

Housing Resource Guide 2021



Last Updated
May 24, 2021



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.

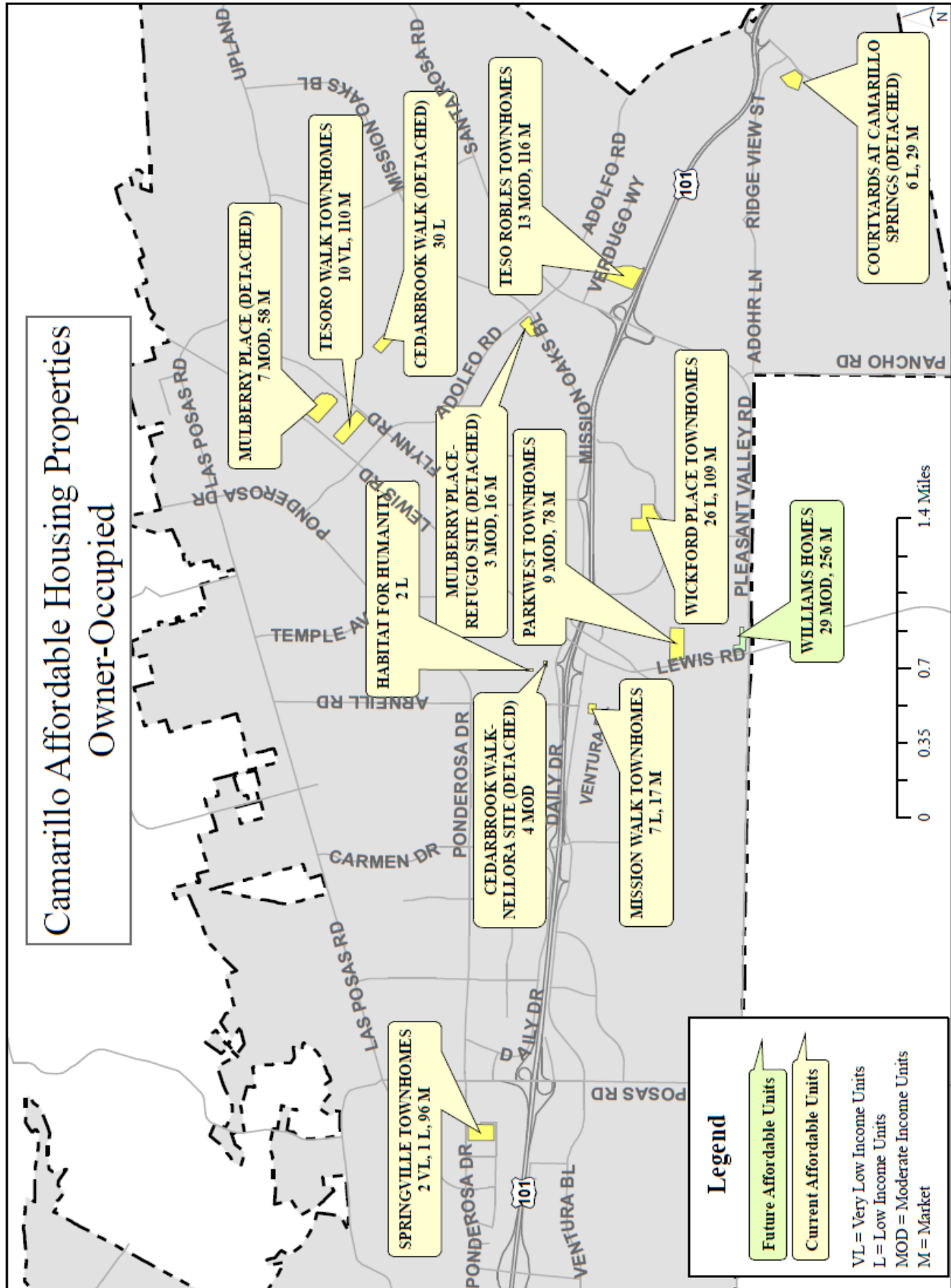
Ownership – Existing Affordable Housing (see map on pg. 2)

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, call 805.388.5360. 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)

