$59,800	\$67,250

Eligibility for most programs is based on the Area Median Income, as identified in the table above. The Area Median Income is published each year by the U.S. Department of Housing and Urban Development (HUD). Income levels shown are based on HUD's information and are effective as of March 28, 2016.

\* Denotes special income limits published by the California Tax Credit Allocation Committee.

# What is Affordable Senior Housing?

Housing is deemed “affordable” if the mortgage or rent, plus an average utility cost, does not exceed 30% of a household’s gross monthly income. In Ventura County, a “very low-income” one-person household has a gross annual income of less than \$32,700 per year, or \$2,725 per month. Therefore, the mortgage or rent payment and utilities should not exceed \$817 to be considered affordable to that one-person household.

Whether or not a specific person or household can afford a subsidized unit is a question best answered by the individuals involved, depending on their other monthly expenses and priorities. Not everyone can afford to spend 30% of their monthly income on housing and utility expenses.

For those households with incomes under 50% of Area Median Income, the Section 8 Housing Choice Voucher program may help pay a portion of the rent. Information about Section 8 may be found by visiting [www.ahacv.org](http://www.ahacv.org) or by calling the local Area Housing Authority at (805) 480-9991.

Information about these and other housing assistance programs may be found by visiting [www.simivalley.org/affordablehousing](http://www.simivalley.org/affordablehousing) or by calling (805) 583-6779.

# Types of Senior Housing

- Apartments for Rent
  - Both market rate and affordable units.
- Condominiums or Townhomes for Purchase
  - Both market rate and affordable units.
- Senior Mobile Home Parks
- Retirement or Assisted Living Facilities

# Condominiums and Townhomes for Purchase

## Project/Contact

## Description

1. Wood Ranch Senior Condos:

Constructed in 2006 on Country Club Drive, east of Wood Ranch shopping center.

*Refer to realtor listings for availability.*

58 senior condos, 1 & 2 bedroom single story units;

14 of the 58 units are reserved for low-income (80% of AMI) households;

Affordability covenants end in 2061;

Multi-story building w/ small elevators.

2. Paseo de las Flores:

Constructed in 2007 on west side of Stearns, south of LA Avenue.

*Refer to realtor listings for availability.*

36 senior townhomes, 2 & 3 bedroom single & multi-story units;

21 of the 36 units are reserved for low-income (80% AMI) households;

Master unit and bath downstairs;

Age restriction: 55+;

Affordability covenants end in 2057-2059.

3. Casa Flores :

Constructed in 2000-2002 at northeast corner of LA Avenue & Stow Street.

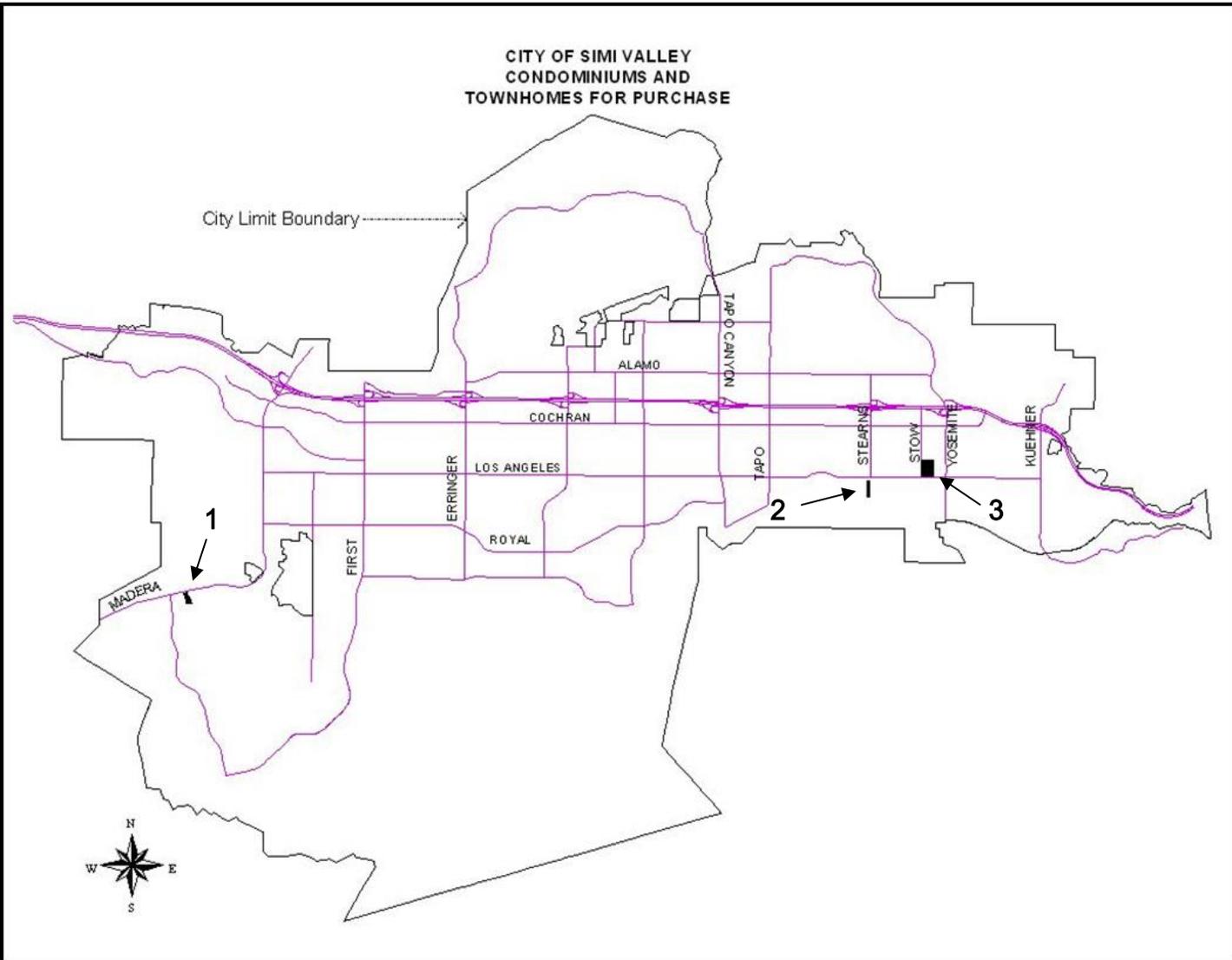
*Refer to realtor listings for availability.*

