

SENIOR NETWORK SERVICES
HOUSING PROGRAM
1777 A Capitola Road, Santa Cruz, CA (831) 462-6788

HOUSING OPTIONS FOR SENIORS IN SANTA CRUZ COUNTY

Finding housing that is both adequate and affordable is a major problem in Santa Cruz County. Rates are high and vacancies are few. This booklet describes some of the housing options that are available to seniors.

SUBSIDIZED HOUSING

To qualify for subsidized housing, you must meet low income guidelines. Effective January 2007, the maximum income for one person is \$27,500, for two people is \$31,400. If you qualify, you will pay approximately one third of your monthly income as rent and the government will pay the rest of the rent to an approved amount.* (See page 9 for maximum rent allowed.)

There are two ways to obtain subsidized housing. One way is to get on the subsidized complex lists; the other way is to get on the Housing Authority (454-9455) waiting list for a voucher. The waiting list for a voucher is long, but more information about that is available from the Housing Authority.

1. SUBSIDIZED APARTMENT COMPLEXES

There are more than a dozen subsidized apartment complexes in the county. Each one has its own waiting list. These lists are completely separate from the Housing Authority list for vouchers. You are not on a waiting list for an apartment in one of these complexes because your name is on the Housing Authority list. These are completely separate lists. You must sign up for each apartment complex individually.

The names of these complexes, with addresses and phone numbers, are listed on the following pages of this booklet. To apply for an apartment in a subsidized complex, follow these steps:

A. Contact every complex that you want to live in and fill out an application if they will accept it at that time. You can phone the complexes, but it is even better to go in person. By actually going to the complexes yourself, managers are able to meet you and talk with you in person.

B. The complex may not be accepting applications when you contact them. Find out when they will be, make a note of it, and go back then.

C. Once your name is on a waiting list, keep the manager informed of your current address and phone number. It is important that you can be reached easily when a vacancy occurs.

D. Check back regularly, perhaps monthly.

E. There is no limit to the number of waiting lists you can put your name on. It is best to sign up on several waiting lists to increase your likelihood of finding an apartment.

2. CERTIFICATES FOR HOUSING

Section 8 vouchers are issued by the Housing Authority. Having one entitles you to pay approximately one third of your income as rent. There is a long waiting list to get one of these. When you receive a voucher, you must find a landlord who will accept it. An apartment does not come with one. To apply:

A. Contact the Housing Authority at the address below and ask how to start the application process. If there is anything special about your situation be sure to mention it.

Housing Authority of Santa Cruz County
2931 Mission St., Santa Cruz, CA 95060 454-9455

B. Save any correspondence that you receive from the Housing Authority. It is your only proof that you were put on the list and the date it was done. This may be very important later.

C. While you are waiting:

- If you move, notify the Housing Authority in writing. Give old and new addresses.
- If you receive any correspondence from the Housing Authority, answer it promptly. Delaying may put you in danger of losing your place on the list.
- Any correspondence received from the Housing Authority should be saved and any thing you want to notify them of should be done in writing. Be sure to include your reference number in your letter.

FEDERALLY SUBSIDIZED RENTAL HOUSING

HOUSING COMPLEX	TYPE OF UNITS	RATES & FACILITIES	OTHER INFO
Arbor Cove 84 Blackburn Street Santa Cruz 95060	35 units 26 one bedroom 9 studio	All Units Subsidized ages 62+	Over 18 with mobility disabilities
454-9548			
Clifford Manor 240 Clifford Avenue Watsonville 95076	100 Units 10 studio 20 one bedroom	All Units Subsidized 62+/disabled Families	
724-4333			
East Cliff Village 1635 Tremont Drive Santa Cruz 95062	19 studio 55 one bedroom	All Units Subsidized 62+ 6 for persons with disabilities	24 hour live-in care and small pets permitted
462-2400			
Elizabeth Oaks 1460 Jose Avenue Santa Cruz 95062	48 one bedroom 72 two bedroom 6 three bedroom	All Units Subsidized All one bedrooms for 62+/disabled	
462-2637			
Garfield Park 721 Bay Street Santa Cruz 95060	54 studio 32 one bedroom 8 two bedroom	19 Units Subsidized 75 at market rate For ages 62+	Accepts Section 8 Small pets permitted
423-3411			
Gault Street Apts. 211 Gault St. Santa Cruz, 95062	36 Units 28 Studios 8 one bedroom	All Units Subsidized For ages 62+	Computer lab-library Community Room
471-1911			
Independence Square 1355 Madison St. Watsonville 95076	100 one bedroom	All Units Subsidized 62+ 18+ for persons with disabilities	Small Pets permitted
724-6396			

