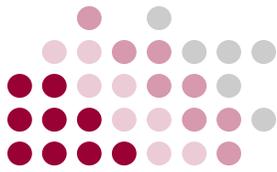




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Housing Resource Guide 2016

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.



Affordable Housing Projects—Ownership

The resale restrictions of the affordable homes remain in place for 30-55 years, depending on the development. The city will take the name, address, and phone number of persons interested in purchasing a “resale” home. **If and when a unit is available**, a copy of the list will be given to the homeowner when they inquire about selling their homes. The homeowner may contact any person on the list or sell it to any other qualified buyer.

Cedarbrook Walk (small lot single family)

Locations: Avenida Acaso & Nellora Street. 34 units/Low-income

Mission Walk (townhouses)

Location: Chapel/Palm
7 units/Low-income

Wickford (townhouses)

Location:
Village at the Park
26 units/Low-income

Mulberry Place (single family)

Locations: Adolfo Rd/Mission Oaks Blvd/Flynn Rd
9 units/Moderate-income

Courtyard at Camarillo Springs (small lot single family)

Location: Camarillo Springs
6 units/Low-income

Tesoro Walk (townhouses)

Location: Flynn Road
10 units/Very-low-income

*Contact the Community Development Department to be added to the list.
805.388.5367*

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Home Ownership

Residential planned development located on the north side of Highway 101, between Springville Drive and North Las Posas Road, will provide a variety of for-sale housing types, including a limited number of low-income condominiums. The construction is currently underway and on-site sales trailer is now open. Contact information regarding low-income units will be available in Fall 2016. Residential planned development on the north side of Highway 101, to the east of Santa Rosa Road, will provide for-sale condominiums, including a limited number of moderate-income units. The construction has not yet begun. Contact information regarding moderate-income units will be available in Fall 2016.

Aside from new development, affordable for-sale units go on the market occasionally. Please contact a local real estate agent and check the local newspaper or housing sale websites for a listing of all (i.e., market-rate and affordable) for-sale housing units in the city.

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
805.383.5660**



Rental Housing

Rental housing generally consists of apartments, condominiums, and single-family homes. In some cases, rooms within existing single-family homes may also provide rental housing options. Page 3 of this guide includes a listing of larger apartment complexes in the city and identifies those with affordability programs. The Camarillo Star (www.venturacountystar.com) and the Camarillo Acorn (www.camarilloacorn.com) provide a listing of apartments and rooms for rent in the classified section. In addition, Craigslist (www.craigslist.com) is another resource for locating rental housing.

Residential planned development located on the north side of Highway 101, between Springville Drive and North Las Posas Road, will provide a variety of housing types, including new affordable and senior apartments. Construction of the affordable (non-senior units) is anticipated to start in the Spring of 2016. Construction of the senior housing units is anticipated to start in 2017. Anyone interested in leasing the affordable and senior apartments will need to contact the developer directly. At this time, contact information for leasing senior apartments is not available. For information about leasing affordable (non-senior) apartments, please contact: Adagio Apartments, phone (805) 201-2230, e-mail leasing@c-dev.com. To be placed on Adagio Apartments' waiting list, please complete the [Interested List Form](#) and submit it to the address provided on the form.

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

The Area Housing Authority provides subsidized and lower-cost apartments. If qualified, low-income households will be placed on a list for either rent subsidies, Section 8, or public housing assistance. Section 8 allows the tenant to rent an apartment where the landlord will accept the certificate. In Camarillo, the Area Housing Authority owns 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 the Rent Subsidy and Public Housing, contact:

**Area Housing Authority, 1400 West Hillcrest Drive, Newbury Park, CA 91320
805.480.9991 x100 or 800.800.2123, Website: ahacv.org
www.ahacv.org/contact_us.shtml**

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.

