



# Housing Resource Guide 2017

**Camarillo has all aspects of a suburban rural community with a small-town quality. There is a variety of housing options, which include traditional single-family neighborhoods, town homes, cluster developments, apartments, mixed-use, and several large retirement communities, as well as homes in rural and country-club settings.**



## Ownership – Existing Affordable Housing

The resale restrictions of affordable homes within the subdivision listed below remain in place for 30-55 years, depending on the development. The City maintains an interested parties list for purchasing a “resale” home. **If and when a unit is available**, a copy of the list will be given to the seller. The seller may contact any person on the list or sell to any other income-qualified buyer. To be added to the list, call 805.388.5367. Affordable units must be owner-occupied and will be monitored by the City on an annual basis.

Project Name	Location	Affordable Units
<b>Cedarbrook Walk</b>	Avenida Acaso/Nellora Street	34 Low-income units
<b>Mission Walk</b>	Chapel Drive/Palm Drive	7 Low-income units
<b>Wickford Place</b>	Village at the Park Drive	26 Low-income units
<b>Mulberry Place</b>	Adolfo Road/Mission Oaks Boulevard/Flynn Road	10 Moderate-income units
<b>Courtyards at Camarillo Springs</b>	Camarillo Springs Road	6 Low-income units
<b>Tesoro Walk</b>	Flynn Road	10 Very low-income units

## Ownership – Existing Mobile Home Parks

Mobile homes offer another housing opportunity in Camarillo. There are five mobile home communities in the City.

Name	Location	Phone No.	MH Space
<b>Camarillo Mobile Home Park</b>	1150 East Ventura Blvd.	805.482.0022	Rented
<b>Lamplighter Mobile Home Park</b>	3905 East Pleasant Valley Rd.	805.482.4718	Rented
<b>Casa del Norte Mobile Home Park</b>	4388 Central Ave.	805.485.5556	Rented
<b>Camarillo Springs Mobile Home Village</b>	Camarillo Springs	805.484.1650	Owned
<b>Rancho Adolfo Mobile Home Estates</b>	1055 Adolfo Rd.	805.484.2734	Owned

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## Rentals – Affordable Housing Coming Soon

Project Name	Date	Location	Contact Information	Affordable Units
Springville Senior Apartments (CUP-357)	2018	Springville area	Jo Ellen Smith 805.209.0851 jsmith@foreproperty.com	51 Very low-income units 52 Low-income units
Andorra Apartments (RPD-186/187)	2018	Pleasant Valley Road/ Lewis Road	www.fairfield-camarillo.com or Kristi Hall 858.626.8323	19 Very low-income units 5 Low-income units
Cedar Oak Apartments (CUP-330)	Late 2017	Old Town area	805.988.4114	22 Moderate-income units 1 Low-income unit
Camarillo Village Homes (CUP-369)	2019	Pleasant Valley Road/ Lewis Road	None at this time	3 Low-income units

## Ownership – Affordable Housing Coming Soon

Project Name	Date	Location	Contact Information	Affordable Units
Springville Condos (RPD-193)	Late 2017	Springville area	805.465.6929 or rbuery@elacora.com lebrard@elacora.com	2 Very low-income units 1 Low-income unit
Teso Robles Townhomes (RPD-194)	Late 2017	Verdugo Way/ Camino Ruiz	Maggie Lavey mlavey@comstock-homes.com 805.914.0836	13 Moderate-income units
Parkwest Townhomes (RPD-188)	2018	Pleasant Valley Road/ Lewis Road	805.444.3848 or www.parkwesttownhomes.com	9 Moderate-income units
Camarillo Village Homes (RPD-196)	2019	Pleasant Valley Road/ Lewis Road	None at this time	29 Moderate-income units

## Rent Subsidy and Public Housing: Area Housing Authority of Ventura County

For qualified, low-income households, the Area Housing Authority of Ventura County provides subsidized and lower-cost apartments. Applications, available once a year, will put applicants on a list for either rent subsidies, Section 8, or public housing assistance. In Camarillo, the Area Housing Authority owns the 27-unit Ellis Terrace apartments, the 27-unit Bradford Apartments, a duplex on Raemere Street, the 304-unit Mira Vista Village senior apartments, and the 13-unit Meadowbrook apartments.



For information regarding Rent Subsidy and Public Housing, please contact:

**Area Housing Authority, 1400 West Hillcrest Drive, Newbury Park, CA 91320**  
**Phone #s: 805.480.9991 x100 or 800.800.2123 Website: [www.ahacv.org](http://www.ahacv.org)**

## Mortgage Credit Certificate Program

Purchase your first home with a Mortgage Credit Certificate and save thousands of dollars in federal income taxes. If you have not owned a home in the last three years, and you could use some help in qualifying for a loan, this program might assist you. There are over 100 approved loan officers listed by county that may assist you with obtaining a Mortgage Credit Certificate.