103 semi-attached homes, 1, 2, & 3 bedroom single and multi-story units;

Age restriction: 55+;

All units are market rate.

# Condominiums and Townhomes for Purchase



# Senior Apartments for Rent

All of the following projects are multi-story buildings. Only some have elevators and are identified in the description.

## Project/Contact

1. Las Serenas – 107 1- & 2-bedroom units constructed in 1995 at 2090 Yosemite Avenue

Contact (805) 520-9542

[www.usapropfund.com/property-details.aspx?propertyID=27](http://www.usapropfund.com/property-details.aspx?propertyID=27)

2. Seasons – 68 1- & 2-bedroom units constructed in 1997 at 1662 Rory Lane

Contact: (805) 522-7778

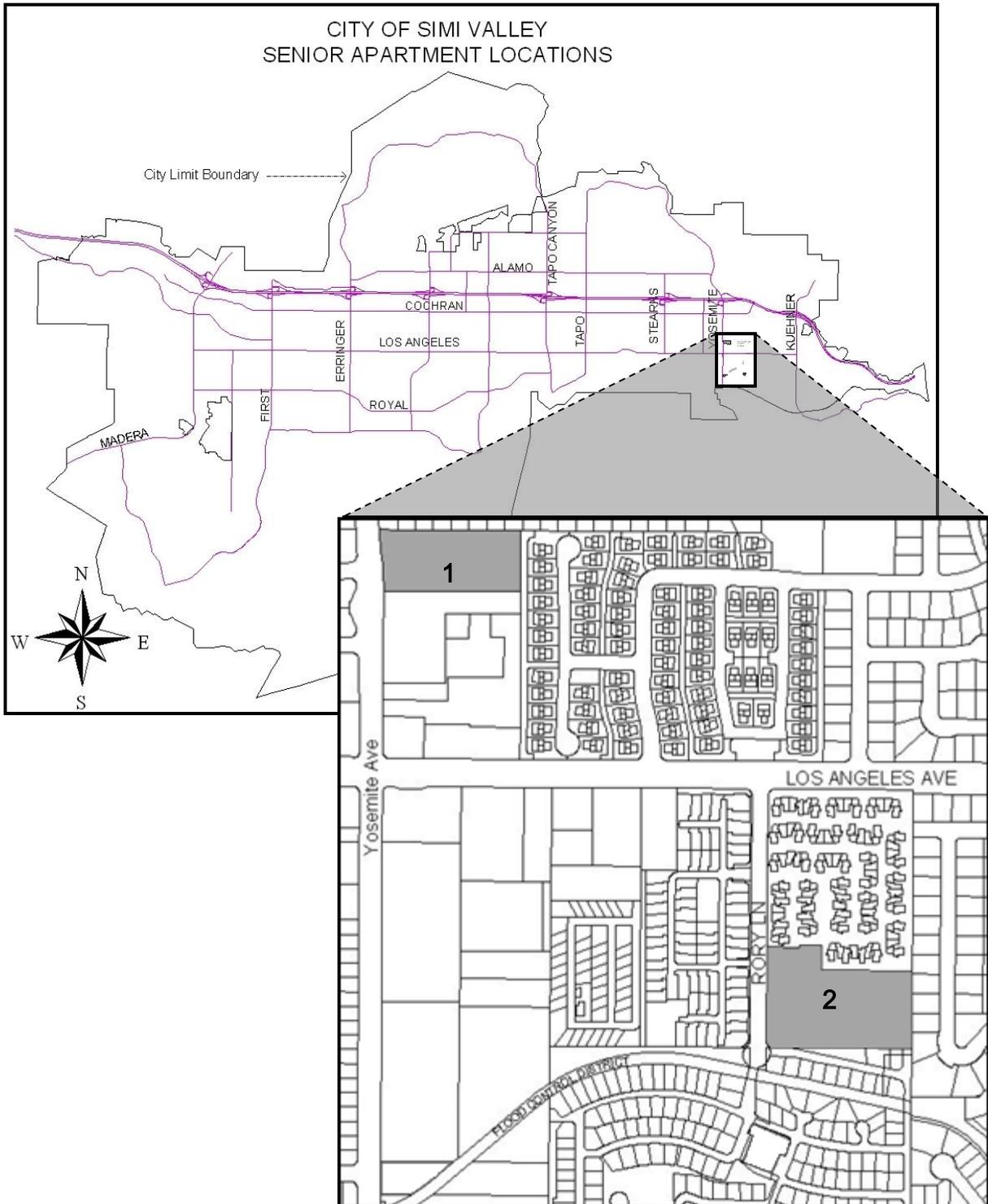
<http://seasonsatsimivalley.wnmpartments.com>

