

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

Housing Choice vouchers (Section 8 vouchers) are issued by the Housing Authority. Having a voucher 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. A pre-application form can be printed from the Housing Authority web site.

Housing Authority of Santa Cruz County
2931 Mission St., Santa Cruz, CA 95060
831-454-9455
www.hacosantacruz.org

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 454-9548 | 35 units 26 one bedroom 9 studio | All Units Subsidized 62+/ disabled | 18+ with mobility disabilities |
| East Cliff Village 1635 Tremont Drive Santa Cruz, 95062 462-2400 | 19 studio 55 one bedroom 6 disabled units/ 18 yrs. + | All Units Subsidized 62+ | 24 hr live-in care allowed Small pets permitted Secured Building |
| Elizabeth Oaks 1460 Jose Avenue Santa Cruz, 95062 462-2637 | 48 one bedroom 72 two bedroom 6 three bedroom | All Units Subsidized All one bedrooms for 62+/ disabled | |
| Garfield Park 721 Bay Street Santa Cruz, 95060 423-3411 | 54 studio 32 one bedroom 8 two bedroom | 19 Units Subsidized 75 at market rate 62+ | Accepts Section 8 Small pets permitted |
| Gault Street Apts. 211 Gault St. Santa Cruz, 95062 471-1911 | 36 Units 28 Studios 8 one bedroom | All Units Subsidized 62+ | Computer lab-library Community Room |
| Independence Square 1355 Madison St. Watsonville, 95076 724-6396 | 97 rentable units 94 one bedroom 3 two bedroom | All Units Subsidized 62+/ disabled | Small Pets permitted 18+ with mobility disabilities |
| La Posada 609 Frederick Street Santa Cruz, 95062 429-9230 | 98 studio 22 one bedroom | 98 units subsidized 22 units market rate 62+/ disabled | Has central dining room for 2 daily meals, transportation. Activities. Meals extra. |
| Pajaro Vista 1955 Pajaro Lane Freedom, 95019 728-1552 | 106 one bedroom | All Units Subsidized 62+ | Small pets permitted |
| San Lorenzo Park 134 Dakota Avenue Santa Cruz, 95060 427-1841 | 66 one bedroom 12 two bedroom | All Units Subsidized 62+ | 24 hr. live-in care allowed Small pets permitted |

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|---|---|-----------------------------|----------------------|
| Via Pacifica Gardens 1860 Via Pacifica Aptos, 95003 688-3324 | 20 studio 60 one bedroom 4 units w/wheel-chair access | All Units Subsidized 62+ | Small pets permitted |
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OTHER FEDERALLY SUBSIDIZED RENTAL HOUSING

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| Clifford Manor 240 Clifford Avenue Watsonville, 95076 724-4333 | 100 Units 10 studio 20 one bedroom | All Units Subsidized 62+/disabled Families |
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| Mission Gardens 90 Grandview Ave. Santa Cruz, 95060 426-2036 | 26 one bedroom 16 two bedroom 8 three bedroom | All Units Subsidized Families | 24 hour live-in care permitted in 2 bedroom units |
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| Riverfront 148 S. Blaine St. Santa Cruz, CA 95060 425-1276 | 29 one bedroom two bedroom three bedroom | All Units Subsidized 62+ Families | Pets for medical reasons 24 hour live-in care permitted |
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|---|--|--|-----------------------------------|
| Seaside Apartments 30 th Ave and Brommer Santa Cruz, 95062 475-1841 | 16 one bedroom 52 two bedroom 16 three bedroom | All units Subsidized 62+/disables Families | 24 hour live-in care permitted |
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| St. Stephens Apartments (opening Spring 2017) 2500 Soquel Avenue 1-855-APTS-NOW | 4 Studio 32 one bedroom 4 two bedroom | Please call for more information |
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| Sycamore St Commons 125 Sycamore St. Santa Cruz, CA 95060 421-9061 | 8 one bedroom 21 two bedroom 26 three bedroom | All Units Subsidized 62+ Families | No pets 24 hour live-in care permitted |
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| Dakota Apartments 3245 Clares St. Capitola, CA 95010 1-800-466-7722 | 24 units | All Units Subsidized 18+ |
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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. To put your name on the waiting list call toll free 1 (800) 466-7722 for an application.

OTHER HOUSING OPTIONS

SENIOR APARTMENTS – PLEASE CALL TO VERIFY RATES

Paloma Del Mar 2030 Pajaro Lane, Freedom, 95019 **763-2030**

One and two bedroom apartments (130 units) for age 55 and up. To qualify:

Yearly income for one bedroom, one person: \$23,640-\$42,360; two people: max \$48,420;

Yearly income for two bedrooms, one person: \$28,224-\$42,360; two people: max \$48,420.

Rent is \$1,100 for one bedroom; \$1,298 for a two bedroom (deposit \$500). This is a subsidized complex; rents are under current market rate. Section 8 accepted. Up to 2 pets permitted (additional \$300 deposit).

Woodland Senior Apartments 3050 Dover Drive, Santa Cruz, 95065 **462-2500**

One bedroom and studio apartments for age 55 and up. Rent is \$925 for a studio (\$875 deposit) and \$1150+ for a one-bedroom apartment (\$975 deposit). Utilities are extra. This is not a subsidized complex, but rents are usually under current market rate. Section 8 accepted. Accepts cats only.

Bay Avenue Senior Apartments 750 Bay Avenue, Capitola, 95010 **464-6435**

One and two bedroom apartments (108 units) for age 55 and up. Rent is \$900 for one bedroom with qualifying income under \$35,300. Two bedroom \$1090 with 2 people; income under 40,350. Section 8 accepted.