For information regarding the Mortgage Credit Certificate Program, please contact:

**Mortgage Credit Certificate Program**

**Phone: 310.342.5400**

**Website: [www.calhfa.ca.gov/homeownership/programs/index.htm](http://www.calhfa.ca.gov/homeownership/programs/index.htm)**

## Major Camarillo Apartments

This is a listing of the larger apartment complexes in the City. The list can be used as a starting point in looking for an apartment. **The apartments identified with "\*" have affordability programs.** There are also smaller apartment developments scattered around the City that are not listed here.

<b>*</b>	<b>ADAGIO APARTMENTS</b>	168 Stonegate Road	60 Units	1-3 Bedrooms	<b>805.201.2230</b>
	<b>ALLURA AT CAMARILLO</b>	390 Paseo Camarillo	165 Units	1-2 Bedrooms	<b>805.484.3800</b>
<b>*</b>	<b>AMLI SPANISH HILLS</b>	668 Spring Oak Road	384 Units	1-2-3 Bedrooms	<b>805.764.5523</b>
<b>*</b>	<b>AVALON CAMARILLO</b>	1573 Flynn Road	249 Units	1-2-3 Bedrooms	<b>805.388.7360</b>
<b>*</b>	<b>AVALON MISSION OAKS</b>	5240 Corte Bocina	160 Units	2 Bedrooms	<b>805.388.7914</b>
<b>*</b>	<b>BRADFORD APTS.</b>	127 Calle La Sombra	27 Units	1-2 Bedrooms	<b>805.480.9991</b>
	<b>CAMARILLO OAKS APTS.</b>	921 Paseo Camarillo	564 Units	1-2-3 Bedrooms	<b>805.987.8905</b>
	<b>CAMINO RUIZ APTS.</b>	105 Camino Ruiz #21	160 Units	1-2 Bedrooms	<b>805.389.1441</b>
	<b>CAPISTRANO APTS.</b>	180 Ripley Street	44 Units	1-2 Bedrooms	<b>805.383.1207</b>
	<b>CASA DE CAMARILLO</b>	520 Daily Drive	33 Units	1-2 Bedrooms	<b>805.484.3885</b>
<b>*</b>	<b>CASA VELASQUEZ/CASA DE SUENO</b>	Fulton/Barry; Daily Drive	23 Units	3-4 Bedrooms	<b>805.483.5188</b>
<b>*</b>	<b>COURTYARD APTS.</b>	350 Westpark Court	34 Units	2-3 Bedrooms	<b>805.445.4801</b>
	<b>HACIENDA DE CAMARILLO</b>	831 Paseo Camarillo	73 Units	1-2-3 Bedrooms	<b>805.987.6146</b>
	<b>IVY PICKWICK PARK APTS.</b>	2400 Pickwick Drive	66 Units	1-2 Bedrooms	<b>805.484.1716</b>
	<b>LAS POSAS CAPRI</b>	440-450 N. Daily Drive	32 Units	1-2 Bedrooms	<b>805.482.4964</b>
	<b>LAS POSAS RIVIERA</b>	450 N. Daily Drive	32 Units	1-2 Bedrooms	<b>805.389.1268</b>
<b>*</b>	<b>MEADOWBROOK APTS.</b>	610 Calle La Roda	13 Units	2-3 Bedrooms	<b>805.480.9991</b>
<b>*</b>	<b>MIRA VISTA VILLAGE (Seniors 55+)</b>	2700 Ponderosa Drive	305 Units	1-2 Bedrooms	<b>805.987.6486</b>
	<b>MOUNTAIN VIEW APTS.</b>	659 N. Las Posas Road	106 Units	1-2 Bedrooms	<b>805.484.4893</b>
	<b>PARK GLENN APTS.</b>	200 S. Glenn Drive	150 Units	1-2 Bedrooms, Studio	<b>805.482.6000</b>
<b>*</b>	<b>PARK GLENN SENIORS (Seniors 55+)</b>	200 S. Glenn Drive	18 Units	1 Bedroom	<b>805.482.6000</b>
	<b>PONDEROSA APTS.</b>	701 Mobil Avenue	40 Units	1-2 Bedrooms	<b>805.484.5860</b>
<b>*</b>	<b>PONDEROSA VILLAGE (Seniors 55+)</b>	2105 E. Ponderosa Drive	90 Units	1 Bedroom	<b>805.987.0260</b>
	<b>ROSEWOOD APTS.</b>	555 Rosewood Avenue	150 Units	1-2-3 Bedrooms	<b>805.484.1415</b>
	<b>VILLA CAMARILLO</b>	645 Lantana Street	352 Units	1-2 Bedrooms, 2+ den, studio	<b>805.987.1000</b>
	<b>VILLA CAMPANA</b>	530 Calle La Roda	84 Units	1-2 Bedrooms, studio	<b>805.484.1530</b>
	<b>VILLA CAPRICE</b>	2600 E. Ponderosa Drive	82 Units	2 Bedrooms	<b>805.482.1682</b>
	<b>VILLA CARMEN</b>	1675 W. Chapel Drive	40 Units	1-2 Bedrooms	<b>805.482.7756</b>
	<b>VILLA PALAZZO</b>	750 Mobil Avenue	84 Units	1-2-3 Bedrooms	<b>805.482.8800</b>
	<b>VILLAGE COMMONS</b>	267 Village Commons Drive	13 Units	2 Bedrooms	<b>818.994.5600</b>
	<b>VILLAS AT THE PARK</b>	Village at the Park Drive	58 Units	1-2 Bedrooms	<b>805.482.8981</b>