## Description

19 affordable units at 35% AMI;  
35 affordable units at 50% AMI;  
53 affordable units at 60% AMI.  
3 units are handicap-accessible.  
Affordability period ends Aug. 2050.  
Age restriction: 62+ for all residents.  
Multi-story, elevators.

28 affordable units at 40% AMI;  
40 affordable units at 50% AMI.  
Affordability period ends Jan. 2055.  
Age Restriction: 62+ for all residents.  
Multi-story, no elevators.

# Senior Apartments for Rent



# Senior Apartments for Rent

All of the following projects are multi-story buildings. Only some have elevators and are identified in the description.

## Project/Contact

## Description

3. Harmony Terrace – 134 1- & 2-bedroom units constructed in 1999 at 905 Sunset Gardens Ln.

Contact: (805) 522-7766

<http://harmonyterrace.wnmpapartments.com>

54 affordable units at 35% AMI;  
57 affordable units at 40% AMI;  
22 affordable units at 50% AMI;  
1 affordable unit at 60% AMI.  
Affordability period ends Dec. 2054.  
Age restriction: 62+ for all residents.  
Multi-story, no elevators.

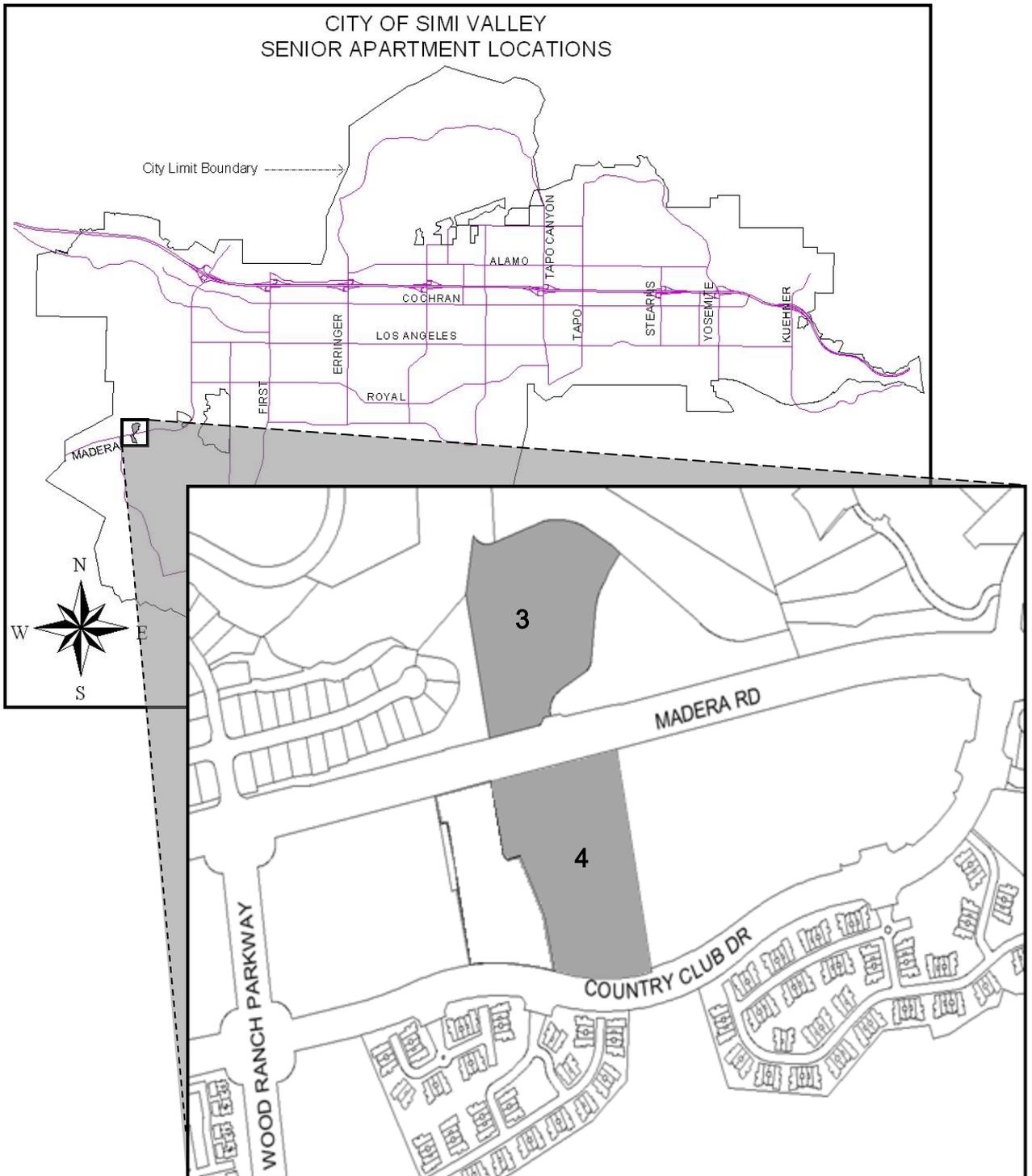
4. Sorrento Villas – 146 1- & 2-bedroom units constructed in 1999 at 415 Country Club Drive

