

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. 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 income limits and maximum rent allowed.).

There are two ways to obtain subsidized housing. One way is to place your name on the subsidized complex waiting lists (see pages 3-4); the other way is to place your name on the Housing Authority (831-454-9455) 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 a limited number of subsidized apartment complexes in the county designated for senior citizens. 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 and talk with you.

- 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. If the manager is unable to reach you, you will be removed from the waiting list. Since vacancies are filled quickly, it is important that you be easily contacted.

D. Check back regularly, perhaps monthly.

E. There is no limit to the number of waiting lists on which you can put your name. 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 a voucher. 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
831-454-9455

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; anything you want to notify them of should be done in writing. Be sure to include your reference number in your letter.

FEDERALLY SUBSIDIZED SENIOR 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 62+ / disabled	18+ with mobility disabilities
454-9548			
East Cliff Village 1635 Tremont Drive Santa Cruz, 95062	19 studio 55 one bedroom 6 disabled units	All Units Subsidized 62+	24 hour live-in care 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 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 62+	Computer lab-library Community Room
471-1911			
Independence Square 1355 Madison St. Watsonville, 95076	100 one bedroom	All Units Subsidized 62+ / disabled	Small Pets permitted 18+ with mobility disabilities
724-6396			
La Posada 609 Frederick Street Santa Cruz, 95062	98 studio 52 one bedroom	122 units subsidized 28 units market rate 62+ / disabled	Has central dining room for 2 daily meals, transportation. Activities. Meals extra.
429-9230			
Pajaro Vista 1955 Pajaro Lane Freedom, 95019	106 one bedroom	All Units Subsidized 62+	Small pets permitted
728-1552			

HOUSING COMPLEX	TYPE OF UNITS	RATES & FACILITIES	OTHER INFO
San Lorenzo Park 134 Dakota Avenue Santa Cruz, 95060	66 one bedroom 12 two bedroom	All Units Subsidized 62+	24 hour live-in care Small pets permitted
427-1841			
Via Pacifica Gardens 1860 Via Pacifica Aptos, 95003	20 studio 60 one bedroom 4 units w/ chair access	All Units Subsidized 62+	Small pets permitted
688-3324			

OTHER FEDERALLY SUBSIDIZED RENTAL HOUSING

Clifford Manor 240 Clifford Avenue Watsonville, 95076	100 Units 10 studio 20 one bedroom	All Units Subsidized 62+ / disabled Families	
724-4333			
Mission Gardens 90 Grandview Ave. Santa Cruz, 95060	26 one bedroom 16 two bedroom 8 three bedroom	All Units Subsidized Families	24 hour live-in care permitted in 2 bedroom units
426-2036			
Riverfront 148 S. Blaine St. Santa Cruz, CA 95060	29 one bedroom two bedroom three bedroom	All Units Subsidized 62+ Families	Pets for medical reasons 24 hour live-in care permitted
425-1276			
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			
Sycamore St Commons 125 Sycamore St. Santa Cruz, CA 95060	8 one bedroom 21 two bedroom 26 three bedroom	All Units Subsidized 62+ Families	No pets 24 hour live-in care permitted
421-9061			

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 is 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: \$3,960 – 4,290
 Two Bedroom Apartments: \$4,650 – 4,950
 Affordable Apartments: \$2,031
 Each additional person: \$725
 Community Fee: \$2,000

Oak Tree Villa 100 Lockewood Lane, Scotts Valley, 95066 438-7533
 Studio Apartments: \$3,450 – Up Suites: \$5,800 - Up
 One Bedroom Apartments: \$3,950 – Up
 Two Bedroom Apartments: \$4,996 - Up
 Affordable Apartments: Information available upon request
 Each additional person: \$900
 First time community fee: \$2,500. 100% refundable if reservation cancelled without assessment. (Rolls over to community 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 page 3. At market price the rates are:
 Studio Apartments: \$2,150
 One Bedroom Apartments: \$2,700 for one person
 Second person in 1 bedroom: \$400

Capitola Manor 1098 38th Avenue, Santa Cruz, 95062 477-0329
 Assisted living. Hospice waiver. Dementia Program. Respite available.
 Shared, no carpet: \$3,600
 Shared, carpet: \$3,800
 Small private: \$4,000
 Private, no carpet: \$4,500
 Private, carpet: \$4,800

Independent living 1926 Brommer Street, Santa Cruz, 95062 477-0329
 One Bedroom Apartments: \$3,000 (includes all meals at Capitola Manor)