## Senior Center

The Senior Center is dedicated to providing an array of special events, recreation and leisure programs, and social services for adults living in the Pleasant Valley Recreation and Park District, Camarillo, and neighboring communities. All active adults are invited to participate. The Senior Center also has a resource center for information on assisted living facilities in Camarillo.

**Pleasant Valley Senior Center**  
**1605 East Burnley Avenue**  
**Camarillo, CA 93010**  
**Phone # 805.482.4881**

## Residential Care Facilities

There are a number of larger assisted living facilities in Camarillo that provide long-term programs, including assisted living, dementia special care, and skilled nursing facilities. There are also smaller facilities scattered around the City that are not listed.

<b>Alma Via of Camarillo</b>	2500 Ponderosa Drive	805.388.5277	100 beds
<b>Atria Las Posas</b>	24 Las Posas Road	805.987.9872	140 beds
<b>Brookdale Senior Living</b>	6000 Santa Rosa Road	805.388.8086	140 beds
<b>Royal Gardens of Camarillo</b>	903 Carmen Drive	805.484.2777	130 beds
<b>Brookdale Senior Living</b>	6000 Santa Rosa Road	805.388.8086	45 beds
<b>Camarillo Health Care Center</b>	205 Granada Street	805.482.9805	114 beds
<b>St. John's Pleasant Valley</b>	2309 Antonio Ave	805.389.5800	99 beds



## Multi-Family and Mobile Home Rent Review

The City of Camarillo City Council established a Rent Review Commission to provide a forum, which may assist in the resolution of rent disputes for certain mobile homes and apartments. Specifically, the Commission is available to address issues relating to apartment buildings with five or more units that were leased or occupied on or before July 1, 1984, and for mobile homes located in mobile home parks with 25 or more spaces.

For information regarding the Rent Review Commission, contact:

**City of Camarillo – City Clerk**  
**601 Carmen Drive**  
**Camarillo, CA 93010**  
**Phone # 805.388.5316**

## Property Maintenance and Code Compliance

Though most homes and neighborhoods in Camarillo are well maintained, occasional encouragement is required to see that the community standards are met. The City of Camarillo maintains a comprehensive code compliance program. All properties in the City are reviewed twice a year, as well as on an ongoing daily basis by the City of Camarillo Code Compliance officers.

**Code Compliance, Department of Community Development, City of Camarillo, 601 Carmen Drive**  
**Phone # 805.383.5660**

## Housing Rehabilitation

There are limited funds available to rehabilitate homes in Camarillo. When available, they are in the form of low-interest loans and grants that are used to rehabilitate owner-occupied residences and mobile homes in Camarillo. The program uses Community Development Block Grant funds to improve the quality of life for low- and very low-income residents by assisting with property repairs and improvements to make their homes decent, safe, and sanitary.

The owner must qualify as either a low- or very low-income household. Most rehabilitation assistance is in the form of a low-interest loan. Grants are available to extremely low-income families, where it is demonstrated there is not the ability to repay the loan.

