



AFFORDABLE & SENIOR HOUSING GUIDE

This Guide includes listings to income-restricted affordable apartments in Simi Valley. The apartments listed are privately owned and managed. To apply, contact the listed community managers. Each community maintains their own waiting list (first come, first served). Apartment rents are adjusted annually according to federal guidelines and may vary among communities. Refer to page 3 for the qualifying income limits.

For more information regarding this Guide, landlord-tenant concerns, and other housing-related inquiries, please visit the City Website at www.simivalley.org/affordablehousing or call (805) 583-6779.

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WHAT IS AFFORDABLE HOUSING?



Housing is deemed “affordable” if the rent, plus an average utility cost, does not exceed 30% of a household’s gross monthly income. For example in Ventura County, a “very low-income” one-person household has a gross annual income of less than \$39,550 per year, or \$3,295 per month. Therefore, the household’s monthly rent plus utilities payment should not exceed \$988 to be considered affordable.

Whether or not a 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 households with incomes under 50% of Area Median Income, the federally funded **Section 8 Housing Choice Voucher** program may help pay a portion of the rent. Information about Section 8 may be found by visiting your local housing authorities:

Housing Authority of the City of San Buenaventura
Phone: (805) 648-5008
Web: www.hacityventura.org

City of Port Hueneme Housing Authority
Phone: (805) 986-6527
Web: www.ci.port-hueneme.ca.us/index.aspx?NID=871

Area Housing Authority of the County of Ventura
1400 West Hillcrest Drive, Newbury Park, CA 91320
Phone: (805) 480-9991 Web: www.ahacv.org

Oxnard Housing Authority
Phone: (805) 385-8041
Web: www.oxnard.org/city-department/housing

Santa Paula Housing Authority
Phone: (805) 525-3339
Web: www.cityofspha.org

INCOME LIMITS TABLE FOR VENTURA COUNTY (April 30, 2020)

Income Categories	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
30% AMI*	\$23,700	\$27,100	\$30,500	\$33,850	\$36,600	\$39,300	\$42,000	\$44,700
35% AMI*	\$27,685	\$31,640	\$35,595	\$39,515	\$42,700	\$45,850	\$49,000	\$52,185
40% AMI*	\$31,640	\$36,160	\$40,680	\$45,160	\$48,800	\$52,400	\$56,000	\$59,640
50% AMI	\$39,550	\$45,200	\$50,850	\$56,450	\$61,000	\$65,500	\$70,000	\$74,550
60% AMI*	\$47,460	\$54,240	\$61,020	\$67,740	\$73,200	\$78,600	\$84,000	\$89,460
65% AMI*	\$51,415	\$58,760	\$66,105	\$73,385	\$79,300	\$85,150	\$91,000	\$96,915
80% AMI	\$63,250	\$72,300	\$81,350	\$90,350	\$97,600	\$104,850	\$112,050	\$119,300
100% AMI	\$68,450	\$78,250	\$88,000	\$97,800	\$105,600	\$113,450	\$121,250	\$129,100

Procedure to determine what Income Category your household would be eligible for:

- (1) Starting from the **GRAY** boxes across the top of the table, find your household size.
- (2) Then looking down the column of **WHITE** boxes below your household size, identify the dollar-amount that is closest to your pre-taxed gross annual income.
- (3) Finally, from your dollar-amount box looking across the row to the left, your Income Category will be identified in one of the **BLACK** Boxes on the left side of the table.

Eligibility for most housing programs must be determined by each rental community and verified by the City. The Area Median Income (AMI) levels are published annually by the U.S. Department of Housing and Urban Development (HUD).

* 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 (1 of 2)

<u>Location</u>	<u>Name</u>	<u>Income Categories Accepted</u>	<u>Affordable Units</u>	<u>Total Units</u>	<u>End of Term</u>	<u>ADA*</u>
1S.	Ashlee Manor (^ =) 4583 Cochran St. (805) 527-6364	50%, 60%	68	112	June-2033	7
2S.	Harmony Terrace (^ =) 941 Sunset Garden Ln. (805) 522-7766	35%, 40%, 50%, 60%	134	136	December-2054	~
3S.	Haven at Tapo Street (^^ +) 2245 Tapo St. (805) 577-1061	30%, 40%, 50%, 60%	35	36	October-2063	2
4S.	Heywood Gardens (^ +) 1770 Heywood St. (805) 583-8464	30%	74	75	November-2033	10
5S.	Las Serenas (^ +) 2090 Yosemite Ave. (805) 520-9542	50%, 60%	107	108	August-2050	3
6S.	Patricia Village (^ =) 1561 Patricia Ave. (805) 583-3639	65%	35	36	November-2020	~
7S.	Pepper Tree Court (^ +) 1415 Patricia Ave. (805) 480-9991	50%, 60%, 65%	35	36	TBD	2

AFFORDABLE SENIOR APARTMENTS (2 of 2)

