

Thousand Oaks Housing Opportunities



2013

City of Thousand Oaks
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Thousand Oaks, CA 91362
(805) 449-2393
www.toaks.org

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SECTION 1

BACKGROUND INFORMATION

1. QUALIFYING FOR SUBSIDIZED / LOW-COST HOUSING

Generally in order to obtain subsidized/low-cost housing in Thousand Oaks, your income cannot exceed very-low and low income levels, which are established by the Federal government. The income levels for 2013 are set out below. Please note that these numbers change annually, sometime between February & March:

FAMILY SIZE	1	2	3	4	5	6	7	8
Extremely Low	18,800	21,450	24,150	26,800	28,950	31,100	33,250	35,400
Very Low	31,300	35,750	40,200	44,650	48,250	51,800	55,400	58,950
Lower	49,850	57,000	64,100	71,200	76,900	82,600	88,300	94,000

2. MANY MANSIONS AND AREA HOUSING AUTHORITY

The two largest providers of subsidized lower cost apartments in Thousand Oaks are Many Mansions and The Area Housing Authority of the County of Ventura (AHA). Both agencies provide useful assistance in locating other affordable resources. A list of the apartments and services provided by these agencies can be reviewed in Section 2 of this brochure.

3. OTHER LOW INCOME HOUSING PROVIDERS

Other low income units are provided at Conejo Future Village, Arroyo Villas, and Shadow Apartments. The addresses of these apartment complexes are listed in Section 3 of this brochure. Most of these complexes have long waiting lists. You are encouraged to apply to as many complexes and organizations as possible.

4. OTHER SOURCES OF INFORMATION

- ❖ Chamber of Commerce – Publishes a list of apartment complexes in Thousand Oaks, which may include affordable units. You may contact the Chamber at (805) 370-0035 or access information online at www.towlvchamber.org sitemap→relocation→apartment locations.
- ❖ Ventura County Star – Daily listing of apartments and rooms in the classified section. Call (805) 437-0000 or visit their website at www.vcstar.com.
- ❖ City’s Senior Services – The City publishes useful information on housing options for senior adults. Contact the Senior Services staff by e-mail Councilonaging@toaks.org or (805) 381-7362. In addition, you can find a list of market rent retirement/senior adult communities in the Yellow Pages under “Retirement Communities”.

The process of finding low-income housing is often time consuming. You are encouraged to contact Many Mansions at (805) 497-0344 and Area Housing Authority (805) 480-9991 to discuss all your housing options.

5. EMERGENCY HOUSING

If you are in need of emergency housing assistance, contact one of the emergency social service providers listed in Section 6 or contact the Ventura County Helpline at 2-1-1 for more information.

6. FAIR HOUSING AND LANDLORD/TENANT COUNSELING

If you have a fair housing issue or dispute, the Housing Rights Center can help you resolve any landlord/tenant problems by providing counseling and other services at (800) 477-5977. See Section 7.1 for more information.

7. RENT CONTROL

The City only has a Rent Stabilization Program for a small number of apartment units and all mobile homes. Apartment **rent control does not apply to any tenant who moved into their apartment unit after 1987**. Only tenants who have lived in the same rent-controlled unit since 1987 are eligible for rent control. For more information call (805) 449-2391.

SECTION 2

MANY MANSIONS / AREA HOUSING AUTHORITY

Many Mansions and Area Housing Authority provide housing for low-income individuals and households, as well as assistance in finding other affordable housing options in Thousand Oaks.

1. LOW INCOME HOUSING

Many Mansions owns and manages over 450 affordable housing units serving seniors and families at various locations in Thousand Oaks (see below) and, depending on your family size and income, rents will vary.

PROJECT	ADDRESS	UNITS	PHONE NUMBER (805)
Bella Vista	2011-2025 Los Feliz Dr	72	496-6150
Esseff Village	1423-1425 E Thousand Oaks Bl	50	496-8122
Hacienda De Feliz	2084-2096 Los Feliz Dr	25	557-2705
Hillcrest Villas	2736 East Hillcrest Dr	60	Opening Spring
Richmond Terrace	760 Warwick Ave	26	777-7077
Schillo Gardens	2849 Los Robles Rd	29	495-8138
Shadow Hills	227 E Wilbur Rd	101	495-4165
Stoll House	---	11	497-4102
Villas Garcia	1419 E Thousand Oaks Bl	80	495-6781

For more information contact:

Many Mansions, Housing Central
1425 E Thousand Oaks Blvd, Thousand Oaks
(805) 497-0344
8:30 am-4:30 pm Monday-Friday
www.manymansions.org

2. RENT SUBSIDY AND PUBLIC HOUSING

The Area Housing Authority of the County of Ventura (AHA) administers a rental subsidy program called the Housing Choice Voucher Program, commonly referred to as Section 8, in addition to Public Housing Assistance (PHA). These programs are only offered to very-low income households; see Section 1.1 for maximum income limits. Households who qualify will be placed on a waiting list for either Section 8 or PHA, subject to availability. Section 8 allows eligible individuals to rent a unit anywhere that the landlord will accept a voucher. Public housing assistance is available at select subsidized apartment complexes. Both Section 8 and Public Housing Assistance require eligible households and individuals pay 30% of their income in rent. Vouchers provide a fixed subsidy amount and allow individuals to rent anywhere, even if the rent requires more than 30% of their income. There is typically a five to seven-year waiting list for this assistance.