HOUSING COMPLEX	TYPE OF UNITS	RATES & FACILITIES	OTHER INFO
La Posada 609 Frederick Street Santa Cruz 95062	98 studio 52 one bedroom	122 units subsidized 28 units market rate All units for ages 62+ and /or disabled	Has central dining room for 2 daily meals, transportation. Activities. Meals extra.
429-9230			
Mission Gardens 90 Grandview Ave. Santa Cruz, 95060	26 one bedroom 16 two bedroom 8 three bedroom	All Units Subsidized Family project. One bedroom for seniors	24 hour live-in care permitted in 2 bedroom units
426-2036			
Pajaro Vista 1955 Pajaro Lane Freedom 95019	106 one bedroom	All Units Subsidized Ages 62+	Small pets permitted
728-1552			
Riverfront Apts. 148 S. Blaine Street Santa Cruz 95060	28 one bedroom 34 two bedroom 8 three bedroom	All Units Subsidized 62+/disabled Families	Small pets permitted
425-1276			
San Lorenzo Park 134 Dakota Avenue Santa Cruz 95060	66 one bedroom 12 two bedroom	All Units Subsidized Ages 62+	24 hour live-in care and small pets permitted
427-1841			
Seapines 1806 Sumner Ave. Aptos 95003	6 one bedroom 12 two bedroom 9 three bedroom	All Units Subsidized 62+/disabled Families	24 hour live-in care permitted
662-3055			
Seaside Apartments 30th and Brommer Santa Cruz 95062	16 one bedroom 52 two bedroom 16 three bedroom	All Units Subsidized 62+/disabled Families	24 hour live-in care permitted
475-1841			
Sunny Meadows 220 Ross Avenue Freedom 95019	24 studio 32 one bedroom 64 two bedroom	All Units Subsidized 62+/disabled Families	Grounds include a garden for residents
724-7737			
Via Pacifica Gardens	20 studio	All Units Subsidized	Small pets permitted

1860 Via Pacifica
Aptos 95003

60 one bedroom
4 units wheelchair
accessible.

Ages 62+.

688-3324

CONGREGATE LIVING FACILITIES

Congregate Living Facilities offer separate apartments in buildings that also contain a central dining room, serving two or three meals per day. Also included are housekeeping service, transportation and use of the community facilities. Full activity programs are also provided.

Dominican Oaks 3400 Paul Sweet Road, Santa Cruz, 95065 462-6257
 One Bedroom Apartments: \$3,600 - 3750
 Two Bedroom Apartments: \$4,050 - 4,290
 Low Income Apartments: \$1,826
 Each additional person: \$725
 Community Fee: \$2,000

Oak Tree Villa 100 Lockwood Lane, Scotts Valley, 95066 438-7533
 Studio Apartments: \$2,960 - Up Suites: \$5,300 - Up
 One Bedroom Apartments: \$3,430 - Up
 Affordable apartments available with wait list upon request
 Each additional person: \$630
 First time community fee: \$1,500. 100% refundable if reservation cancelled within 72 hours and assessment not performed. (Rolls over to processing fee if resident moving in.)

