



CITY OF SIMI VALLEY

DEPARTMENT OF ENVIRONMENTAL SERVICES AFFORDABLE AND/OR SENIOR HOUSING AGREEMENT APPLICATION

1. Applicant: _____
Address: _____
City/State/Zip: _____
Phone(s): _____ Email: _____
2. Property Owner: _____
Address: _____
City/State/Zip: _____
Phone(s): _____ Email: _____
3. Agent/Primary Contact: _____
Address: _____
City/State/Zip: _____
Phone(s): _____ Email: _____
4. Project Location: _____
Assessor's Parcel Number(s): _____
Existing Land Use: _____
5. Project Description including type and square footage of units: _____

- a. General Plan Designation: _____ Existing _____ Proposed
- b. Zoning Designation: _____ Existing _____ Proposed
- c. Parcel Size (Gross Acreage): _____
- d. Base Entitlement (Number of Dwelling Units): _____
- e. Project Type (Senior, Single-Family, etc.): _____
- f. Rental or For-sale project: _____
- g. Proposed Density: _____
- h. Density Bonus Requested (Number of Units): _____
- i. Number of Affordable Units to be Provided and Percentage of Total Units:
 - i. Very Low-Income: _____
 - ii. Lower-Income: _____
 - iii. Other: _____
- j. Provide breakdown of unit mix by number of bedrooms: _____

6. Anticipated Project Costs: _____

7. Sources of Funding: _____

8. Background Information: _____

9. Anticipated Incentives to be requested from the City: _____

ACKNOWLEDGEMENT

The Affordable Housing Subcommittee is an advisory body to the City Council and makes no commitments or final decisions. Policies regarding affordable agreements may change after any meeting with the Affordable Housing Subcommittee. All negotiations with the AHS are tentative and projects are not deemed approved until final approval by full vote of the City Council of the City of Simi Valley.

I have read and understand the foregoing.

Applicant Signature

Date

Owner Signature

Date

For Staff Use:

Case Numbers: _____

Filing Date: _____

AFFORDABLE AND/OR SENIOR HOUSING AGREEMENT APPLICATION INSTRUCTIONS

1. List name of development company and contact person. Include address, phone number(s) and email address.
2. List full name of property owner. Include address, phone number(s) and email address. If more than one owner is involved, attach supplemental information to the application.
3. List any other agents to be involved with the project, including address, phone number, and email address. If more than one agent is involved, attach supplemental information to the application.
4. Identify the specific location of the project. Include the Assessor's Parcel Number(s), lot/parcel and tract numbers, and present land use.
5. Provide project description information as follows:
 - a. Identify existing and proposed General Plan designation;
 - b. Identify existing and proposed Zoning designation;
 - c. Indicate the parcel size by gross acreage;
 - d. Determine the base entitlement density of the number of units allowed by multiplying the allowable number of units per acre of the current zoning density by the gross acreage of the parcel;
 - e. Identify if the project proposed is for seniors, single-family detached, or multi-family;
 - f. Identify whether the units will be available for sale or rental;
 - g. Indicate the proposed density of units in units per acre;
 - h. Indicate the number of units requested beyond the allowed density of the current zoning;
 - i. Indicate the number of affordable units as a percentage of total units;
 - 1) Very low-income units - These units must be provided to households with 50% or less of the median household income at a maximum monthly rent which is 30% of 50% of the monthly median income or less, or a sale price which is affordable to very low-income households (50% of median income for the area) (Indicate the number and percentage of very low-income units proposed).
 - and/or
 - 2) Lower-income units - These units must be provided to households with 80% or less of the median household income at a maximum monthly rent, which is 30% of 60% of the monthly median income or less, or a sale price, which is affordable to lower-income households (80% of median income for the area) (Indicate the number and percentage of lower-income units proposed).
 - and/or

- 3) Senior units - These units must be provided to Senior Households as defined by California Civil Code Section 51.3.
 - j. Provide breakdown of unit mix by number of bedrooms.
6. Briefly identify the anticipated costs for the project including the construction costs, land costs, debt service, and any other costs associated with development and initial marketing of the project.
7. Indicate the proposed source(s) of financing, including any state or federal grants or loans, tax credits, conventional financing, and any other sources. Also indicate the use of any request for a "letter of interest" from the City Council necessary to secure said financing.
8. Background information:
 - a. For non-profit organizations - Attach a copy of 501c(3), identify board members and job descriptions, and include a brief history of their experience in affordable housing development.
 - b. For-profit organizations - Attach resumes for personnel involved with the project, and include a brief history of the organization's experience in affordable housing development.
9. Identify any incentives that are anticipated to be requested from the City, such as a density bonus, modification of development standards per SVMC Section 9-31, fee waivers, and/or financial incentives.