ASSISTED LIVING FACILITIES

Assisted Living Facilities offer separate rooms with bath or apartments. Units can be private or shared. Based upon need, assistance with dressing, bathing and medications may be provided at additional cost. 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, 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>Daily Rates From</u>	
Companion Living Program:	\$97 per day	
Studios:	\$140 per day	
One Bedroom:	\$183 per day	
Respite Program:	\$200 per day	
<u>Alzheimer Wing</u>		
Companion Living Program:	\$97 per day	
Companion Suite:	\$140 per day	
Studio:	\$173 per day	
Second occupant:	From \$33.33 per day	
Respite Program:	\$200-\$250 per day	
 Capitola Manor	1098 38 th Avenue, Santa Cruz, 95062	477-0329
	(see page 5 for rate information)	
 Dominican Oaks	3400 Paul Sweet Road, Santa Cruz, 95065	462-6257
	(see page 5 for rate information)	
 Oak Tree Villa	100 Lockewood Lane, Scotts Valley, 95066	438-7533
Studios, one & two bedrooms:	(see page 5 for rate information)	
 Sunshine Villa	80 Front Street, Santa Cruz, 95060	459-8400
Reservation Fee: equivalent to one month's rent		
Historic Studio:	From \$3,100	
Traditional Studio:	From \$3,850	
Affordable Studio:	From \$1,924	
Traditional One Bedroom:	From \$4,850	Second occupant: \$1,000
Memory Care Shared Studio	From \$4,800	Suite: \$5,100

*Affordable units may be available at the above facilities upon request.

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

Advocacy, Inc.

5274 Scotts Valley Dr., Suite 203, Scotts Valley, CA 95066

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: \$38,940 for one person, \$44,520 for two. Rent is \$985 for one bedroom apt., \$1,176 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. Rent is \$700+ for a studio (\$700 deposit) and \$900 for a one-bedroom apartment (\$800 deposit). This is not a subsidized complex, but rents are usually under current market rate. Section 8 accepted. Utilities are extra. Accepts cats only.

Bay Avenue Senior Apartments 750 Bay Avenue, Capitola 464-6435
One and two bedroom apartments (108 in all) for ages 55 and up. Various rents, depending on qualification. Currently remodeling, and more units expected to become available.

Redwood Commons Apartments 1606 Soquel Ave. 325-1072
36 studio units, some handicapped-accessible, not exclusively for seniors. Rent is \$1050, includes garbage, water, storage unit, internet access. Section 8 accepted.

RESIDENTIAL HOTELS FOR SENIORS

El Centro Residential Suites 1110 Pacific Avenue, Santa Cruz 459-9883
For those 60 and up. Rooms are single occupancy, unfurnished but 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. Section 8 accepted.

Palomar Inn 1344 Pacific Avenue, Santa Cruz 423-7000
Age 21 and up. All units are single occupancy and have private bath. No kitchens, but residents may bring microwave or toaster and small refrigerator. Rent is \$541 (additional \$20 a month for maid service). \$300 security deposit required. Tenants must meet low-income guidelines. Section 8 accepted.

St. George Residences 833 Front St., Santa Cruz 429-8229
Not limited to seniors. 124 furnished rooms with kitchen facilities. Rent is \$800 (\$600 deposit), including water and garbage. PG&E is separate. \$10 processing fee and \$600 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 in the building. Studio \$445; One Bedroom Apartments with kitchen \$688. Security deposit equivalent to one month's rent. Smokers pay additional deposit equivalent to one month's rent.

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.

Bay Village Homeowners Assoc. (831) 457-6646

Pajaro Village Homeowners Assoc. (831) 761-3855

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 any local realtor for listings.

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 any local realtor for listings. Some units may be available to rent.

Measure J Housing Call Santa Cruz County Planning Department for information. 454-2336

Measure O Housing Call Santa Cruz City Planning Department for information. 420-5180

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.

County of Santa Cruz
Schedule of Payment Standards

Effective October 1, 2009

Number of Bedrooms	Payment Standards
SRO	\$734
0	\$979
1	\$1,183
2	\$1,542

Santa Cruz County Income Limits for Federal Programs

Effective May 14, 2010

Number of Persons in Family	30% of Median	50% of Median	80% of Median
1	\$20,300	\$33,800	\$54,054
2	\$23,200	\$38,600	\$61,800

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**