AHA PUBLIC HOUSING APARTMENTS			
Fiore Gardens	220-480 E Hillcrest Dr	50 Family	449-1881
Florence Janss	190-210 Brazil St	64 Senior / Disabled	497-1766
Leggett Court	1824-1884 Los Feliz Dr	49 Family	495-8616
OTHER SUBSIDIZED AHA APARTMENTS			
Glenn Oaks	145 E Wilbur Rd	39 Senior	494-3120
Los Arboles	801-886 Calle Haya	43 Family	492-8350
Royal Oaks	3210-14 Royal Oaks Dr	5 Family	480-9991
Sunset Villas	90-110 Sunset Dr	11 Family	480-9991
Oak Creek Sr Villas	367 E Thousand Oaks Bl	57 Senior	373-0333

For more information contact:

Area Housing Authority
1400 W Hillcrest Drive, Newbury Park 91320
(805) 480-9991 or (800) 800-2123
7:00am–5:00pm Monday-Thursday
www.ahacv.org

PART 3

SPECIAL NEEDS/SUBSIDIZED APARTMENTS BY TYPE

PROJECT	ADDRESS	UNITS	COMMENTS	PHONE NUMBER (805)
AFFORDABLE HOUSING FOR SENIORS AND DISABLED				
Conejo Future Village	130 Brazil St	90	Senior (62+) severely disabled. Must be very-low income and rent is at 30% of income. 3-4 year waiting list.	449-1881
Glen Oaks	145 E Wilbur Rd	39	One bedroom units reserved for very-low income seniors.	494-3120
Florence Janss	190-210 Brazil St	64	Senior (62 & older) Public Housing.	492-8350
Hillcrest & Bel-Aire Homes	2170/2220 Westlake Bl	30	Specialized group housing for severely disabled. Rent at 30% of income.	494-1141
Oak Creek Senior Villas	367 E Thousand Oaks Bl	57	Senior (62+) 46 one-bedroom units; 11 two-bedroom units	373-0333
AFFORDABLE HOUSING FOR FAMILIES				
Arroyo Villas	1600 Rancho Conejo Bl	40	Section 8	480-9991
Bella Vista	2011-2025 Los Feliz Dr	72	Lower income	496-6150
Esseff Village	1425 E Thousand Oaks Bl	50	Lower income	496-8122
Fiore Gardens	480 E Hillcrest Dr	50	FMR & Section 8	449-1881
Hacienda De Feliz	2096 Los Feliz Dr	25	Lower income	557-2705
Leggett Court	1824-1884 Los Feliz Dr	49	FMR & Section 8	495-8616
Los Arboles	801-886 Calle Haya	43	FMR & Section 8	492-1288
Mountclef	3500 Mountclef St	18	FMR & Section 8	(323) 231-1104
Richmond Terrace	760 Warwick Ave	26	Lower income	777-7077
Royal Oaks	3210-14 Royal Oaks	5	FMR & Section 8	480-9991
Schillo Gardens	2849 Los Robles Rd	29	Very Low income	495-8138
Shadow Hills	227 E Wilbur Rd	101	Lower & moderate income	495-8165
Sunset Villas	90 -110 Sunset Dr	11	FMR & Section 8	480-9991
The Shadows	1949 Los Feliz Dr	148	148 low/mod, 30 very-low income, & 15 Section 8	379-0461
Villa Garcia	1419 E Thousand Oaks Bl	80	Lower income	495-6781

SECTION 4

FIRST-TIME HOMEBUYER SERVICES

1. HOMEBUYER EDUCATIONAL WORKSHOPS AND MORE

A. Cabrillo Economic Development Corporation (CEDC)

CEDC offers various homebuyer courses through its Home Ownership Center (HOC), including pre- and post-purchase education and one-on-one counseling, which are designed to introduce families to the many steps in the homeownership process. HOC also offers an 8-hour financial fitness course, which allows for a one-on-one opportunity to review with buyer's credit, budget and money management strategies to plan and prepare for home purchase. All these courses are offered monthly in both English and Spanish. HOC will identify the various lending programs, including state, federal or local down payment assistance programs available.