* ADAGIO APARTMENTS	168 Stonegate Rd	60 Units	1-3 Bedroom	805.201.2230
ALLURA AT CAMARILLO	390 Paseo Camarillo	165 Units	1-2 Bedroom	805.484.3800
* AMLI SPANISH HILLS	668 Spring Oak Road	384 Units	1-2-3 Bedroom	805.764.5523
* AVALON CAMARILLO	1573 Flynn Road	249 Units	1-2-3 Bedroom	805.388.7360
* AVALON MISSION OAKS	5240 Corte Bocina	160 Units	2 Bedroom	805.388.7914
* BRADFORD APTS.	127 Calle La Sombra	27 Units	1-2 Bedroom	805.480.9991
CAMARILLO OAKS APTS.	921 Paseo Camarillo	564 Units	1-2-3 Bedroom	805.987.8905
CAMINO RUIZ APTS.	105 Camino Ruiz #21	160 Units	1-2 Bedroom	805.389.1441
CAPISTRANO APTS.	180 Ripley Street	44 Units	1-2 Bedroom	805.383.1207
CASA DE CAMARILLO	520 Daily Drive	33 Units	1-2 Bedroom	805.484.3885
* CASA VELASQUEZ/CASA DE SUENO	Fulton/Barry; Daily Drive	23 Units	3-4 Bedroom	805.483.5188
* COURTYARD APTS.	350 Westpark Court	34 Units	2-3 Bedroom	805.445.4801
HACIENDA DE CAMARILLO	831 Paseo Camarillo	73 Units	1-2-3 Bedroom	805.987.6146
IVY PICKWICK PARK APTS.	2400 Pickwick Drive	66 Units	1-2 Bedroom	805.484.1716
LAS POSAS CAPRI	440-450 N. Daily Drive	32 Units	1-2 Bedroom	805.482.4964
LAS POSAS RIVIERA	450 N. Daily Drive	32 Units	1-2 Bedroom	805.389.1268
* MEADOWBROOK APTS.	610 Calle La Roda	13 Units	2-3 Bedroom	805.480.9991
* MIRA VISTA VILLAGE (Seniors 55+)	2700 Ponderosa Drive	304 Units	1-2 Bedroom	805.987.6486
MOUNTAIN VIEW APTS.	659 N. Las Posas Road	106 Units	1-2 Bedroom	805.484.4893
PARK GLENN APTS.	200 S. Glenn Drive	150 Units	1-2 Bedroom, Studio	805.482.6000
* PARK GLENN SENIORS (Seniors 55+)	200 S. Glenn Drive	18 Units	1 Bedroom	805.482.6000
PONDEROSA APTS.	701 Mobil Avenue	40 Units	1-2 Bedroom	805.484.5860
* PONDEROSA VILLAGE (Seniors 55+)	2105 E. Ponderosa Drive	90 Units	1 Bedroom	805.987.0260
ROSEWOOD APTS.	555 Rosewood Avenue	150 Units	1-2-3 Bedroom	805.484.1415
VILLA CAMARILLO	645 Lantana Street	352 Units	1-2 Bedroom, 2+ den, studio	805.987.1000
VILLA CAMPANA	530 Calle La Roda	84 Units	1-2 Bedroom, studio	805.484.1530
VILLA CAPRICE	2600 E. Ponderosa	82 Units	2 Bedroom	805.482.1682
VILLA CARMEN	1675 W. Chapel Drive	40 Units	1-2 Bedroom	805.482.7756
VILLA PALAZZO	750 Mobil Avenue	84 Units	1-2-3 Bedroom	805.482.8800
VILLAGE COMMONS	267 Village Commons Drive	13 Units	2 Bedroom	818.994.5600
VILLAS AT THE PARK	Village at the Park	58 Units	1-2 Bedroom	805.482.8981

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 Clerk—City of Camarillo
601 Carmen Drive
Camarillo, CA 93010
805.388.5316

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.

Mortgage Credit Certificate Program
Phone: (310) 342-5400
Website: www.calhfa.ca.gov/homeownership/programs/index.htm

There are over 100 approved loan officers listed by county that may assist you with obtaining a Mortgage Credit Certificate.

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 Ave
Camarillo, CA 93010
805.482.4881

Mobile Homes

Mobile homes offer another housing opportunity in Camarillo. There are five mobile home communities in the city. The homeowner owns the mobile home space in the Rancho Adolfo Mobile Home Estates and the Camarillo Springs Mobile Home Village. The other mobile home parks rent the mobile home space.

Camarillo Mobile Home Park
1150 East Ventura Boulevard
805.482.0022

Lamplighter Mobile Home Park
3905 East Pleasant Valley Road
805.482.4718

Casa del Norte Mobile Home Park
4388 Central Avenue

805.485.5556

Camarillo Springs Mobile Home Village
Camarillo Springs
805.484.1650

Rancho Adolfo Mobile Home Estates
1055 Adolfo Road
805.484.2734

Home Buyer Workshop

Learn how to make your dream a reality. Attend a home buying course sponsored by the Area Housing Authority where you can learn about state and local 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.



Assisted Living

There are a number of assisted living facilities in Camarillo that provide long-term programs, including assisted living, dementia special care, and skilled nursing facilities.

Alma Via
2500 Ponderosa Drive
805.388.5277

Atria Las Posas
24 Las Posas Road
805.987.9872

Royal Gardens
903 Carmen Drive
805.484.2777

Emeritus of Camarillo
6000 Santa Rosa Road
805.388.8086

Camarillo Health Care Center
205 Granada Street
805.482.9805

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
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 2016 Income Limits			
Family Size	Low Income	Very Low Income	Extremely Low Income
1	\$52,300	\$32,700	\$19,600
2	\$59,800	\$37,400	\$22,400
3	\$67,250	\$42,050	\$25,200
4	\$74,700	\$46,700	\$28,000
5	\$80,700	\$50,450	\$30,250
6	\$86,700	\$54,200	\$32,580
7	\$92,650	\$57,950	\$36,730
8	\$98,650	\$61,650	\$40,890

*Income limits vary per project and should be verified prior to application.

Source: Dept of Housing and Community Development State Income Limits for 2016 memo

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, 800.477.5977
Website: hrc-la.org || 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
805.662.1750

Home Buyer Assistance

There are many tools available to help in buying a home. The Area Housing Authority Homebuyer Class is a good starting point. Check also with your bank and credit union to see what financing programs they may have. The Department of Housing and Urban Development (HUD) and the California Housing Finance Agency (CHFA) are also resources in financing your home purchase. Shop around for financing to ensure you get the best possible loan. Most of all, understand that buying a home may be one of the most complex events you will undertake in your life so take care.



Emergency Housing and Assistance

There are times when additional assistance is needed for Camarillo residents. The City maintains a "continuum of care" umbrella of services to assist residents in the 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
805.485.6114
phone//805.983.1625 fax
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
805.983.7100 phone
805.485.4156 fax

Emergency Shelter Program

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

Ventura County Behavioral Health
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
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
805.652.0596 phone
805.652.2195 fax
805.652.2151 24-hour shelter
www.turningpointfoundation

RAIN

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

RAIN
1732 Lewis Road
Camarillo, CA 93010
805.388.1296 phone

Lighthouse Women and Children's Mission

Provides emergency shelter for women and children.

104 N. Hayes Avenue
Oxnard, CA 93030
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.