

CITY OF SIMI VALLEY

AFFORDABLE HOUSING GUIDE

This guide lists affordable rental housing in Simi Valley. The apartments listed in this guide are privately managed. To apply, contact the listed manager. Most complexes listed in the guide maintain a waiting list administered on a first-come, first-served basis. Apartment rents are based on income and vary among the complexes. Please refer to the next page for the qualifying income limits.

For more information regarding this Affordable Housing Guide and landlord/tenant issues or resources, please contact the Department of Environmental Services at (805) 583-6779.

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For information about the Section 8 Housing Choice Voucher Program, or to be notified when Section 8 is accepting applications, contact:

Area Housing Authority
1400 West Hillcrest Drive
Newbury Park, CA 91320
Phone: (805) 480-9991
Toll Free: (800) 800-2123
Website: www.ahacv.org



2016 MAXIMUM INCOME LEVELS VENTURA COUNTY

(Effective: March 28, 2016)

Eligibility for most programs is based on the Area Median Income, as identified in the table below. 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.

Area Median Income (AMI) Level	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
30% AMI*	\$19,620	\$22,440	\$25,230	\$28,020	\$30,270	\$32,520	\$34,770	\$36,990
35% AMI*	\$22,890	\$26,180	\$29,435	\$32,690	\$35,315	\$37,940	\$40,565	\$43,155
40% AMI*	\$26,160	\$29,920	\$33,640	\$37,360	\$40,360	\$43,360	\$46,360	\$49,320
50% AMI	\$32,700	\$37,400	\$42,050	\$46,700	\$50,450	\$54,200	\$57,950	\$61,650
60% AMI*	\$39,240	\$44,880	\$50,460	\$56,040	\$60,540	\$65,040	\$69,540	\$73,980
65% AMI	\$40,650	\$46,450	\$52,250	\$58,050	\$62,700	\$67,350	\$72,000	\$76,650
80% AMI	\$52,300	\$59,800	\$67,250	\$74,700	\$80,700	\$86,700	\$92,650	\$98,650

* HERA Special Income Limits published by the California Tax Credit Allocation Committee for projects placed in service on or prior to December 31, 2008.

AFFORDABLE SENIOR APARTMENTS

<u>Map Location</u>	<u>Apartment Name</u>	<u>Affordable Units at Household Income</u>	<u>End of Affordability</u>	<u>Handicapped Units*</u>
1S.	Ashlee Manor ^{^^} 4583 Cochran St. (805) 527-6364	24@50% 44@60%	June-2033	7
2S.	Harmony Terrace [^] 905 Sunset Garden Ln. (805) 522-7766	54@35% 57@40% 22@50% 1@60%	December-2054	~
3S.	Haven at Tapo Street ^{^^} 2245 Tapo St. (805) 577-1061	4@30% 4@40% 18@50% 9@60%	October-2063	2
4S.	Heywood Gardens [^] 1770 Heywood St. (805) 583-8464	74@30%	November-2033	10
5S.	Las Serenas [^] 2090 Yosemite Ave. (805) 520-9542	19@35% 35@50% 53@60%	August-2050	3
6S.	Patricia Village [^] 1561 Patricia Ave. (805) 583-3639	35@65%	November-2019	~
7S.	Pepper Tree Court ^{^^} 1415 Patricia Ave. (805) 800-9991	7@50% 8@65% 7@80%	March-2020	2
9S.	Seasons [^] 1662 Rory Ln. (805) 522-7778	28@40% 40@50%	December-2054	~
10S.	Sorrento Villas [^] 415 Country Club Dr. (805) 527-7838	26@50% 120@60%	June-2054	~
11S.	Vintage Paseo [^] 2970 Tapo Canyon Rd. (805) 578-2311	43@50% 133@60%	December-2059	12
12S.	Westgate [^] 1850 Williams Ave. (805) 526-9302	12@50% 6@65%	September-2019	~

- [^] All residents must be at least 62 years of age
- ^{^^} Only the head of household must be 62 years of age or over
- ^{^^^} Head of household must be 55 years or over, others must be at least 45 years of age
- * Handicapped units are ADA compliant and may or may not be an affordable unit

AFFORDABLE APARTMENTS

<u>Map Location</u>	<u>Apartment Name</u>	<u>Affordable Units @ Household Income</u>	<u>End of Affordability</u>	<u>Handicapped Units*</u>
1A.	Avalon Simi Valley 1579 East Jefferson Way (805) 306-9966	50@80%	August-2061	10
5A.	Heywood Place Apartments 1765 Heywood St. (805) 520-9486	1@50%; 3@80%	July-2017	~
6A.	Hidden Valley Apartments 5065 Hidden Park Ct. (805) 955-9095	65@50%; 16@80%	December-2058	7
7A.	Hillview Apartments 1791 Patricia Ave. (805) 520-6065	2@50%; 2@80%	October-2060	1
9A.	Pattywood Place 1788 Patricia Ave. (805) 582-0385	2@50%; 2@80%	October-2060	1
10A.	Plaza del Sol Apartments 4231 Alamo St. (805) 583-5600	4@30%; 10@50%; 20@60%	October-2060	5
11A.	Windflow Apartments 2005 Kuhner Dr. (760) 937-3187	1@80%	May-2071	~

* Handicapped units are ADA compliant and may or may not be an affordable unit.