Contact: (805) 527-7838

[www.amcalhousing.com/html/dev/sorrento.pdf](http://www.amcalhousing.com/html/dev/sorrento.pdf)

26 affordable units at 50% AMI;  
120 affordable units at 60% AMI.  
Affordability period ends Jan. 2055.  
Age Restriction: 62+ for all residents.  
Multi-story, no elevators.

# Senior Apartments for Rent



# Senior Apartments for Rent

All of the following projects are multi-story buildings. Only some have elevators and are identified in the description.

## Project/Contact

## Description

5. Vintage Paseo – 176 1- & 2-bedroom units constructed in 2002 at 2970 Tapo Canyon Road  
Contact: (805) 578-2311  
[www.usapropfund.com/property-details.aspx?propertyID=19](http://www.usapropfund.com/property-details.aspx?propertyID=19)

43 affordable units at 50% AMI;  
133 affordable units at 60% AMI.  
12 units are handicap accessible.  
Affordability period ends Dec. 2059.  
Age Restriction: 62+ for all residents.  
Multi-story, elevators.

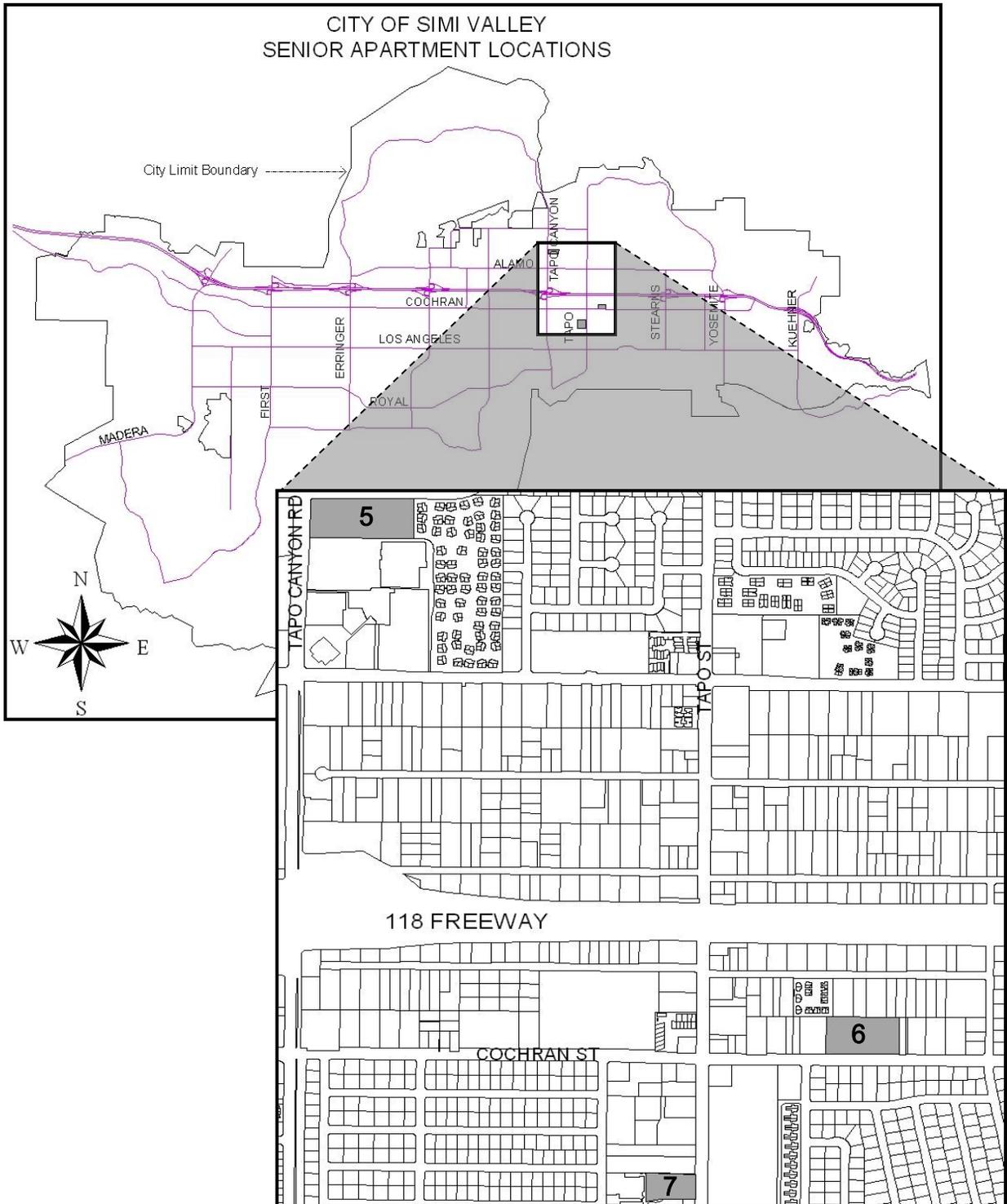
6. Ashlee Manor – 111 1- & 2-bedroom units constructed in 1987 at 4583 Cochran Street  
Contact: (805) 527-6364  
<http://ashleemanor.com/>

24 affordable units at 50% AMI;  
44 affordable units at 60% AMI;  
43 market rate units.  
7 units are handicap-accessible.  
Affordability period ends June 2033.  
Age restriction: 62+ head of household.  
Multi-story, no elevators.

