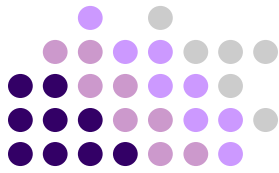




Last Updated
March 6, 2018



Housing Resource Guide 2018



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 (see map on pg. 6)

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
Cedarbrook Walk	Avenida Acaso/Nellora Street	30 Low-income units
Mission Walk	Chapel Drive/Palm Drive	7 Low-income units
Wickford Place	Village at the Park Drive	26 Low-income units
Mulberry Place	Adolfo Road/Mission Oaks Boulevard/Flynn Road	10 Moderate-income units
Courtyards at Camarillo Springs	Camarillo Springs Road	6 Low-income units
Tesoro Walk	Flynn Road	10 Very low-income units
Nellora	Nellora Street	4 Moderate-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
Camarillo Mobile Home Park	1150 East Ventura Blvd.	805.482.0022	Rented
Lamplighter Mobile Home Park	3905 East Pleasant Valley Rd.	805.482.4718	Rented
Casa del Norte Mobile Home Park	4388 Central Ave.	805.485.5556	Rented
Camarillo Springs Mobile Home Village	Camarillo Springs	805.484.1650	Owned
Rancho Adolfo Mobile Home Estates	1055 Adolfo Rd.	805.484.2734	Owned

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Rentals – Affordable Housing Coming Soon

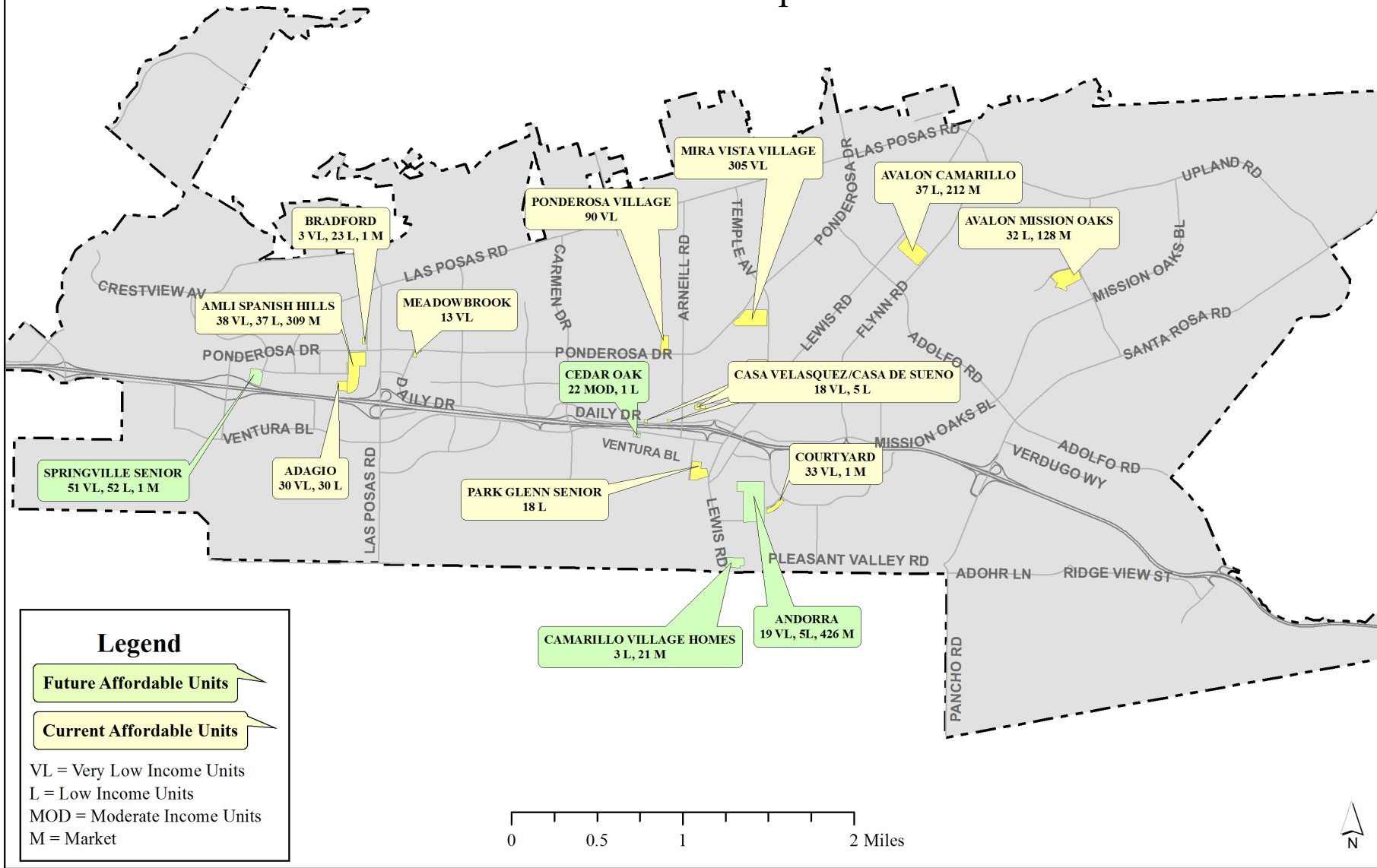
Project Name	Date	Location	Contact Information	Affordable Units
Springville Senior Apartments (CUP-357)	2018	Springville area	Jo Ellen Smith 805.209.0851 jsmith@foreproperty.com	51 Very low-income units 52 Low-income units
Andorra Apartments (RPD-186/187)	2018	Pleasant Valley Road/ Lewis Road	www.fairfieldresidential.com/ andorra/affordable/ 805-383-0222	24 Very low-income units
Cedar Oak Apartments (CUP-330)	Mid 2018	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