<u>Location</u>	<u>Name</u>	<u>Income Categories Accepted</u>	<u>Affordable Units</u>	<u>Total Units</u>	<u>End of Term</u>	<u>ADA*</u>
8S.	Mountain View (^^^ +) 4862 Cochran St. (805) 306-1103	50%	5	50	January-2070	~
9S.	Seasons (^ =) 1662 Rory Ln. (805) 522-7778	40%, 50%	68	69	December-2054	~
10S.	Sorrento Villas (^ =) 415 Country Club Dr. (805) 527-7838	50%, 60%	72	148	June-2054	~
11S.	Vintage Paseo (^ +) 2970 Tapo Canyon Rd. (805) 578-2311	50%, 60%	86	176	December-2059	12
12S.	Westgate (^ =) 1850 Williams Ave. (805) 526-9302	50%, 65%	18	31	September-2020	~
13S.	Camino Esperanza (^) 1384 Katherine Rd. (805) 791-3493	50%	30	31	August-2067	2

^ 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
 * ADA compliant units may or may not be an affordable unit
 + Multi Story with Elevator = Multi Story with NO Elevator

AFFORDABLE APARTMENTS

<u>Location</u>	<u>Apartment Name</u>	<u>Income Categories</u> <u>Accepted</u>	<u>Affordable</u> <u>Units</u>	<u>Total</u> <u>Units</u>	<u>End of Term</u>	<u>ADA*</u>
1A.	Avalon Simi Valley (+) 1579 East Jefferson Way (805) 306-9966	80%	50	500	August-2061	10
2A.	Patricia Parc Apartments (+) 1196 Patricia Avenue (805) 422-1513	50%	5	65	August-2074	~
6A.	Hidden Valley Apartments (=) 5065 Hidden Park Ct. (805) 955-9095	50%, 80%	81	324	December-2058	7
7A.	Hillview Apartments (=) 1791 Patricia Ave. (805) 520-6065	50%, 80%	4	20	October-2060	1
9A.	Pattywood Place (=) 1788 Patricia Ave. (805) 582-0385	50%, 80%	4	20	October-2060	1
10A.	Plaza del Sol Apartments (=) 4231 Alamo St. (805) 583-5600	30%, 50%, 60%	34	70	October-2060	5
11A.	Windflow Apartments (+) 2005 Kuhner Dr. (760) 937-3187	80%	1	6	May-2071	~
5A.	Heywood Place Apartments (=) 1765 Heywood St. (805) 520-9486	50%, 80%	4	14	September-2020	~

* ADA compliant units may not be affordable + Multi Story with Elevator = Multi Story with NO Elevator 6

SUPPORTIVE HOUSING PROVIDERS

Map Location

Location and Services Description

Many Mansions Main Office: (805) 497-0344

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

12A. Casa de Paz Apt. (14 units) (=): (805) 522-2853
1010 Ashland Ave. Simi Valley, CA 93065

12A. La Rahada Apt. (8 units) (=): (805) 522-2853
1036-1050 Ashland Ave. Simi Valley, CA 93065

13A. Peppertree Apt. (12 Units) (=): (805) 842-2167
4214 E. Los Angeles Ave. Simi Valley, CA 93063

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

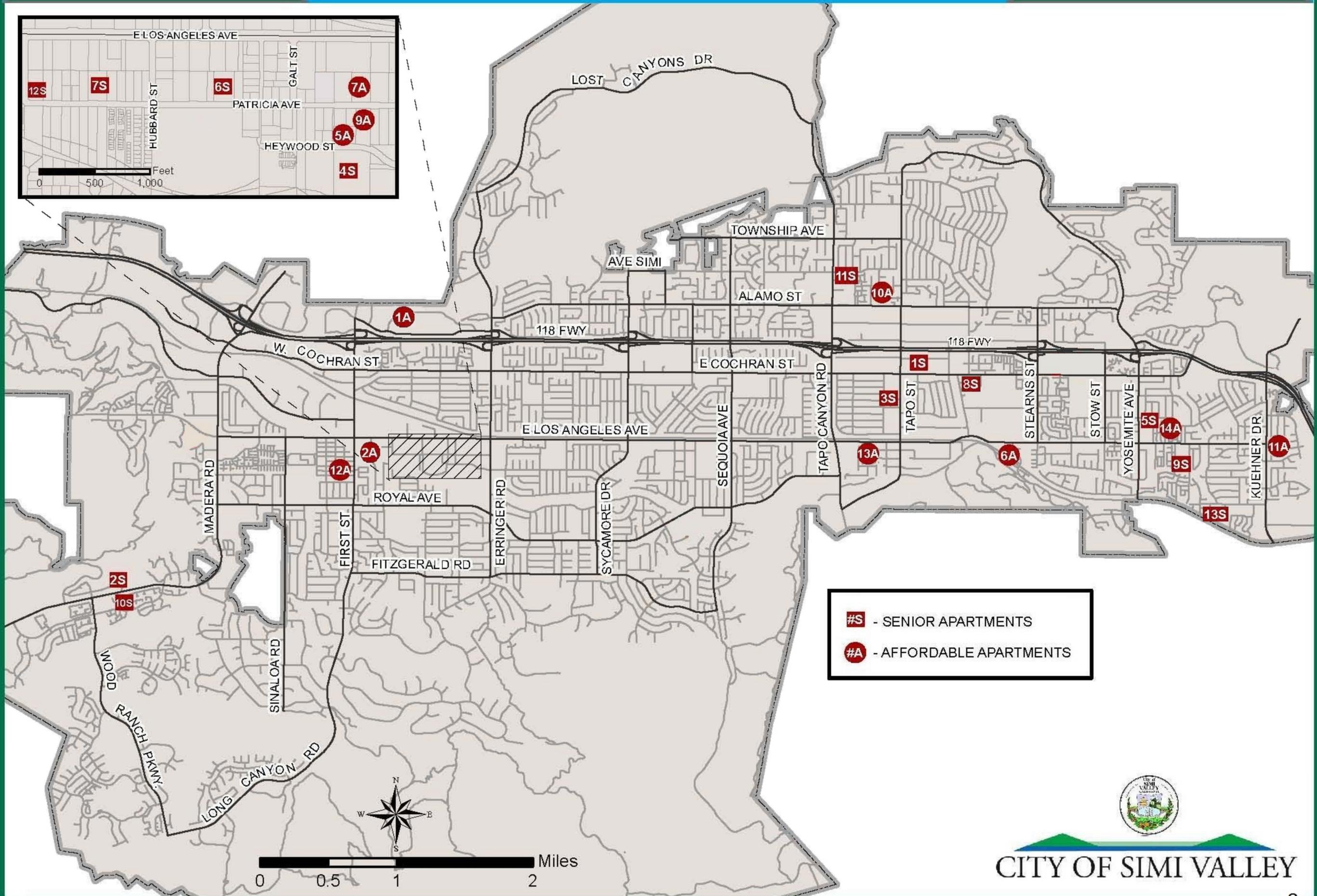
The ARC of Ventura County provides residential and independent living services to limited-income individuals with developmental disabilities.