For program information and rehabilitation loan applications, please contact:

**Comprehensive Housing Services**  
**8840 Warner Avenue, Suite 206**  
**Fountain Valley, CA 92708**  
**Phone # 714.841.6610**

**Eligible repairs and improvements include:**

- Roof repair or replacement
- Heating/cooling, plumbing or electrical systems
- Damaged walls, floors, doors, windows, cabinets, fixtures and affixed appliances
- Insulation, weatherization, and other energy-conserving repairs
- Exterior and interior painting
- Replacement of deteriorated floor coverings and countertops
- Removal of dry rot
- Termite extermination
- Americans with Disabilities Act (ADA) improvements

<b>Affordable Housing and Rehabilitation 2017 Income Limits</b>			
<b>Family Size</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Extremely Low Income</b>
1	\$55,950	\$35,000	\$21,000
2	\$63,950	\$40,000	\$24,000
3	\$71,950	\$45,000	\$27,000
4	\$79,900	\$49,950	\$29,950
5	\$86,300	\$53,950	\$32,350
6	\$92,700	\$57,950	\$34,750
7	\$99,100	\$61,950	\$37,150
8	\$105,500	\$65,950	\$41,320

Source: FY 2017 Income limits, effective date April 14, 2017, HUD

## Fair Housing and Landlord/Tenant Counseling

The Housing Rights Center provides fair housing services in Camarillo. The organization provides free counseling and landlord/tenant counseling to help with your housing problems. They can also help to resolve evictions, security deposit disputes, repairs, and other troubling landlord and tenant problems. If you have been denied housing because of discrimination, they will provide counseling and legal services. The Housing Rights Center investigates housing discrimination complaints based on race, color, religion, national ancestry, and familial or marital status. If you want to learn more about how to avoid housing problems, they offer educational materials and programs. The Housing Rights Center conducts workshops on fair housing issues. Their sessions focus on both landlord and tenant issues.

**Housing Rights Center, 3255 Wilshire Blvd, Suite 1150, Los Angeles, CA 90010 / Phone # 800.477.5977**  
**Website: [www.hrc-la.org](http://www.hrc-la.org) | [www.HousingRightsCenter.org](http://www.HousingRightsCenter.org)**

## Real Estate Fraud

The Ventura County District Attorney's "Real Estate Fraud Unit" investigates and prosecutes crimes that strike at the American dream of "home ownership." The sophisticated criminal can victimize dozens of people by stealing their life savings and their home. Victims of criminal real estate fraud and predatory lending schemes can be anyone, and the District Attorney has established a special task force to investigate the crimes.

**Ventura County District Attorney Special Prosecutions**  
**5720 Ralston Avenue**  
**Suite 300**  
**Ventura, CA 93003**  
**Phone # 805.662.1750**

## Emergency Housing and Assistance

There are times when additional assistance is needed for residents. There is a "continuum of care" umbrella of services to assist residents in a time of need.



### Interface

Provides emergency shelter and support to abused women and children. Through their 24-hour information and referral helpline, youth and family crisis, domestic violence, and children's resource programs. Interface links children, families, the elderly, and the disabled with crisis assistance, counseling, emergency shelter, and other needed resources.

**Interface-[www.icfs.org](http://www.icfs.org)**  
**1305 Del Norte Road #130**  
**Camarillo, CA 93010**  
**Phone # 805.485.6114**  
**Fax # 805.983.1625**  
**24-Hour Helpline - 800.339.9597**

### Food Share

Food Share is a regional food bank that distributes food at various locations in Camarillo.

**Food Share—[www.foodshare.com](http://www.foodshare.com)**  
**4156 North Southbank Drive**  
**Oxnard, CA 93030**  
**Phone # 805.983.7100**  
**Fax # 805.485.4156**

### Society of St Vincent de Paul

Emergency help for homeless and working poor.

**Phone # 805.504.4753**

### Emergency Shelter Program

Ventura County Behavioral Health works with the homeless & mentally disabled to provide housing and other needed resources.

**Ventura County Behavioral Health**  
**Phone: 24-hour hotline 800.671.0887**

### Ventura County Rescue Mission

Provides emergency housing for single men.

**Ventura County Rescue Mission**  
**234 E. 6th Street**  
**Oxnard, CA 93030**  
**Phone # 805.487.1234**

### Turning Point Foundation

Provides an overnight shelter and resource center for homeless and mentally ill individuals at their facility in Ventura.

**Turning Point Foundation**  
**536 East Thompson Boulevard**  
**Ventura, CA 93001**  
**Phone # 805.652.0596**  
**Fax # 805.652.2195**  
**24-hour shelter 805.652.2151**  
**[www.turningpointfoundation](http://www.turningpointfoundation)**

### RAIN

RAIN provides transitional housing for the homeless at their facility in Camarillo.

**RAIN**  
**1732 Lewis Road**  
**Camarillo, CA 93010**  
**Phone # 805.388.1296**

### Lighthouse Women and Children's Mission

Provides emergency shelter for women and children.

**104 N. Hayes Avenue**  
**Oxnard, CA 93030**  
**Phone # 805.385.7200**  
**[www.rescuemission.org](http://www.rescuemission.org)**

### Call 2-1-1

The "2-1-1" number provides assistance towards receiving essential services from funding an after-school program to securing adequate care for a child or an aging parent. They also provide direction on other social needs and concerns throughout Ventura County.