7. Haven at Tapo Street – 35 1- & 2-bedroom units constructed in 2008 at 2245 Tapo Street  
Contact: (805) 577-1061  
<http://www.wngapartments.com/index.cfm?action=aptSearch&propNum=2711>

4 affordable units at 35% AMI;  
4 affordable units at 40% AMI;  
18 affordable units at 50% AMI;  
9 affordable units at 60% AMI.  
2 units are handicap-accessible.  
Affordability period ends Nov. 2063.  
Age restriction: 55+ for head of household; 45+ all other residents.  
Multi-story, elevators.

# Senior Apartments for Rent



# Senior Apartments for Rent

All of the following projects are multi-story buildings. Only some have elevators and are identified in the description.

## Project/Contact

## Description

8. Westgate – 31 1-bedroom units  
constructed in 1989 at  
1850 Williams Street

Contact: (805) 526-9302

12 affordable units at 50% AMI;  
6 affordable units at 65% AMI;  
13 market rate units.

Affordability period ends Sep. 2019.  
Age Restriction: 62+ for all residents.  
Multi-story, no elevators.

9. Pepper Tree Court Apartments –  
37 studio, 1- & 2-bedroom units  
constructed in 1990 at  
1415 Patricia Avenue

Contact: (805) 899-1998

7 affordable units at 50% AMI;  
8 affordable units at 65% AMI;  
7 affordable units at 80% AMI.  
15 market rate units.

2 units are handicap accessible.  
Affordability period ends Mar. 2020.  
Age Restriction: 62+ head of household.  
Multi-story, elevators.