HOUSING AND SOCIAL SERVICES PROVIDERS

Map Location

Location and Services Description

Many Mansions Main Office: (805) 497-0344

Casa de Paz, La Rahada, and Peppertree Apartments; (33 units total)

Many Mansions provides housing for limited-income families
and homeless individuals disabled by mental illness.

12A. Casa de Paz Apt.: (805) 522-2853
1010 Ashland Ave. Simi Valley, CA 93065

12A. La Rahada Apt.: (805) 522-2853
1036-1050 Ashland Ave. Simi Valley, CA 93065

13A. Peppertree Apt.: (805) 842-2167
4214 E. Los Angeles Ave. Simi Valley, CA 93063

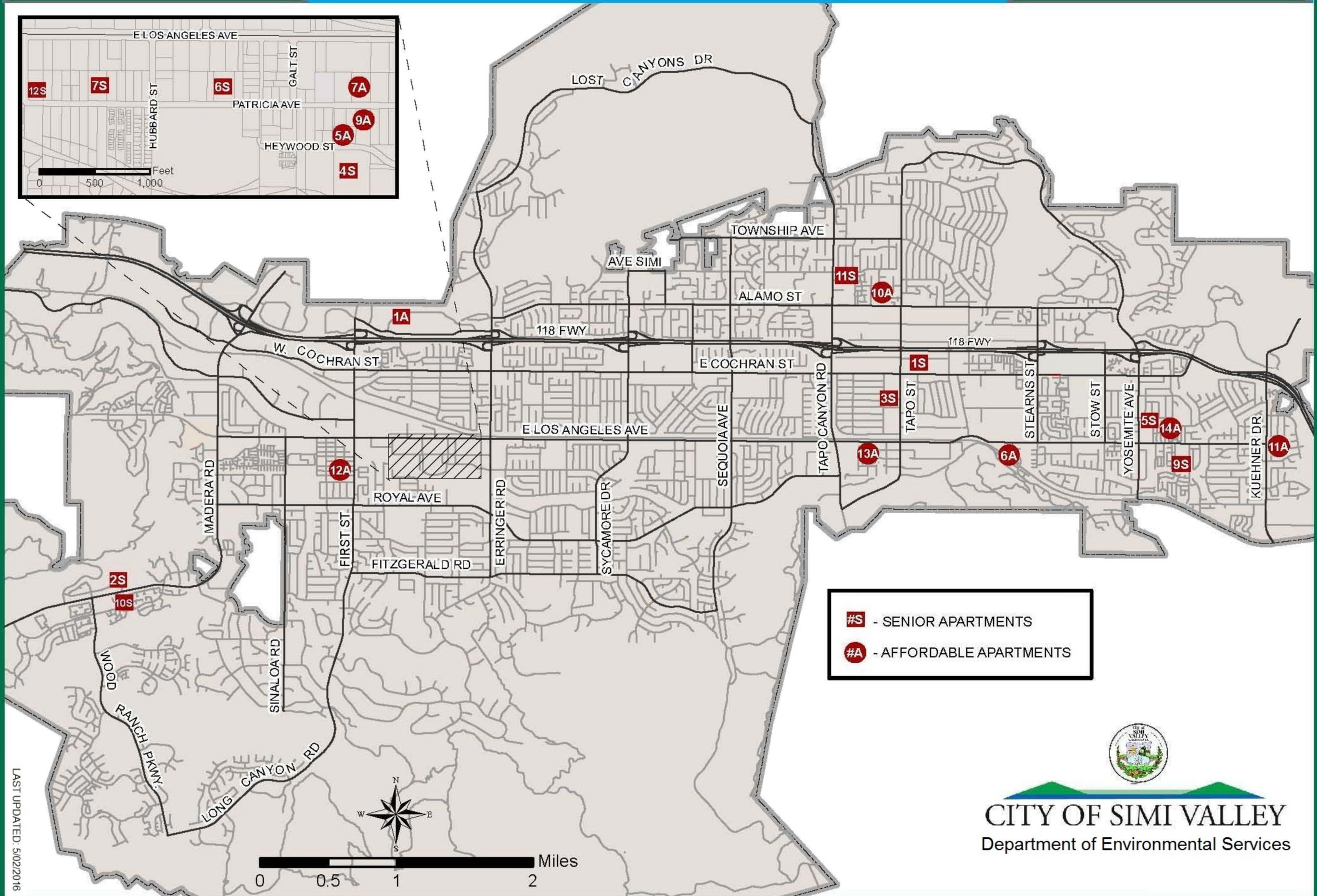
ARC of Ventura County Main Office: (805) 650-8611

Vista del Monte Rental Townhomes; (4 units total)

The ARC of Ventura County provides residential and independent living services
to limited-income individuals with developmental disabilities.

14A. Vista del Monte - Sheryl Abayon: (805) 901-7140
North side of E. Los Angeles Ave., 1000 feet east of Yosemite Ave.

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Department of Environmental Services