For more information contact:

Cabrillo Economic Development Corporation
Home Ownership Center
702 County Square Drive
Ventura, CA 93003
(805) 659-6868 Fax (805) 659-6869 www.cabrilloedc.org

B. Area Housing Authority of the County of Ventura (AHA)

AHA offers home buying workshops through mutual agreements with experts in local, state and federal funding resources. Workshops cover tax benefits, raising your FICO score, loan options available. Workshops are offered in both English and Spanish several times a year. For more information contact:

Area Housing Authority of the County of Ventura
1400 W Hillcrest Drive
Newbury Park, CA 91320
(805) 480-9991 www.ahahomebuyingschool.com

2. MORTGAGE CREDIT CERTIFICATES (MCC)

MCC provide a federal tax credit equivalent to 20% of your annual mortgage interest. MCC are available to most first-time homebuyers and can be used in conjunction with state, federal or local loan products, when available. Annual tax savings is equivalent to about 1% of the property's sale price. MCC helps extend a buyer's ability to qualify for a home purchase. The availability of these certificates is limited. **APPLICATIONS MUST BE COMPLETED PRIOR TO CLOSE OF ESCROW.** For additional information and a list of approved lenders, Affordable Housing Applications, Inc. can be reached at www.ahahousing.com or at (619) 469-0270.

SECTION 5

HOUSING REHABILITATION

1. HABITAT FOR HUMANITY

A Brush with Kindness (ABWK) is a program of Habitat for Humanity Ventura County that helps lower-income homeowners complete exterior home improvements. Volunteer teams work to improve the condition of homes by painting, landscaping, and performing minor exterior repairs at minimal costs to homeowners who would be unable to do so on their own. Those that are physically able are asked to work alongside the volunteers throughout the completion of the project. The program is for homeowners earning between 30%-50% of the median income of Ventura County. For more information visit their website at www.habitatventura.org or call (805) 485-6065 ext. 202, located at 121 S. Rice Ave, Oxnard, CA 93030.

2. COMMUNITY ACTION

Qualified homeowners can save up to 40 percent on utility bills, depending on the home, simply by improving energy efficiency. This can be done by replacing windows, weather-stripping doors, adding insulation, minor home repairs and installing more efficient appliances and products. For more information contact Community Action by e-mail energy@ca-vc.org or call (805) 436-4035.



SECTION 6

EMERGENCY HOUSING ASSISTANCE

1. HOUSING SERVICES PROVIDERS

The City of Thousand Oaks provides funds from the Community Development Block Grant (CDBG) fund and Social Services Endowment Fund (SSEF) to local organizations for numerous social services, including housing/homeless services. The following organizations provide housing/homeless services, ranging from loans to help defer the cost of finding permanent accommodations ("first" and "last" payments) for the homeless and those at risk of homelessness to providing winter shelters. For more information about specific services contact the individual organizations:

NAME	ADDRESS	PHONE NUMBER (805)
Catholic Charities	612 Spring Road Moorpark, CA 93021	529-0720
Community Action of Ventura County	621 Richmond Avenue Oxnard CA 93030	436-4000
County of Ventura Human Services Agency	855 Partridge Drive Ventura CA 93003	477-5100
Lutheran Social Services	80 E Hillcrest Drive, # 101 Thousand Oaks CA 91360	497-6207
Salvation Army	5924 E Los Angeles Avenue Simi Valley CA 93063	527-1070
Samaritan Center	280 Royal Avenue Simi Valley CA 93065	579-9166
St. Vincent De Paul	155 E Janss Road Thousand Oaks CA 91360	496-0222
Turning Point Foundation	www.turningpointfoundation.org	652-0596

2. HELPLINE 2-1-1

Helpline 2-1-1 is a free accessible 3-digit telephone number that allows you to access over 2000 programs and 900 agencies across Ventura County. 2-1-1 helps connect you to the appropriate services you are in need of, such as shelter/housing. Other basic life needs are food, financial assistance, health, parenting and mental health services. 2-1-1 eliminates a majority of the inappropriate, non-emergency calls to 9-1-1; saving that vital community resource for life and death emergencies. The 2-1-1 line is available 24 hours/7 days a week, it's free and confidential, and it's fast and easy. So, for any other vital community service you can call (800) 339-9597 (Helpline) or go on-line for information at www.211ventura.org, **or just dial 211.**

3. SHELTERS

WINTER SHELTER AND MEAL SITES DECEMBER 1- APRIL 15 For information call (805) 497-6207		
SUNDAY	Temple Adat Elohim	2420 E Hillcrest Drive Thousand Oaks
MONDAY	Holy Trinity Church	1 W Avenida de Los Arboles Thousand Oaks
TUESDAY	Calvary Community Church	5495 Via Rocas Westlake Village
WEDNESDAY	Westminster Presbyterian Church	32111 Watergate Road Westlake Village
THURSDAY	Chinese Christian Church	218 W Janss Road Thousand Oaks
FRIDAY	T O United Methodist Church	1000 E Janss Road Thousand Oaks
SATURDAY	St Julie Billiard Catholic Church	2475 Borchard Road Newbury Park
Schedule subject to change annually.		