Camarillo Apartments with Affordable Housing Program (see map on pg. 3)

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 listed below have affordability programs.** There are also smaller apartment developments scattered around the City that are not listed here.

ADAGIO APARTMENTS	168 Stonegate Road	1-3 Bedrooms	805.201.2230
	60 Units: Affordable Units: 60—30 very low 30 low		
AMLI SPANISH HILLS	668 Spring Oak Road	1-2-3 Bedrooms	805.764.5523
	384 Units: 309 market-rate units Affordable Units: 38 very low 37 low		
AVALON CAMARILLO	1571 Flynn Road	1-2-3 Bedrooms	805.388.7360
	249 Units: 212 market-rate units Affordable Units: 37 low		
AVALON MISSION OAKS	5240 Corte Bocina	2 Bedrooms	805.388.7914
	160 Units: 128 market-rate units Affordable Units: 32 low		
BRADFORD APARTMENTS	127 Calle La Sombra	1-2 Bedrooms	805.795.1915
	27 Units: 1 market-rate unit Affordable Units: 3 very low 23 low		
CASA VELASQUEZ CASA DE SUENO	Fulton/Barry; Daily Drive	3-4 Bedrooms	805.483.5188
	23 Units: Affordable Units: 18 very low 5 low		
COURTYARD APARTMENTS	350 Westpark Court	2-3 Bedrooms	805.445.4801
	34 Units: 1 market-rate unit Affordable Units: 33 very low		
MEADOWBROOK APARTMENTS	610 Calle La Roda	2-3 Bedrooms	805.480.9991
	13 Units: Affordable Units: 13 very low		
MIRA VISTA VILLAGE (Seniors 55+)	2700 Ponderosa Drive	1-2 Bedrooms	805.987.6486
	305 Units: Affordable Units: 305 very low		
PARK GLENN SENIORS (Seniors 55+)	200 S. Glenn Drive	18 Units 1 Bedroom	805.482.6000
	18 Units: Affordable Units: 18 low		
PONDEROSA VILLAGE (Seniors 55+)	2105 E. Ponderosa Drive	1 Bedroom	805.987.0260
	91 Units: Affordable Units: 90 very low		

Camarillo Apartments with Affordable Units Renter-Occupied



Last Updated: 11/13/2017

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. There are also smaller apartment developments scattered around the City that are not listed here.