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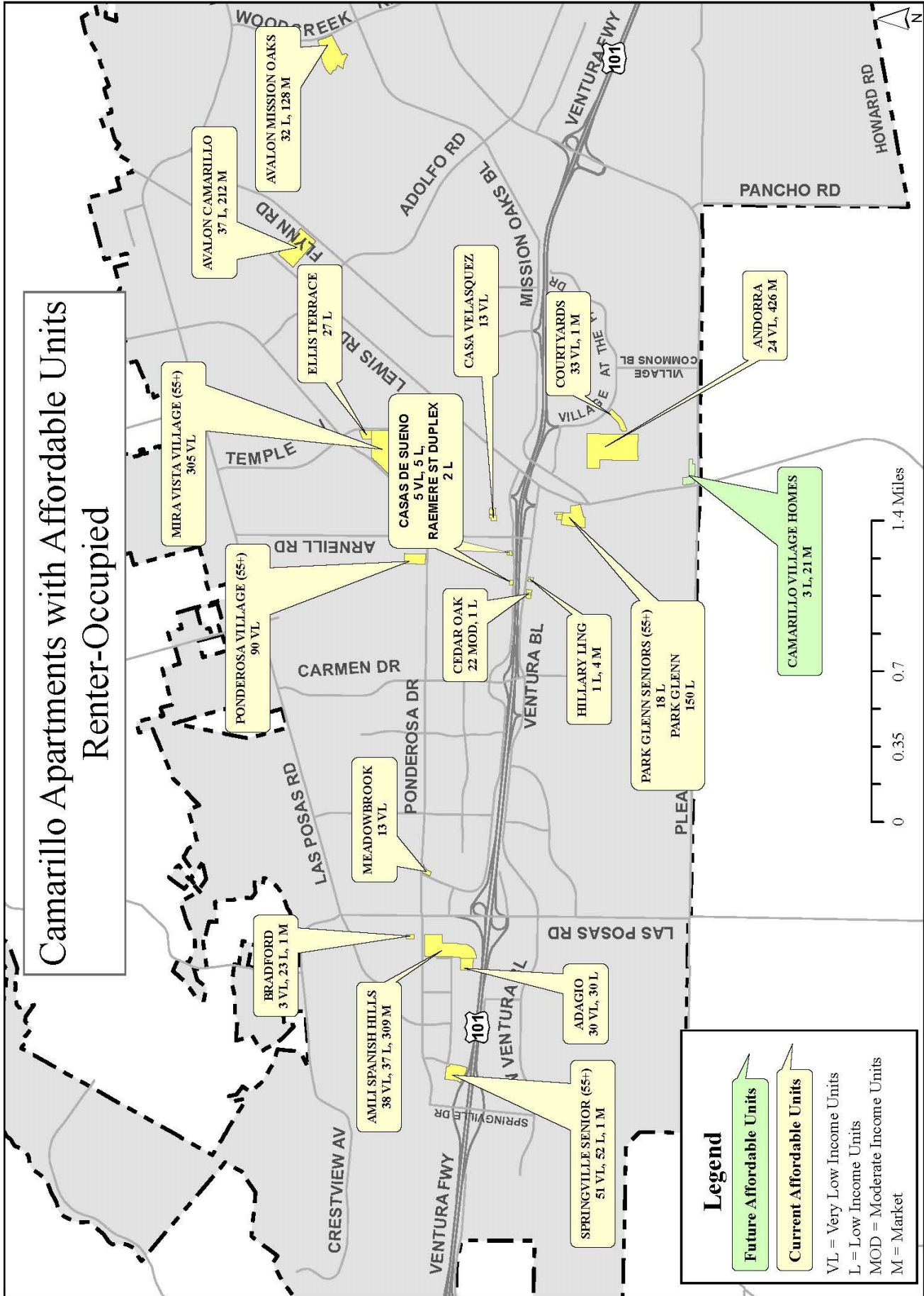
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Camarillo Apartments with Affordable Housing Program (see map on pg. 4)

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	805.201.2230
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	805.667.0201
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		
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/ 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 55+)	2105 E. Ponderosa Drive	1 Bedroom	805.987.0260
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		



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	805.870.8562
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
Lamplighter 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

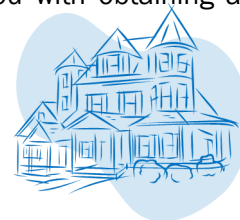
Mortgage Credit Certificate Program

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



City of Camarillo Affordable Housing Preservation Program and First Time Homebuyer Down-payment Assistance Loan Program

The Affordable Housing Preservation Program is a new program that the City may use 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 First Time Homebuyer Down-payment Assistance Loan Program is a companion program to the City's Affordable Housing Preservation Program. As the City implements the Affordable Housing Preservation Program, it has an opportunity to provide the eligible, first time homebuyers with down-payment assistance loans. The assistance is limited to the eligible buyers that have been selected to purchase a unit under the Affordable Housing Preservation Program.

The implementation of these two programs depends on two key factors. First, is the availability of affordable units. 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, is the City's availability of funds to purchase the affordable units when and if they become available. The City is limited to implementing these programs only if grant funding sources are available.

Please contact Community Development Department at (805) 388-5360 if you would like to be added to the interested parties list for this program.



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



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.

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.