Valley Heights 925 Freedom Blvd., Watsonville, 95076 722-4884
 One bedroom apartments \$2,350 - \$2,450
 Second person in 1 bedroom \$500.
 Two bedroom apartments \$3,150 - \$3,250
 Two bedroom, 2 bath with fireplace 3,400

La Posada 609 Frederick Street, Santa Cruz, 95062 429-9230
 Only 28 of the 150 units here are market rate and the rest are subsidized – see earlier section. At market price the rates are:
 Studio Apartments: \$2,000
 One Bedroom Apartments \$2,500 for one person 2nd occupant add \$400

Correia Care Center 1098 38th Avenue, Santa Cruz, 95062 477-0329
 Independent and assisted living. Hospice waiver. Dementia Program. Respite available.
 Studio Apartments \$2,800 - \$4,000

ASSISTED LIVING FACILITIES

Assisted Living Facilities offer separate rooms with bath or apartments. Units can be private or shared. Assistance with dressing, bathing and medications is provided. Residents must be able to feed themselves, provide basic personal care and be mobile. Monthly rent includes all meals in central dining room, housekeeping service, transportation and use of the community rooms. Full social activity programs are also provided.

Aegis of Aptos	125 Heather Terrace, Aptos	684-2700
<u>Assisted Living</u>	<u>Monthly Rates From</u>	<u>Community Fee</u>
Studios	\$4,000 per month	2 x monthly rent
One Bedroom	\$5,000 per month	
Second Person:	\$800	
Individual care services additional.		

Alzheimer Wing
 Private room with shared bath \$4,000
 Private Studio \$4,500
 Assistance available based upon need.
 Costs vary based on amount of assisted services needed.

Dominican Oaks*	3400 Paul Sweet Road, Santa Cruz, 95065	462-6257
	Assistance available based upon need.	
	Costs vary based on amount of assisted services needed.	

Oak Tree Villa*	100 Lockwood Lane, Scotts Valley, 95066	438-7533
Studios & one bedrooms	Assistance available based upon need.	
	Costs vary based on amount of assisted services needed.	

Sunshine Villa*	80 Front Street, Santa Cruz, 95060	459-8400
Reservation Fee: equivalent to one month's rent		
Historic Studio:	From \$2,800	
Traditional Studio:	From \$3,300 - 3,600	
Low Income Studio	Information available upon request	
Traditional One Bedrooms:	From \$3,900 - 4,800	Second occupant \$1,000
Assistance available based upon need.		
Costs vary based on amount of assisted services needed.		

A complete list of licensed residential care facilities is available from:

Advocacy, Inc.
 525 Laurel St., Suite 140, Santa Cruz, 95060,
 429-1913

OTHER HOUSING OPTIONS

SENIOR APARTMENTS

Paloma Del Mar 2030 Pajaro Lane, Freedom 763-2030
One and two bedroom apartments (130 in all) for ages 55 and up. Maximum yearly income to qualify: \$34,140 for one person, \$39,000 for two. Rent is \$881 for one bedroom apt., \$1,054 for a two bedroom apartment. This is not a subsidized complex, but rents are usually under current market rate. Section 8 accepted. Small pets permitted.

Woodland Senior Apartments 3050 Dover Drive, Santa Cruz 462-2500
One bedroom and studio apartments for ages 55 and up. This is not a subsidized complex, but less expensive than current local rate. Rent is \$650 and up for a market rate studio and \$750 and up for a market rate one bedroom apartment. Section 8 accepted. Utilities are extra. Accept cats only. Deposit required.

Silvercrest Apartments 750 Bay Avenue, Capitola 464-6435
96 unit, one and two bedroom apartment complex for low income seniors aged 55 and up. Low income 1 Bedroom-\$750; 2 Bedroom-\$860. Income guidelines are available from Silvercrest Apartments.