ALLURA AT CAMARILLO	390 Paseo Camarillo	165 Units	1-2 Bedrooms	805.484.3800
CAMARILLO OAKS APTS.	921 Paseo Camarillo	564 Units	1-2-3 Bedrooms	805.987.8905
CAMINO RUIZ APTS.	105 Camino Ruiz #21	159 Units	1-2 Bedrooms	805.389.1440
CAPISTRANO APTS.	180 Ripley Street	44 Units	1-2 Bedrooms	805.383.1207
CASA DE CAMARILLO	520 Daily Drive	33 Units	1-2 Bedrooms	805.484.3885
HACIENDA DE CAMARILLO	831 Paseo Camarillo	73 Units	1-2-3 Bedrooms	805.987.6146
IVY PICKWICK PARK APTS.	2400 Pickwick Drive	66 Units	1-2 Bedrooms	805.484.1716
LAS POSAS CAPRI	440-450 N. Daily Drive	32 Units	1-2 Bedrooms	805.482.4964
LAS POSAS RIVIERA	450 N. Daily Drive	32 Units	1-2 Bedrooms	805.389.1268
MOUNTAIN VIEW APTS.	659 N. Las Posas Road	106 Units	1-2 Bedrooms	805.484.4893
PARK GLENN APTS.	200 S. Glenn Drive	150 Units	1-2 Bedrooms, Studio	805.482.6000
PONDEROSA APTS.	701 Mobil Avenue	40 Units	1-2 Bedrooms	805.484.5860
ROSEWOOD APTS.	555 Rosewood Avenue	150 Units	1-2-3 Bedrooms	805.484.1415
VILLA CAMARILLO	645 Lantana Street	352 Units	1-2 Bedrooms, 2+ den, studio	805.987.1000
VILLA CAMPANA	530 Calle La Roda	84 Units	1-2 Bedrooms, studio	805.484.1530
VILLA CAPRICE	2600 E. Ponderosa Drive	82 Units	2 Bedrooms	805.482.1682
VILLA CARMEN	1675 W. Chapel Drive	40 Units	1-2 Bedrooms	805.482.7756
VILLA PALAZZO	750 Mobil Avenue	84 Units	1-2-3 Bedrooms	805.482.8800
VILLAGE COMMONS	267 Village Commons Dr	13 Units	2 Bedrooms	818.994.5600
VILLAS AT THE PARK	Village at the Park Drive	58 Units	1-2 Bedrooms	805.482.8981

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

The Area Housing Authority of the County of Ventura (AHA) is a nonprofit housing provider in the City of Camarillo. Vacancies at AHA properties are placed on the Rental List, available on their website at www.ahacv.org or in their central office. In addition to owning and operating affordable housing units, the AHA administers the federally-funded Section 8 Housing Choice Voucher Program and the Public Housing Program. To be notified via email when applications for any housing program are available, go to www.ahacv.org, select Contact Us, and follow the instructions.

Area Housing Authority, 1400 West Hillcrest Drive, Newbury Park, CA 91320
 Phone: 805-480-9991 Fax: 805-480-1021 Email: Info@ahacv.org Website: www.ahacv.org

Ownership – Affordable Housing Coming Soon (see map on pg. 6)

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)	Early 2018	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	805.388.8788 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

Home Buyer Workshop / Assistance

Area Housing Authority offers workshops where you can learn about programs that help with down payments, closing costs, and lower interest loans. Workshops cover tax benefits, raising your FICO score and loan options through the State of California. Please call 805.480.9991, extension 235, to reserve a seat at their next class. This is not a sales presentation and is a free class.

Area Housing Authority

Phone: 805.480.9991 ext. 235 || Website: www.ahavc.org

Home Buyer Workshop / Assistance

Since its creation in 2001, Ventura County Community Development Corporation (VCCDC) has assisted low-to-moderate income families in buying affordable homes in Ventura County. VCCDC supplies the education and coaching necessary to provide its clients with a clear pathway to home ownership and financial stability. Services include its HUD-approved Homebuyer Education Workshop, HUD-approved Coaching for Homeownership, Mortgage Lending services including up to \$30,000 in down payment assistance, and Realty services specializing in assisting first-time low-to-moderate income buyers. VCCDC provides additional support after the home purchase through our Homeowner Workshops and Post-Purchase one-on-one Coaching for our clients who have recently become homeowners. This is the final step in VCCDC's unique continuum of homebuyer support before, during and after the purchase process. For more information, please visit www.vccdc.org or call (805) 273-7800.

Ventura County Community Development Corporation

2231 Sturgis Road, Suite A, Oxnard, CA 93030

Phone: 805-273-7800 ext. 7805 || Website: www.vccdc.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.