10. Patricia Village – 35 -bedroom units  
constructed in 1989 at  
1561 Patricia Avenue

Contact: (805) 583-3639

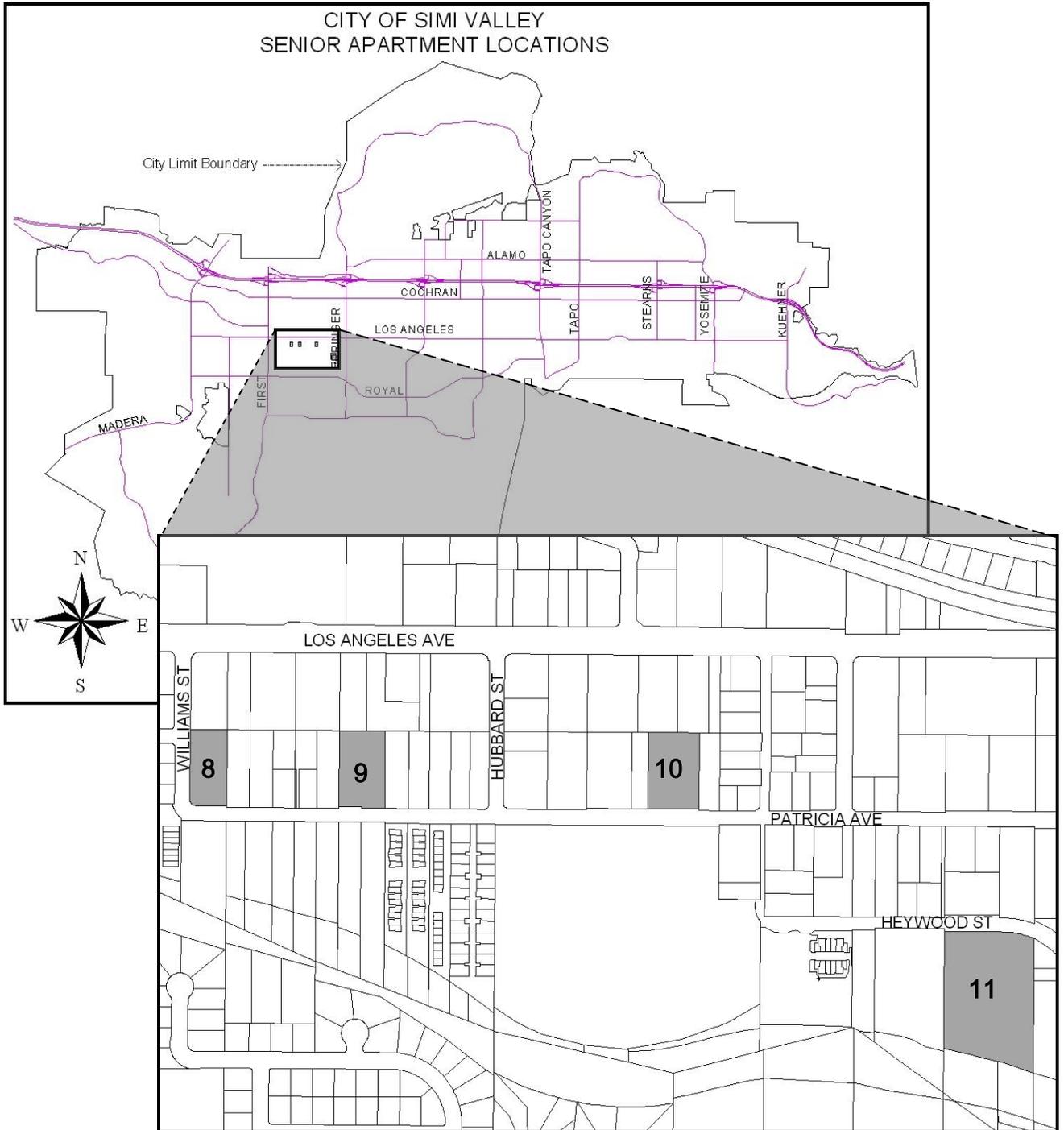
35 affordable units at 65% AMI.  
Affordability period ends Nov. 2019.  
Age restriction: 62+ for all residents.  
Multi-story, no elevators.

11. Heywood Gardens – 74 efficiency  
and 1-bedroom units constructed  
in 1993 at 1770 Heywood Street

Contact: (805) 583-8464

74 affordable units at 30% AMI.  
10 units are handicap accessible.  
Affordability period ends Nov. 2033.  
Age restriction: 62+ all residents.  
Multi-story, elevators.

# Senior Apartments for Rent



# Senior Mobile Home Parks

## Project/Contact

## Age Restriction

1. Friendly Village - 221 mobile homes at 195 Tierra Rejada Road.

Contact Number: (805) 527-3610

<http://www.mhvillage.com/Communities/MobileHomePark.php?key=5084>

Age restriction: 55+.

