

10866 Morning Glory Road, Ventura, CA 93004



PROJECT DESCRIPTION

Ventura Springs, set on a 10-acre site formerly owned by the City of Ventura, is a new community for formerly homeless veterans as well as low-income veterans and their families. This inclusive neighborhood will feature 122 apartments across 11 buildings, mixing two-story walk-ups with two three-story structures, all integrated within vibrant courtyards that promote community activities. The property consists of 1, 2 and 3 bedroom apartment homes. Two units will be reserved for the on-site staff. The *apartments has a veteran preference for 50% of the units. USVETS services will be offered onsite.*

AMENITIES

Apartment Features

- ADA units
- Cable hook-ups
- Central air and heat
- Dual-pane windows
- Energy Star® appliances
- Garbage disposals
- Refrigerator
- Stove
- Dishwasher (select units)

Community Amenities

- Community room
- Courtyard
- On-site parking
- On-site laundry amenities
- Community garden
- Community playground
- DIY workshop space
- Computer room
- Community barbecue grill



EQUAL HOUSING
OPPORTUNITY

INCOME REQUIREMENTS

| Income Limits | Household Size (Persons) | | | | | | |
|----------------|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 30% AMI | \$ 29,550 | \$ 33,780 | \$ 38,010 | \$ 42,210 | \$ 45,600 | \$ 48,990 | \$ 52,350 |
| 50% AMI | \$ 49,250 | \$ 56,300 | \$ 63,350 | \$70,350 | \$ 76,000 | \$ 81,650 | \$ 87,250 |
| 60% AMI | \$ 59,100 | \$ 67,560 | \$ 76,020 | \$84,420 | \$ 91,200 | \$ 97,980 | \$104,700 |

UNIT AVAILABILITY

| Unit Type | Units | AMI | Target Population | Application Method |
|---------------|-------|-----|---|--------------------|
| One-Bedroom | 9 | 30% | Chronically Homeless Veteran, VASH eligible | COC Referral |
| One-Bedroom | 21 | 30% | Homeless Veteran, VASH eligible | COC Referral |
| One-Bedroom | 5 | 30% | Homeless Veteran | COC Referral |
| One-Bedroom | 19 | 50% | Homeless Veteran | Inquiry Form |
| One-Bedroom | 24 | 60% | General Affordable, *Veteran Preference | Inquiry Form |
| Two-Bedroom | 4 | 30% | General Affordable, *Veteran Preference | Inquiry Form |
| Two-Bedroom | 27 | 60% | General Affordable, *Veteran Preference | Inquiry Form |
| Three-Bedroom | 2 | 30% | General Affordable, *Veteran Preference | Inquiry Form |
| Three-Bedroom | 9 | 60% | General Affordable, *Veteran Preference | Inquiry Form |
| Staff units | 2 | N/A | N/A | N/A |
| TOTAL | 122 | | | |

LEASE UP AGENT

805-869-6559 (INQUIRIES)

TTY 711

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