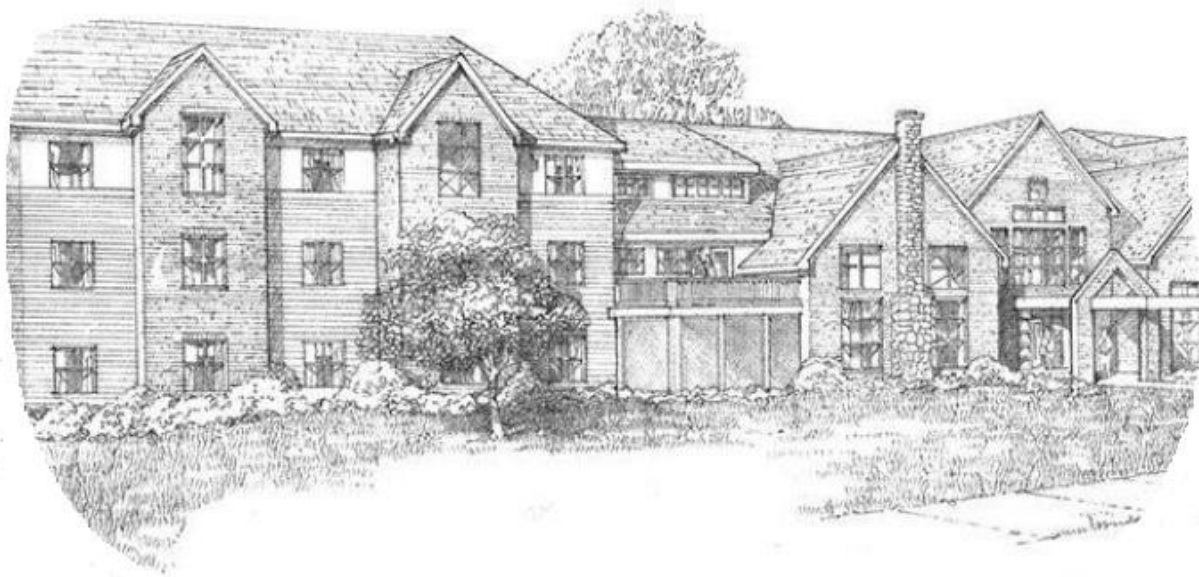


Housing Options for Seniors In Santa Cruz County



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www.seniornetworkservices.org*

Index

Complexes/Communities

Aegis of Aptos.....	10
Arbor Cove.....	5
Bay Avenue Senior Apts.....	7
Bay Village Homeowners Assoc.....	8
Brookdale.....	9,10
Casa La Familia.....	8
Clifford Manor.....	6
Dakota Apartments.....	6
Dominican Oaks.....	9, 10
East Cliff Village.....	5
El Centro Residential Suites.....	7
Elizabeth Oaks.....	5
Garfield Park.....	5
Gault Street Apartments.....	5
Independence Square.....	5
La Posada.....	5, 9
Mission Gardens.....	6
Pajaro Vista.....	5
Paloma Del Mar.....	7
Palomar Inn.....	7
Piedmont Court.....	8
Redwood Commons Apartments.....	7
Resetar Residential Hotel.....	8
Riverfront.....	6
San Lorenzo Park.....	5
Seaside Apartments.....	6
St. George Residences.....	7
St. Stephens Apartments.....	6
Sunshine Villa.....	10
Sycamore St. Commons.....	6
Valley Heights.....	9
Via Pacifica Gardens.....	6
Vista Prieta.....	8
Woodland Apartments.....	7

Categories

Assisted Living Facilities.....	10
Congregate Living Facilities.....	9
Housing Authority.....	4,11
Measure J Housing.....	8
Measure O Housing.....	8
Nursing Home Ombudsman - Advocacy Inc.....	10
Property Management Realty Firms.....	8
Residential Hotels.....	7
Santa Cruz County Planning Department.....	8
Senior Apartments.....	7
Shared Housing.....	8
Subsidized (All Ages) Rental Housing.....	6
Subsidized Senior Rental Housing.....	5

SENIOR NETWORK SERVICES
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 11 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 5-6); 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 831-454-9548	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 831-462-2400	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 831-462-2637	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 831-423-3411	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 831-471-1911	36 Units 28 Studios 8 one bedroom	All Units Subsidized 62+	Computer lab-library Community Room
Independence Square 1355 Madison St. Watsonville, 95076 831-724-6396	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 831-429-9230	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 831-728-1552	106 one bedroom	All Units Subsidized 62+	Small pets permitted
San Lorenzo Park 134 Dakota Avenue Santa Cruz, 95060 831-427-1841	66 one bedroom 12 two bedroom	All Units Subsidized 62+	24 hr. live-in care allowed Small pets permitted

Via Pacifica Gardens 1860 Via Pacifica Aptos, 95003 831-688-3324	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

Clifford Manor 240 Clifford Avenue Watsonville, 95076 831-724-4333	100 Units 10 studio 20 one bedroom	All Units Subsidized 62+/disabled Families
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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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Mission Gardens 90 Grandview Ave. Santa Cruz, 95060 831-426-2036	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 831-425-1276	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 831-475-1841	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 2510 Soquel Avenue Santa Cruz, 95062 1-855-278-7669	4 Studio 32 one bedroom 4 two bedroom	All Units Subsidized 62+
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Sycamore St Commons 125 Sycamore St. Santa Cruz, CA 95060 831-421-9061	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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***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 AND WAIT LIST INFO

Paloma Del Mar 2030 Pajaro Lane, Freedom, 95019 831-763-2030

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 \$1069-\$1250 for one bedroom; \$1280-\$1600 for a two bedroom (deposit \$500). This is not a subsidized complex; rents are under current market rate. Section 8 accepted. Up to 2 pets permitted (additional \$300 deposit per pet).