Casa Del Rio 148 S. Blaine Street, Santa Cruz 425-1276
32 units, all one bedroom. Section 8 accepted. Small pets permitted. 62+/disabled. Families

RESIDENTIAL HOTELS FOR SENIORS

El Centro Residential Suites 1110 Pacific Avenue, Santa Cruz 459-9883
For those 62 and up. Rooms are unfurnished and also have a small refrigerator, microwave, sink and toilet. Each group of 7-8 rooms also has access to two full baths and a shared kitchen. Tenants must meet low income guidelines determined by maximum income \$24,615 for 2006.

Palomar Inn 1344 Pacific Avenue, Santa Cruz 423-7000
Age 21 and up. Residents must meet low income guidelines. All units have private bath. No kitchens, but residents may bring microwave or toaster and small refrigerator. Rent is \$501 (additional \$20 a month for maid service). \$300 security deposit required. Accept Section 8 voucher.

St. George Residences 833 Front St., Santa Cruz 429-8229
Not limited to seniors. 124 furnished rooms with kitchen facilities. Rent is \$750, including water and garbage. PG&E is separate. \$10 processing fee and \$500 deposit; initial 6-month lease, then month-to-month.

Resetar Residential Hotel 15 West Lake Ave., Watsonville 722-3322
Housing for low income persons with priority given to Santa Cruz County seniors and disabled persons. Units are unfurnished. Housekeeping service included. Laundry facilities located in the building. Studio \$425; One Bedroom Apartments with kitchen \$657. Security deposit equivalent to one month's rent. Smokers pay additional deposit.

SHARED HOUSING

With the low vacancy rate and the difficulties some older people encounter in maintaining a home, home sharing is becoming increasingly popular. Senior Network Services has a program that can assist you in finding a compatible housemate, and/or a home to share. Call 462-6788 or 728-1751.

PROPERTY FOR SALE TO SENIORS ONLY

Bay Village and Pajaro Village Watsonville

Two complexes of single family dwellings for those aged 55 and up. Prices vary. Contact any local realtor for listings.

Piedmont Court 260 High Street, Santa Cruz

Historic cooperative building near downtown Santa Cruz. One bedroom condominiums for sale to seniors aged 55 and up. Prices vary. Contact any local realtor for listings.

Casa La Familia 2308 7th Avenue, Santa Cruz

23 one bedroom townhouses, with community "gathering house". For sale to qualified seniors 62 and up. Contact local realtor.

Vista Prieta Vista Prieta Court, off 17th Avenue, Santa Cruz

One bedroom condominiums for sale to qualified seniors 62 and up. Income guidelines are the same as those listed for Casa La Familia. Contact local realtor. Some units may be available to rent.

Measure J Housing Call Santa Cruz Planning Department for information. 454-2217

PROPERTY MANAGEMENT REALTY FIRMS

Some real estate firms do a large property management business, and many landlords are especially pleased to rent to seniors. See the telephone directory yellow pages under Real Estate Management for a complete list.

CAPITOLA SUBSIDIZED APARTMENT COMPLEX

The Dakota- 24 unit apartments for people with physical disabilities.

Must be at least 18 years of age, HUD eligible, capable of independent living, be diagnosed with a physical disability or related neurological, congenital or orthopedic disorder that severely affects mobility and requires the use of a wheelchair or other assistive device.

Rent will be subsidized, approximately one third of the residents gross income for rent and utilities. To put your name on the waiting list call toll free 1(800) 466-7722 for an application.

Housing Authority of Santa Cruz County

Number of Bedrooms	Payment Standards
SRO	\$612
0	\$850
1	\$1,042
2	\$1,359

www.hacosantacruz.org

For more information about senior housing, contact Senior Network Services at

831-462-6788 or 831-462-1433

Senior Network Services is a nonprofit, multipurpose, resource agency providing information and assistance, case management, shared housing, home help services, family caregiver program, respite registry, IHSS registry, health insurance counseling, and money management in Santa Cruz County since 1974.

**Due to the changing nature of the information in this directory, reproduction and distribution is limited to Senior Network Services.*

This information is available on
www.seniornetworkservices.org