2. The Crest – 41 mobile homes at 5932 East LA Avenue.

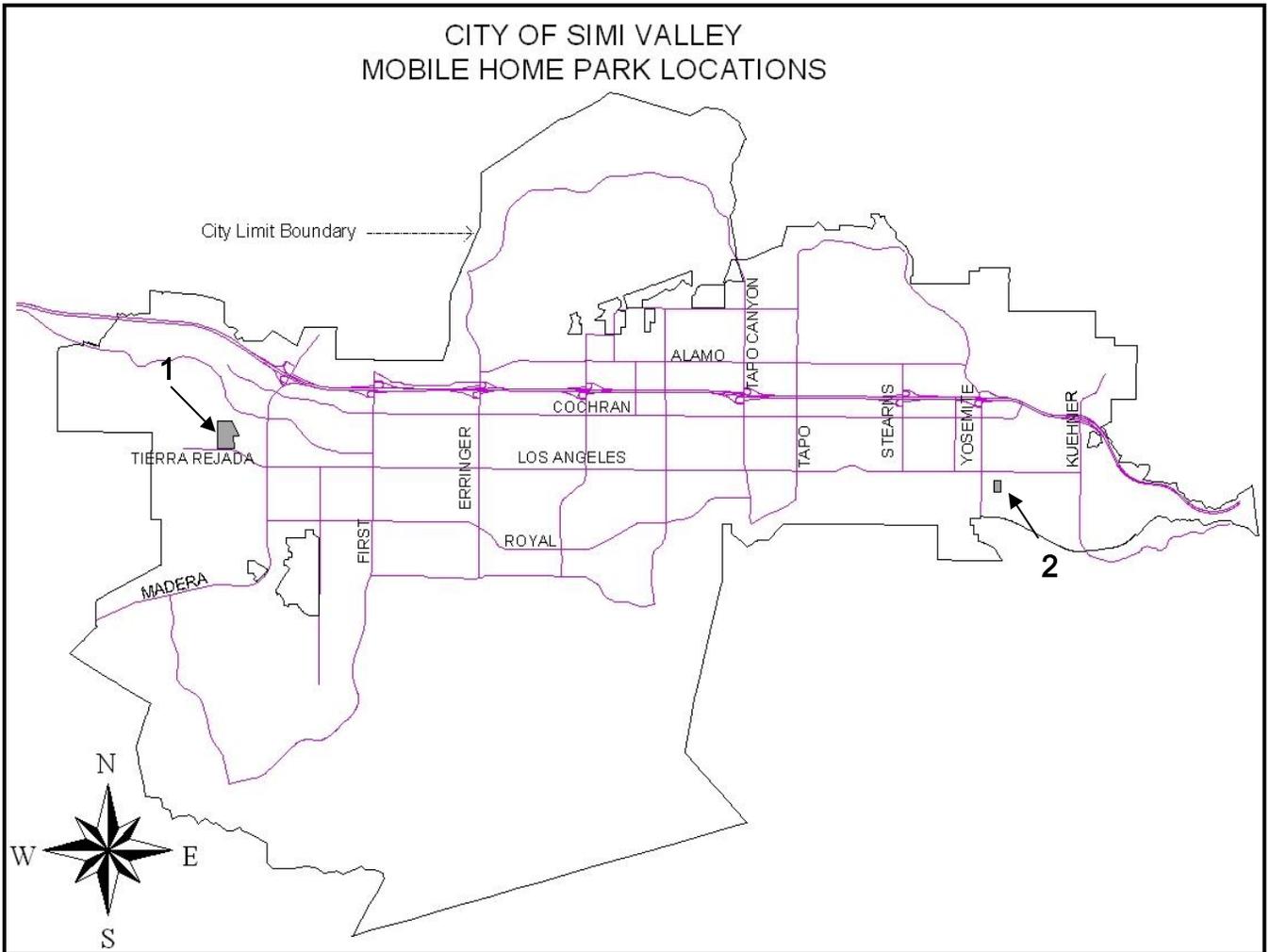
Contact Number: (805) 526-4013

<http://www.mhvillage.com/Communities/MobileHomePark.php?key=2802>

Age restriction: 55+.

Other mobile home parks are located in Simi Valley, but do not have age restrictions. The map on the opposite page shows the locations of only the two above-noted mobile home parks.

# Senior Mobile Home Parks



# Retirement & Assisted Living Facilities

1. Simi Hills – 96 market rate units (studios, 1- & 2-bedroom units with kitchenettes) constructed in 2006 at 950 Sunset Gardens Lane. Meals are included, but personal care is not. Facility is multi-story with elevators. Age restriction is 55+. For more information, visit [www.simihills.net](http://www.simihills.net).

2. Sunrise of Wood Ranch – 100 market rate units constructed in 2009 at 190 Tierra Rejada Road. Community offers assisted living, Alzheimer 's Care, and short stays. Facility is multi-story with elevators. Call (805) 584-8881 to obtain further information, or visit [www.sunriseseniorliving.com](http://www.sunriseseniorliving.com).