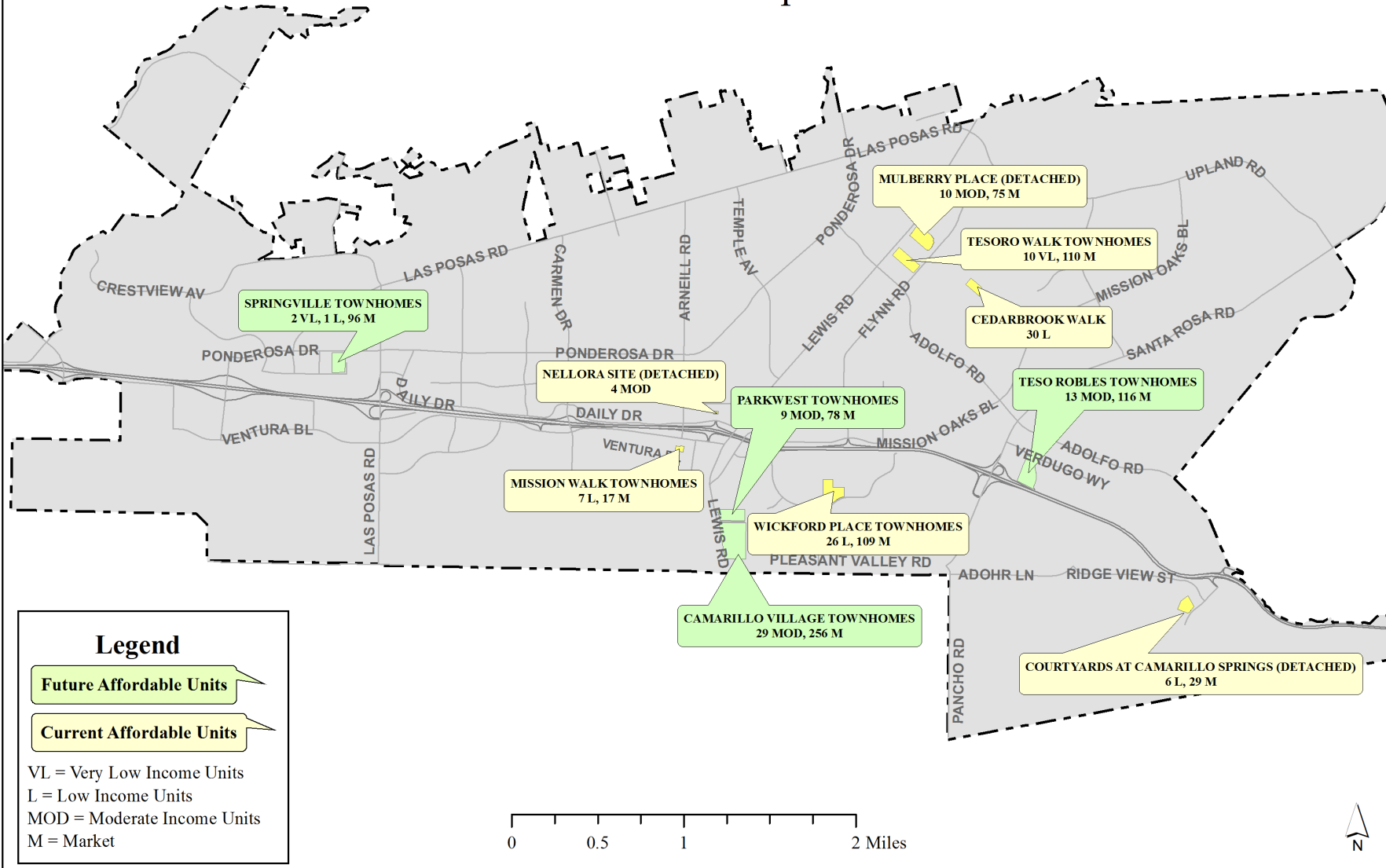
For information regarding the Mortgage Credit Certificate Program, please contact:

Mortgage Credit Certificate Program

Phone: 310.342.5400 || Website: www.calhfa.ca.gov/homeownership/programs/index.htm



Camarillo Affordable Housing Properties Owner-Occupied



Last Updated: 11/14/2017

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

Affordable Housing and Rehabilitation 2017 Income Limits			
Family Size	Low Income	Very Low Income	Extremely Low Income
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 || www.HousingRightsCenter.org

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.

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

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
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
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

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

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.