SECTION 7

OTHER USEFUL HOUSING RESOURCES

1. FAIR HOUSING AND LANDLORD/TENANT COUNSELING

The Housing Rights Center (HRC) is an organization which provides fair housing services for Thousand Oaks residents. HRC provides free landlord-tenant counseling in order to help resolve housing issues such as evictions, security deposit disputes, and repairs. HRC provides legal services for other issues, including discrimination disputes. For more information contact:

Housing Rights Center
1020 North Fair Oaks Avenue
Pasadena CA 91103
1-800-477-5977
www.hrc-la.org

2. TENANT/LANDLORD RIGHTS

The Department of Consumer Affairs (DCA) provides a Residential Tenant and Landlord Rights and Responsibilities book. To print a copy of this book, go to the following website:
www.dca.ca.gov/publications/landlordbook/catenant

or call 1 (800) 884-1684.

3. LEGAL ASSISTANCE

NAME	ADDRESS	PHONE NUMBER (805)
Conejo Free Clinic	80 E Hillcrest Drive #102, Thousand Oaks	497-3575
Grew Law, Inc	1385 E Janss Road, Thousand Oaks	658-2266
Westminster Free Clinic	1000 E Janss Road, Thousand Oaks	241-8366

4. CREDIT COUNSELING

NAME	ADDRESS	PHONE NUMBER (805)
Cabrillo Economic Development Corporation	702 County Square Dr, Ventura	659-6868
Lutheran Social Services	80 E Hillcrest Dr #101, Thousand Oaks	497-6207

5. HOMEOWNERSHIP LOSS PREVENTION

If you are in danger or facing foreclosure, there is "HOPE NOW". HOPE NOW has offices nation-wide and has an alliance between counselors, servicers, investors and other mortgage market participants. This alliance helps homeowners stay in their homes and creates a unified, coordinated plan to reach and help as many homeowners as possible. Homeowner's HOPE, a counseling service provided by the Homeownership Prevention Foundation, can work with you to find solutions to your situation. Homeownership Prevention Foundation is an independent non-profit agency with a single purpose, to help homeowners avoid foreclosure. Visit HOPE NOW at www.hopenow.com or call the Nation-wide Hotline at 1-888-995-HOPE

6. MOBILE HOMES

A. Rent Control

All mobile home parks in the City are regulated by a Rent Stabilization Program pursuant City of Thousand Oaks Municipal Code (Title 5. Public Welfare, Morals, and Conduct, Chapter 25 Mobile Home Rent Stabilization). The ordinance specifies a method to determine annual allowable maximum rent increases by mobile home park owners.

B. Mobile Home Parks

The following is a list of all mobile home parks in the City of Thousand Oaks. Any questions regarding availability should be directed to the individual park owners at their given numbers.

FAMILY MOBILE HOME PARKS		
Elms Plaza Mobile Home Park	1262 Newbury Rd Newbury Park	(805) 498-1710
Lakestone Mobile Home Park	53 N Conejo School Rd Thousand Oaks	(310) 644-6404
Twin Palms Mobile Home Park	198 N Skyline Drive Thousand Oaks	(805) 368-0998
SENIOR MOBILE HOME PARKS		
Ranch Mobile Home Park	2193 Los Feliz Dr Thousand Oaks	(805) 496-3725
Thunderbird Oaks Mobile Home Community	200 S Conejo School Rd Thousand Oaks	(805) 496-3725
Vallecito Mobile Estates	1251 Old Conejo Rd Newbury Park	(805) 498-2612
Ventu Estates Mobile Home Park	26 S Ventu Park Rd Newbury Park	(805) 498-2010
Ventu Park Villa Mobile Home Park	50 S Ventu Park Rd Newbury Park	(805) 498-2010

7. MOBILE HOME OMBUDSMAN

This is a State office which assists the public in resolving problems associated with manufactured homes and mobile homes by taking complaints and coordinating their resolution. Issues handled by this office include titling and registration, installation, warranties, sales, inspection of homes and parks, mobile home accessories, and certain Mobile Home Residency Law questions. The office of the Mobile Home Ombudsman may be contacted at:

P O Box 31
Sacramento CA 95812-0031
1-800-952-5275

<http://www.hcd.ca.gov/codes/ol/ombpg-menu.html>

This Directory is provided as a public service. The list of service providers in this Directory shall in no way constitute an endorsement of any of the listed providers. Furthermore, the listing of service providers in this Directory shall not create an agency relationship between the service providers listed and the City of Thousand Oaks, or any of its employees, officials, boards, or commissions.