14A. Vista del Monte (4 units): (805) 901-7140
North side of E. Los Angeles Ave., 1000 feet east of Yosemite Ave.

= Multi Story with NO Elevator

+ Multi Story with Elevator

AFFORDABLE HOUSING LOCATIONS



#S - SENIOR APARTMENTS
 #A - AFFORDABLE APARTMENTS



Assisted Living Facilities

Simi Hills – 96 market rate units (studios, 1- & 2-bedroom units with kitchenettes) located at 950 Sunset Gardens Lane. Meals included, excluding personal care. Facility is multi-story with elevators. Age restriction is 55+. For information, visit www.simihills.net or call (805) 430-3875.

Sunrise of Wood Ranch – 100 market rate units located at 190 Tierra Rejada Road. Community offers assisted living, Alzheimer 's Care, and short stays. Facility is multi-story with elevators. For information, visit www.sunriseseniorliving.com or call (805) 584-8881.

The Foothills at Simi Valley – 168 market rate units (studio and 1-bedroom units without kitchens) located at 5300 E. Los Angeles Avenue. Community offers restaurant-style dining and assisted living services. Facility is multi-story with elevators. For information, visit www.srgseniorliving.com or call (805) 583-3500.

Mobile Home Parks

Friendly Village (age restricted for 55+) – 221 market rate spaces located at 195 Tierra Rejada Road. For information, visit www.mhvillage.com/Communities/MobileHomePark.php?key=5084 or call (805) 527-3610.

The Crest (age restricted for 55+) – 41 market rate spaces located at 5932 E. Los Angeles Avenue. For information, visit www.mhvillage.com/Communities/MobileHomePark.php?key=2802 or call (805) 526-4013.

Trade Winds – 100 market rate spaces located at 5150 E. Los Angeles Avenue. For information, visit www.mhvillage.com/Communities/MobileHomePark.php?key=4674 or call (805) 526-2754.

Simi Country – 274 market rate spaces located at 1550 Rory Lane. For information, visit www.mhvillage.com/Communities/MobileHomePark.php?key=4460 or call (805) 522-2090.

Susana Woods – 139 market rate spaces located at 6480 Katherine Road. For information, visit www.mhvillage.com/Communities/MobileHomePark.php?key=4602 or call (805) 527-3610.

Other Resources

HomeShare– administered by Ventura County Area Agency on Aging, a program that matches senior home providers with home seekers. For information, visit www.vcaaa.org/our-services/housing or call (805) 477-7300.

Long Term Care Services of Ventura County – maintains a list of all Ventura County assisted and skilled nursing facilities. For information, visit www.ombudsmanventura.org or call (805) 656-1986.

Elderlink – provides free senior referral service for nursing home, board and care, and assisted living facilities. For information, visit www.elderlink.org or call (800) 613-5772.

The Kitty Letter – local real estate rental guide serving Simi Valley, Moorpark, and Conejo Valley. For information, visit www.thekittyletter.com.

Housing Rights Center – provides information and referrals on matters pertaining to discrimination in housing matters and landlord/tenant issues. Visit www.hrc-la.org or call (800) 477-5977 for assistance.

For Sale Affordable Housing

To participate in the City's Homebuyer's Assistance Program, please e-mail Housing Staff at echen@simivalley.org or call the Housing Information Line at (805) 583-6779 for details.

