

Housing Options for Seniors In Santa Cruz County



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Complexes/Communities

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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
2160 41st Avenue, Capitola, CA 95010
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 in writing.
- 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 56 one bedroom 10 disabled units/	All Units Subsidized 62+ 18 yrs. + mobility disability	24 hr live-in care allowed Small pets permitted Secured Building ADA compliant
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 impairments
La Posada 609 Frederick Street Santa Cruz, 95062 831-429-9230	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.
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 11 two bedroom	All Units Subsidized 62+	24 hr. live-in care allowed Small pets permitted

St. Stephens Apartments 2510 Soquel Avenue Santa Cruz, 95062 1-855-278-7669	4 Studio 32 one bedroom 3 two bedroom	All Units Subsidized 62+	
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

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	
Dakota Apartments* 3245 Clares St. Capitola, CA 95010 1-800-466-7722	24 units	All Units Subsidized 18+	physical disabilities/ TBI
Mission Gardens 90 Grandview St. 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 emotional/service pets
Riverfront 148 S. Blaine St. Santa Cruz, CA 95060 831-425-1276	27 one bedroom 6 two-bedroom 7 three-bedroom	All Units Subsidized 62+ Families	Service/emotional support pets permitted 24 hour live-in care permitted
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 Pets permitted
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

***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

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 \$1077 for one bedroom with qualifying income under \$42,950. Two bedrooms \$1282 with 2 people; income under \$49,100. \$800 deposit. Section 8 accepted. Accepts documented support pets only.

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-\$46,920; two people: \$23,640-\$53,580;
Yearly income for two bedrooms, one person: \$28,224-\$46,920; two people: \$28,224-\$53,580.
Rent is \$1,300 for one bedroom (deposit: \$500); \$1,550 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 with a \$300 deposit per pet. Credit check: \$15.00

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

36 studio units, some handicapped-accessible, not exclusively for seniors. Rent is \$1,300 (deposit \$1300); includes garbage, water, storage unit, internet access. