

Housing Resource Guide



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.

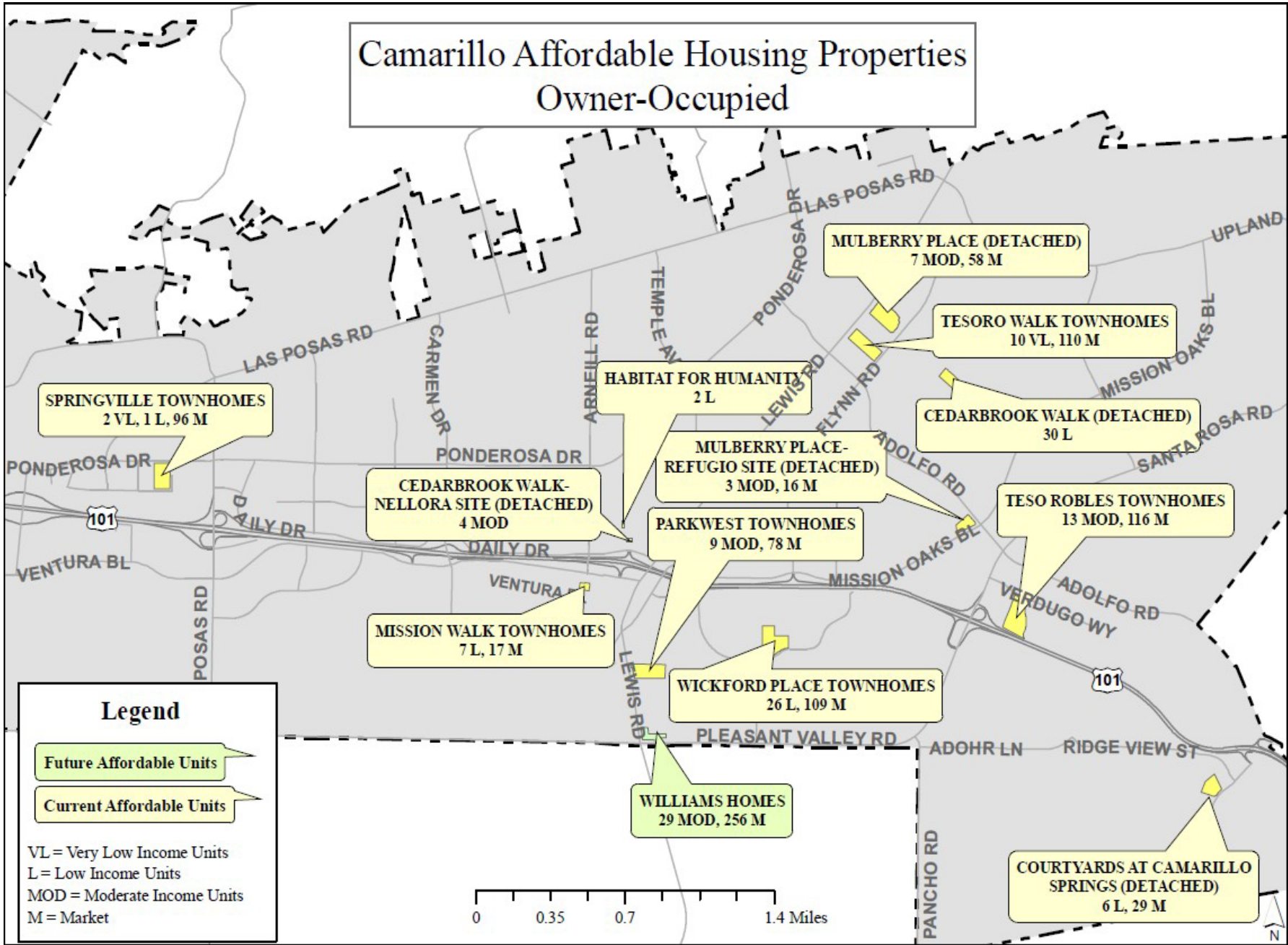
Ownership – Existing Affordable Housing (see map on pg. 2)

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. To be added to the list, please visit the website [here](#). 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 | 30 Low-income |
| Cedarbrook Walk (Nellora Site) | Nellora Street | 4 Moderate-income |
| Mission Walk | Chapel Drive/Palm Drive | 7 Low-income |
| Wickford Place | Village at the Park Drive | 26 Low-income |
| Mulberry Place | Adolfo Road/Mission Oaks Boulevard/Flynn Road | 7 Moderate-income |
| Mulberry Place (Refugio Site) | Refugio Court | 3 Moderate-income |
| Courtyards at Camarillo Springs | Camarillo Springs Road | 6 Low-income |
| Tesoro Walk | Flynn Road | 10 Very low-income |
| Springville Condos | Springville area | 2 Very-low; 1 Low-income |
| Teso Robles | Camino Ruiz – Verdugo Way | 13 Moderate-income |
| Habitat Build | Barry Street | 2 Low-income |
| ParkWest | Lewis Road / Mike Loza Drive | 9 Moderate-income |
| Williams Homes | Pleasant Valley Road / Lewis Road | 29 Moderate-income (under construction) |

Contents

| | |
|-----------------------------------------------|-----|
| Ownership = Affordable Housing: | 1-2 |
| Apartments with Affordable Housing | 3-4 |
| Major Apartments | 5 |
| Ownership = Mobile Homes Parks | 5 |
| Rent Subsidy / Public Housing | 6 |
| HomeShare Program | 6 |
| Home Buyer Workshop / Assistance | 6 |
| Mortgage Credit Certificate Program | 6 |
| Affordable Housing Preservation Program | 7 |
| Fair Housing and Landlord / Tenant Counseling | 7 |
| Senior Center | 8 |
| Residential Care Facilities | 8 |
| Multi-Family and Mobil Home Rent Review | 8 |
| Property Maintenance and Code Compliance | 8 |
| Real Estate Fraud | 9 |
| Emergency Housing and Assistance | 9 |

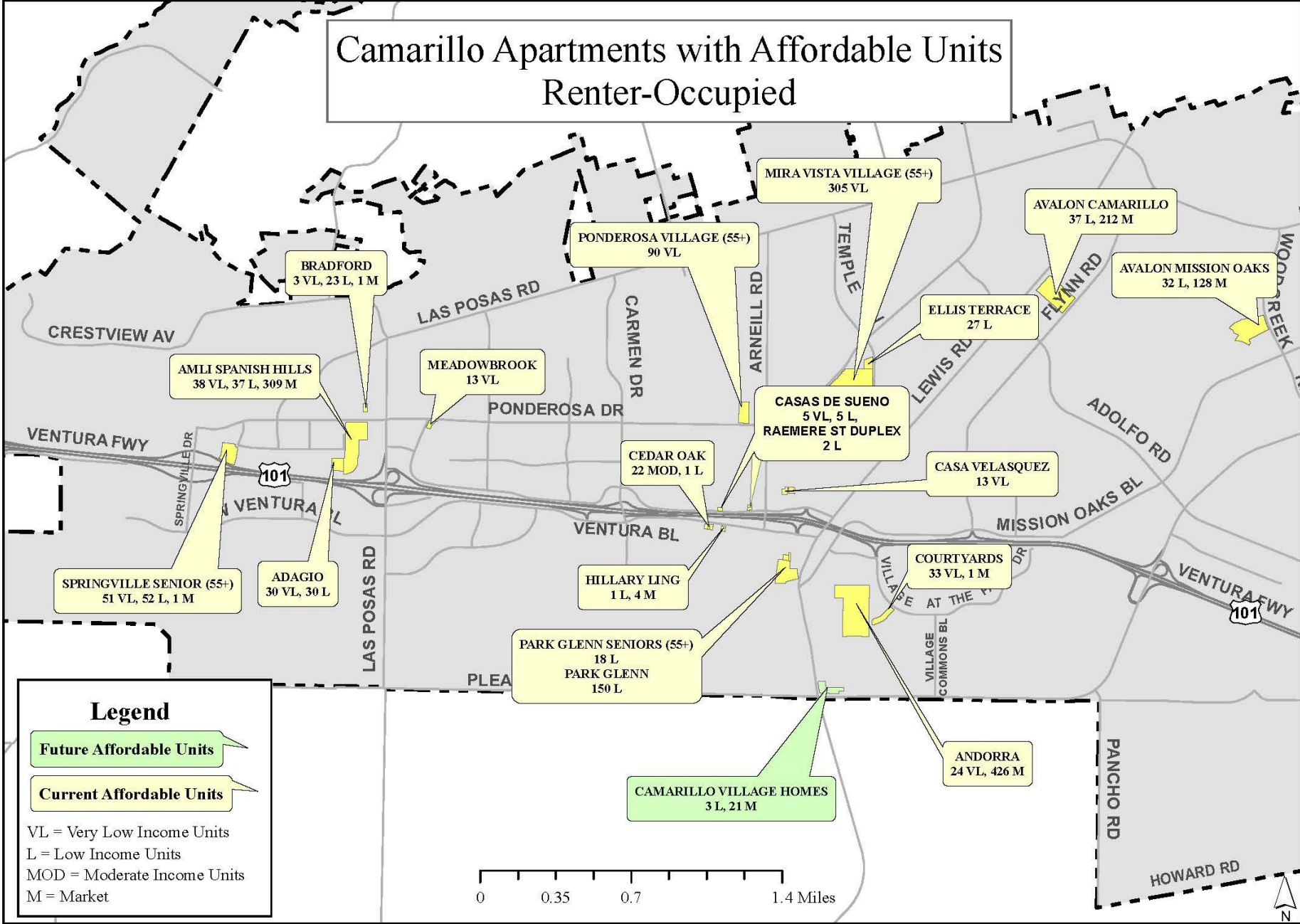


Camarillo Apartments with Affordable Housing Program (see map on pg. 4)

This is a listing of the larger apartment complexes in the City that have affordability programs. The list can be used as a starting point in looking for an affordable apartment. Affordable apartments have low turn-over and high occupancy rates, which usually results in waiting lists. The pricing for affordable apartments also vary by property. [PLEASE CONTACT EACH APARTMENT COMPLEX INDIVIDUALLY FOR AVAILABILITY, INFORMATION ON WAIT LIST AND PRICING.](#)

| | | | |
|------------------------------------------|----------------------------------------------------------------|----------------|-----------------------------------|
| ADAGIO APARTMENTS | 168 Stonegate Road | 1-3 Bedrooms | 805.253.7771 |
| 60 Units: | Affordable Units: 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 | | |
| ANDORRA APARTMENTS | 341 Mike Loza Drive | 1-3 Bedrooms | 833.321.0873 |
| 450 Units: | 426 market-rate units Affordable Units: 24 very low | | |
| AVALON CAMARILLO | 1573 Flynn Road | 1-2-3 Bedrooms | 805.388.7360 |
| 249 Units: | 212 market-rate units Affordable Units: 37 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/ CASAS DE SUENO | Fulton/Barry; Daily Drive | 3-4 Bedrooms | 805.483.5188 |
| 23 Units: | Affordable Units: 18 very low 5 low | | |
| CEDAR OAK APARTMENTS | 2024 Ventura Boulevard | 1-2 Bedrooms | 805.988.4114 |
| 23 Units: | Affordable Units: 22 moderate 1 low | | |
| COURTYARD APARTMENTS | 350 Westpark Court | 2-3 Bedrooms | 805.445.4801 |
| 34 Units: | 1 market-rate unit Affordable Units: 33 very low | | |
| ELLIS TERRACE | 1021 – 1051 Temple Avenue | 3 Bedrooms | 805.480.9991 |
| 27 Units: | Affordable units: 27 low | | |
| HILLARY LING | 2086 Ventura Boulevard | 2 Bedrooms | 805.484-0477 |
| 5 Units: | Affordable Units: 1 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 | 200 S. Glenn Drive | 1-2 Bedrooms | 805.482.6000 |
| 150 Units: | Affordable Units: 150 low | | |
| PARK GLENN SENIORS (Seniors 55+) | 200 S. Glenn Drive | 1 Bedroom | 805.482.6000 |
| 18 Units: | Affordable Units: 18 low | | |
| PONDEROSA VILLAGE (Seniors 62+) | 2105 E. Ponderosa Drive | 1 Bedroom | 805.437.6545 |
| 90 Units: | Affordable Units: 90 very low | | |
| RAEMERE STREET DUPLEX | 92 & 94 Raemere Street | 2 Bedroom | 805.480.9991 |
| 2 Units: | Affordable Units: 2 low | | |
| SPRINGVILLE SENIORS (Seniors 55+) | 551 Camino Tierra Santa | 1-3 Bedrooms | 833.708.5712 |
| 104 Units: | 1 market-rate unit Affordable Units: 51 very low 52 low | | |
| CAMARILLO VILLAGE HOMES | Lewis Road and Pleasant Valley Road | | Under Construction TBD |
| 24 Units: | 21 market-rate units Affordable Units: 3 low | | |

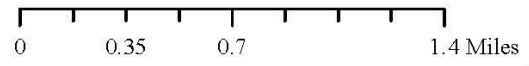
Camarillo Apartments with Affordable Units Renter-Occupied



Legend

- Future Affordable Units
- Current Affordable Units

VL = Very Low Income Units
 L = Low Income Units
 MOD = Moderate Income Units
 M = Market



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.

| | | | | |
|--------------------------------|---------------------------|-----------|------------------------------|---------------------|
| ALLURE 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 |
| LAS POSITAS | 352 Townsite Promenade | 213 Units | 1-2 Bedrooms | 805.384.2080 |
| 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 |
| LAS POSITAS | 352 Townsite Promenade | 213 Units | 1-2 Bedrooms | 833.654.1474 |

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 (Seniors 55+) | 1150 East Ventura Blvd. | 805.482.0022 | Rented |
| Lampighter Mobile Home Park | 3905 East Pleasant Valley Rd. | 805.482.4718 | Rented |
| Casa del Norte Mobile Home Park (Seniors 55+) | 4388 Central Ave. | 805.485.5556 | Rented |
| Camarillo Springs Mobile Home Village (Seniors 55+) | Camarillo Springs | 805.484.1650 | Owned |
| Rancho Adolfo Mobile Home Estates (Seniors 55+) | 1055 Adolfo Rd. | 805.484.2734 | Owned |

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

400 West Hillcrest Drive, Newbury Park, CA 91320

Phone: 805-480-9991 || Fax: 805-480-1021 || Email: Info@ahacv.org || Website: www.ahacv.org

HomeShare Program

HomeShare is a free program through Ventura County Area Agency on Aging that provides assistance in matching home providers—primarily seniors—with home seekers who are willing to help with household tasks, transportation, companionship, financial support, or a combination of these in exchange for affordable housing. For information and office hours for one of the following HomeShare offices, please call (805) 477-7300 or email Home.Share@ventura.org.

Ventura County Area Agency on Aging
646 County Square Drive,
Ventura, CA 93001
Phone: 805-477-7300

Simi Valley Senior Center
3900 Avenida Simi,
Simi Valley, CA 93063
Phone: 805-477-7300

Office of Supervisor Linda Parks
625 W. Hillcrest Drive
Thousand Oaks, CA 91360
Phone: 805-477-7300

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

400 West Hillcrest Drive, Newbury Park, CA 91320

Phone: 805-480-9991 ext. 235 || Fax: 805-480-1021 || Email: Info@ahacv.org || Website: www.ahacv.org

Ventura County Community Development Corporation (VCCDC) offers assistance to 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

City of Camarillo Affordable Housing Preservation Program and Workforce Housing Downpayment Assistance Loan Program

The Affordable Housing Preservation Program is a new program that the City uses to preserve some of the existing affordable units from converting to market-rate. The affordable units are restricted by Affordable Housing Agreement covenants that have been recorded on the property title of each unit. The covenants for many of the units will begin to expire in upcoming years, thereby potentially reducing the availability of City-controlled affordable housing units in Camarillo.



This program allows the City to exercise its first option to purchase an affordable unit if and when it becomes available for sale by current owner(s). If the City purchases the affordable unit, it will update the Affordable Housing Agreement covenants to extend the term and to comply with the City's current housing policies. The City will then resell the unit to an eligible buyer identified from the City's interested parties list. The updated covenants will extend the term to 55 years, resetting with each future transfer so that the unit will likely remain affordable in perpetuity.

The purpose of the Camarillo Workforce Housing DAP is to assist eligible first-time homebuyers with the down payment and closing costs of the purchase of a home. This reduces the amount of the loan needed from the primary mortgage lender and reducing the monthly cost of housing to the household.

The implementation of these two programs depends on two key factors. First, the City can only purchase a unit if and when a current owner is ready to sell their affordable home. The turn-over of affordable units is limited, which may be zero to a few units per year. Second, the City is limited to implementing these programs only if funding sources are available.

Please contact Community Development Department at (805) 388-5360 for more information on these programs.

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 |
| 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 |
| Oakmont | 305 Davenport Street | 805.920.8615 | 93 beds |



Landlord Tenant Mediation

The City of Camarillo City Council adopted an Ordinance establishing a Landlord Tenant Mediation program to provide assistance in the resolution of rent disputes for certain mobile homes and apartments. Specifically, the mediation service is available to address issues relating to apartment buildings with five or more units and for mobile homes located in mobile home parks with 25 or more spaces.

For information regarding the Landlord Tenant Mediation, please check the City's website or contact the City Clerk's Office

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.

City of Camarillo 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.