Redwood Commons Apartments 1606 Soquel Ave., 95062 **325-1072**

36 studio units, some handicapped-accessible, not exclusively for seniors. Rent is \$1,100, includes garbage, water, storage unit, internet access, and parking. Section 8 accepted.

RESIDENTIAL HOTELS – PLEASE CALL TO VERIFY CURRENT RATES

El Centro Residential Suites 1110 Pacific Avenue, Santa Cruz, 95060 **459-9883**

Age 60 and up. Rent is \$457. 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, 95060 **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 \$578 (maid service included). \$300 security deposit required. Tenants must meet guidelines of \$52,000 maximum yearly income. Section 8 accepted.

St. George Residences 833 Front St., Santa Cruz, 95060 **429-8229**

Not limited to seniors. 124 furnished rooms with kitchen facilities. Rent is \$850-\$950, including water and garbage. PG&E is separate. \$20 processing fee and deposit equal to one month's rent; initial 6-month lease, then month-to-month. Tenants must meet guidelines of \$1,800 maximum monthly income.

Resetar Residential Hotel 15 West Lake Ave., Watsonville, 95076 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 \$469; One Bedroom Apartments with kitchen \$705. Security deposit equal to one month's rent. Smokers pay additional deposit equal 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.

PROPERTY FOR SALE TO SENIORS ONLY

Bay Village and Pajaro Village Watsonville
Two complexes of single family dwellings for those age 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, 95060
Historic cooperative building near downtown Santa Cruz. One bedroom condominiums for sale to seniors age 55 and up. Prices vary. Contact any local realtor for listings.

Casa La Familia 2308 7th Avenue, Santa Cruz, 95062
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, 95062
One bedroom condominiums for sale to qualified seniors 62 and up. 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.

CONGREGATE LIVING FACILITIES – PLEASE CALL TO VERIFY RATES

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**

Affordable (subsidized) Apartments: One bedroom \$2,109 /

Two Bedroom \$2,239

One Bedroom Apartments: \$4,440-4,588 / \$148 per. day-\$158 per. day

Two Bedroom Apartments: \$5,190-5,363 / \$173 per. day-\$183 per. day

\$5,490-5,673

Each additional person: \$850

Community Fee: \$3,000

Request 3 month minimum stay.

Brookdale (formerly known as Oak Tree Villa) 100 Lockwood Lane

Scotts Valley, 95066

438-7533

Affordable (subsidized) Apartments: Information available upon request

Shared Apartments \$1,995 per. person

Studio Apartments: \$3,730 – 3,900

One Bedroom Apartments: \$4,450 – 4,775

Suite Apartments (1200 sq. ft.): \$5,400 – 5,850

Each additional person: \$900

First time community fee: \$2,750 (Refund-prorated within the first 90 days)

Valley Heights **925 Freedom Blvd., Watsonville, 95076**

722-4884

One Bedroom Apartments: \$2,950-3050

Second person in 1 bedroom: \$600

Two Bedroom Apartments: \$3750-3850

Two Bedroom, 2 bath with fireplace: \$4,200

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: \$2,650

One Bedroom Apartments: \$3,200 for one person

Second person in 1 bedroom: \$400

ASSISTED LIVING FACILITIES -PLEASE CALL TO VERIFY RATES

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.

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|------------------------|-----------------------------------|----------|
| Aegis of Aptos | 125 Heather Terrace, Aptos, 95003 | 684-2700 |
| <u>Assisted Living</u> | <u>Daily Rates From</u> | |
| Studios: | \$185 per day | |
| One Bedroom: | \$220 per day | |
| Respite Program: | \$350 per day | |
| <u>Memory Care</u> | | |
| Companion Suite: | \$175 per day | |
| Studio: | \$200 per day | |
| Second occupant: | \$35 per day | |
| Respite Program: | \$350 per day | |

Brookdale (formerly known as Oak Tree Villa) 100 Lockwood Lane
 Scotts Valley, 95066 438-7533
 Studios, one & two bedrooms: (see page 5 for rate information)

Dominican Oaks 462-6257
 (One & two bedrooms. (See page 7 for rate information))

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| Sunshine Villa | 80 Front Street, Santa Cruz, 95060 | 459-8400 |
| Historic Studio: | \$3,470 | |
| Traditional Studio: | \$4,600 | |
| One Bedroom: | \$5,600 | |
| Second Occupant: | \$1,100 | |
| (Ocean View Unit available upon request) | | |
| Memory Care Shared Studio: | Start at: \$5,700 | |
| Second occupant: | \$1,100 | |

Deposit: One-time community fee is collected when unit is reserved.

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 Phone number is 831-429-1913 website: www.advocacy-inc.org

County of Santa Cruz
Schedule of Payment Standards

Effective October 1, 2016

| Number of Bedrooms | Payment Standards |
|--------------------|-------------------|
| SRO | \$877 |
| 0 | \$1,170 |
| 1 | \$1,417 |
| 2 | \$1,897 |
| Mobile Home Space | \$758 |

Santa Cruz County Income
Limits for Federal Programs

Effective March 28, 2016

| Number of Persons in Family | Extremely Low 30% of Median | Very Low 50% of Median | Low 80% of Median |
|-----------------------------|--------------------------------|---------------------------|----------------------|
| 1 | \$19,700 | \$32,800 | \$52,50 |
| 2 | \$22,500 | \$37,500 | \$60,000 |

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, 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**