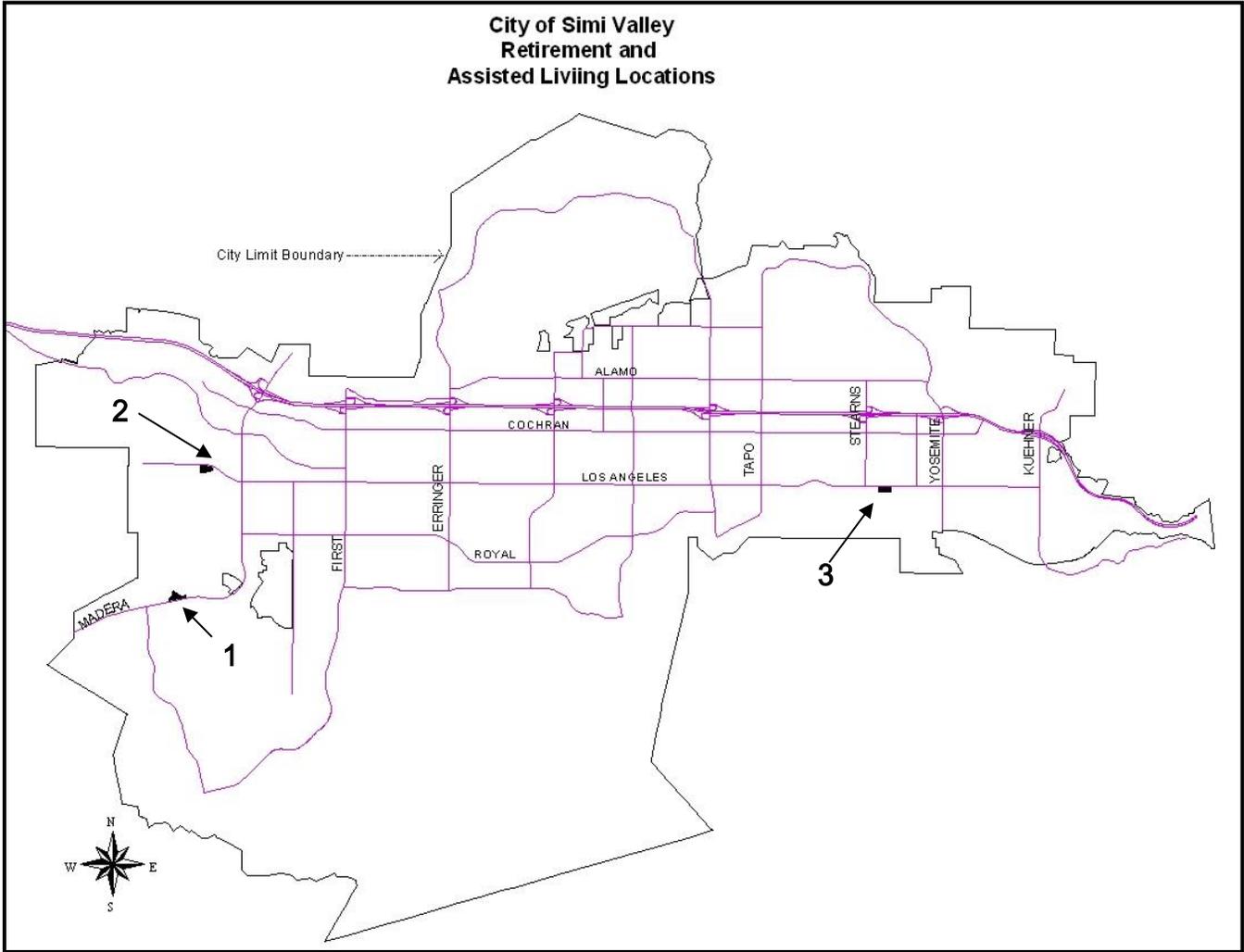
3. Vintage Simi Hills – 168 market rate units (studio and 1-bedroom units without kitchens) constructed in 2003 at 5300 E. Los Angeles Avenue. Community offers restaurant-style dining and assisted living services. Facility is multi-story with elevators. Call (805) 624-4612 to obtain further information, or visit [www.vintagesenior.com](http://www.vintagesenior.com).

## **Other Helpful Retirement & Assisted Living Facility References:**

Long Term Care Services of Ventura County – Maintains a list of all Ventura County assisted and skilled nursing facilities. Call (805) 656-1986 to obtain current listing, or visit [www.ombudsmanventura.org](http://www.ombudsmanventura.org).

Elderlink – Free senior referral service for Alzheimer's, Dementia, Board & Care, Retirement, and Nursing Home facilities. Call toll free (800) 613-5772, or visit [www.elderlink.org](http://www.elderlink.org) for more information.

# Retirement & Assisted Living Facilities



# Other Helpful References

- Senior Concerns, Inc. offers one-on-one counseling sessions to seniors at the Simi Valley Senior Center. Call (805) 583-6363 to make an appointment.
- Ventura County Area Agency on Aging provides senior advocacy and program funding. Call (800) 510-2020 to reach their helpline.
- Housing Rights Center provides information and referrals on matters pertaining to discrimination in housing matters and landlord/tenant issues. Call (800) 477-5977 for assistance.