

**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
<b>30% AMI</b>	\$ 29,550	\$ 33,780	\$ 38,010	\$ 42,210	\$ 45,600	\$ 48,990	\$ 52,350
<b>50% AMI</b>	\$ 49,250	\$ 56,300	\$ 63,350	\$70,350	\$ 76,000	\$ 81,650	\$ 87,250
<b>60% AMI</b>	\$ 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
<b>TOTAL</b>	122			

## LEASE UP AGENT

**805-869-6559 (INQUIRIES)**

**TTY 711**

[venturaspringsleasing@acof.org](mailto:venturaspringsleasing@acof.org)