Woodland Senior Apartments 3050 Dover Drive, Santa Cruz, 95065 831-462-2500

One bedroom and studio apartments for age 55 and up. Rent is \$960 for a studio (\$910 deposit) and \$1185 for a one-bedroom apartment (\$1000 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 831-464-6435

One and two bedroom apartments (108 units) for age 55 and up. Rent is \$880 for one bedroom with qualifying income under \$35,300. Two bedrooms \$1053 with 2 people; income under 40,350. \$800 deposit. Section 8 accepted. Accepts documented support pets only.

Redwood Commons Apartments 1606 Soquel Ave., 95062 831-325-1072

36 studio units, some handicapped-accessible, not exclusively for seniors. Rent is \$1,300; includes garbage, water, storage unit, internet access. Additional \$50 fee for parking. Section 8 accepted.

RESIDENTIAL HOTELS – PLEASE CALL TO VERIFY CURRENT RATES

El Centro Residential Suites 1110 Pacific Avenue, Santa Cruz, 95060 831-459-9883

Age 60 and up. Rent is \$457 per month. 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 831-423-7000

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 \$604 per month (maid service \$20 extra). \$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 831-429-8229

Not limited to seniors. 124 furnished rooms with kitchen facilities. Rent is \$1100-\$1200 per month including water, electric, & garbage. \$25 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 831-722-3322
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 \$549; One Bedroom Apartments with kitchen \$801. 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 831-462-6788.

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. 831-454-2336

Measure O Housing Call Santa Cruz City Planning Department for information. 831- 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 831-462-6257

Affordable (subsidized) Apartments: Information available upon request
One Bedroom Apartments: \$4,890-\$5220 (\$163 per- \$174 per day)
Two Bedroom Apartments: \$5,700-\$6060 (\$190- \$202per day)
Each additional person: \$1000
Community Fee: \$3,500 onetime fee
Request 3-month minimum stay.

**Brookdale (formerly known as Oak Tree Villa) 100 Lockwood Lane
Scotts Valley, 95066 831-438-7533**

Rates effective 1/1/18
Studio Apartments: Starting at \$4075
One Bedroom Apartments: Starting at \$4985
Suite Apartments (1200 sq. ft.): Starting at \$6220
Each additional person: \$1000
First time community fee: \$2,750 (Refund-prorated within the first 90 days)

Valley Heights 925 Freedom Blvd., Watsonville, 95076 831-722-4884

One Bedroom Apartments: \$3250-\$3350
Second person in 1 bedroom: \$600
Two Bedroom Apartments: \$4050-\$4150
Two Bedroom, 2 bath with fireplace: \$4,500

La Posada 609 Frederick Street, Santa Cruz, 95062 831-429-9230

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: Available as subsidized only
One Bedroom Apartments: \$3,250 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.

Aegis of Aptos	125 Heather Terrace, Aptos, 95003	831-684-2700
<u>Assisted Living</u>	<u>Daily Rates From</u>	
Studios:	\$195 per day	
One Bedroom:	\$225 per day	
Respite Program:	\$300-350 per day, depending on level of care	
<u>Memory Care</u>		
Companion Suite:	\$195 per day	
Studio:	\$207 per day	
Second occupant:	\$35 per day	
Respite Program:	\$300-350 per day, depending on level of care	

Brookdale (formerly known as Oak Tree Villa) 100 Lockwood Lane
Scotts Valley, 95066 **831-438-7533**
Studios, one & two bedrooms: (see page 7 for rate information)

Dominican Oaks 3400 Paul Sweet Road, Santa Cruz, 95065 **831-462-6257**
(One & two bedrooms. (See page 7 for rate information))

Sunshine Villa 80 Front Street, Santa Cruz, 95060 **831-459-8400**
Historic Studio: \$4,000
Traditional Studio: \$5,300-\$5,900
One Bedroom: \$6,500-\$6,900
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, 2017

Number of Bedrooms	Payment Standards
SRO	\$914
0	\$1,275
1	\$1,512
2	\$1,931
Mobile Home Space	\$772

Santa Cruz County Income Limits for Federal Programs

Effective April 14, 2017

Number of Persons in Family	Extremely Low 30% of Median	Very Low 50% of Median	Low 80% of Median
1	\$21,050	\$35,100	\$56,200
2	\$24,050	\$40,100	\$64,200

www.hacosantacruz.org

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

831-462-6788

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**