

# 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](http://www.ahacv.org)



# 2018 MAXIMUM INCOME LEVELS

## VENTURA COUNTY

(Effective: April 1, 2018)

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*	\$21,300	\$24,360	\$27,390	\$30,420	\$32,880	\$35,310	\$37,740	\$40,170
35% AMI*	\$24,850	\$28,420	\$31,955	\$35,490	\$38,360	\$41,195	\$44,030	\$46,865
40% AMI*	\$28,400	\$32,480	\$36,520	\$40,560	\$43,840	\$47,080	\$50,320	\$53,560
50% AMI	\$35,500	\$40,600	\$45,650	\$50,700	\$54,800	\$58,850	\$62,900	\$66,950
60% AMI*	\$42,600	\$48,720	\$54,780	\$60,840	\$65,760	\$70,620	\$75,480	\$80,340
65% AMI	\$43,700	\$49,900	\$56,150	\$62,400	\$67,400	\$72,400	\$77,400	\$82,350
80% AMI	\$56,800	\$64,900	\$73,000	\$81,100	\$87,600	\$94,100	\$100,600	\$107,100

\* 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>Location</u>	<u>Name</u>	<u>Units at Household Income</u>	<u>Term End Date</u>	<u>Handicapped*</u>
1S.	Ashlee Manor ^^ 4583 Cochran St. (805) 527-6364	24@50% 44@60%	June-2033	7
2S.	Harmony Terrace ^ 941 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	54@50% 53@60%	August-2050	3
6S.	Patricia Village ^ 1561 Patricia Ave. (805) 583-3639	35@65%	November-2020	~
7S.	Pepper Tree Court ^^ 1415 Patricia Ave. (805) 480-9991	7@50% 8@65% 7@80%	March-2020	2
8S.	Mountain View ^^ 4862 Cochran St. (805) 306-1103	5@50%	January-2070	~
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	26@50% 60@60%	December-2059	12
12S.	Westgate ^ 1850 Williams Ave. (805) 526-9302	12@50% 6@65%	September-2020	~
13S.	Camino Esperanza ^^ 1384 Katherine Rd. (805) 791-3493	30@50%	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

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

## AFFORDABLE APARTMENTS

<u>Location</u>	<u>Apartment Name</u>	<u>Units at Household Income</u>	<u>End of Term</u>	<u>Handicapped*</u>
1A.	Avalon Simi Valley 1579 East Jefferson Way (805) 306-9966	50@80%	August-2061	10
5A.	Heywood Apartments 1765 Heywood St. (805) 520-9486	1@50%; 3@80%	September-2020	~
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	~

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\* 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

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

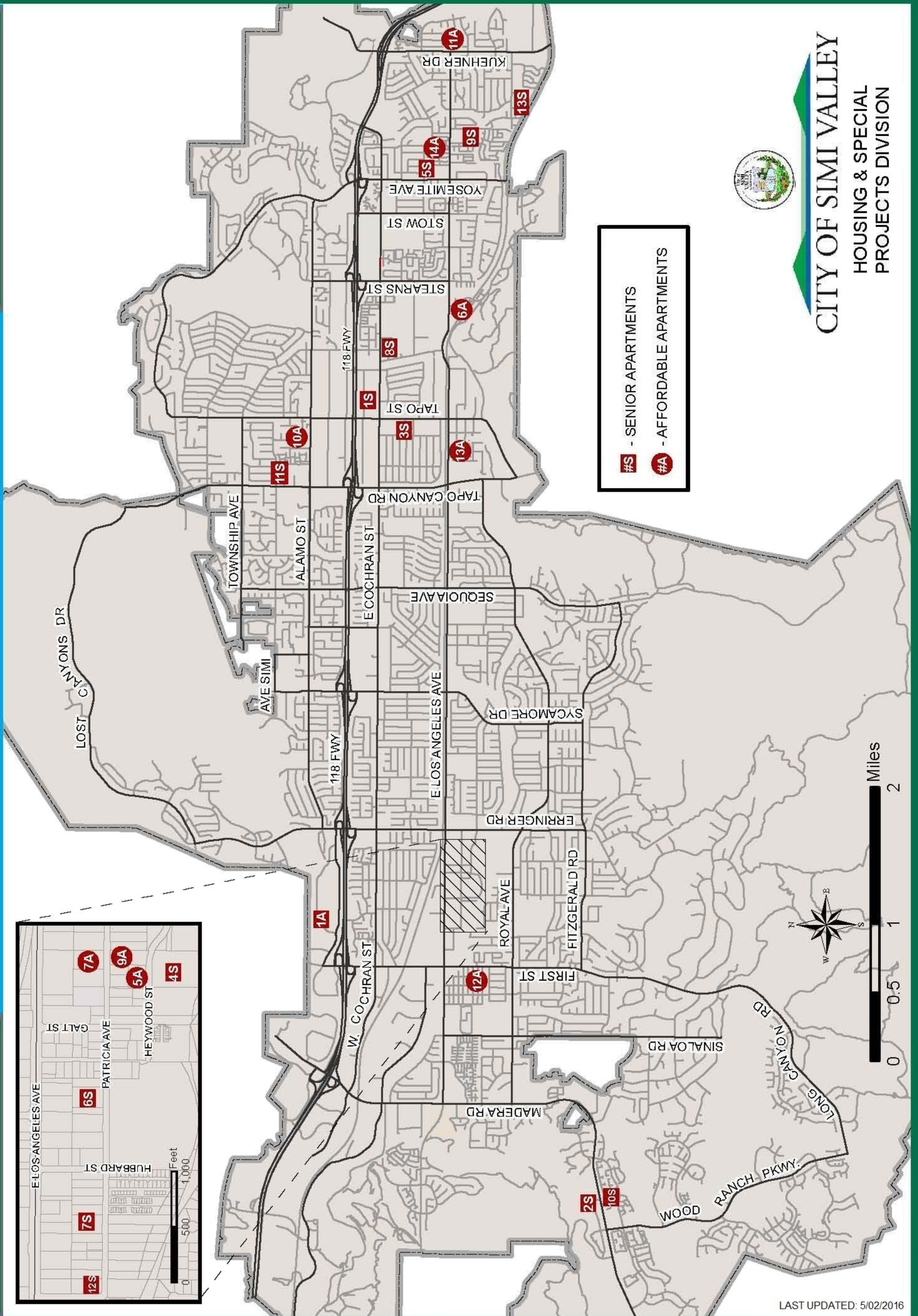
Vista del Monte Rental Townhomes; (4 units total)

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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# AFFORDABLE HOUSING GUIDE



- #S - SENIOR APARTMENTS
- #A - AFFORDABLE APARTMENTS



**CITY OF SIMI VALLEY**  
HOUSING & SPECIAL  
PROJECTS DIVISION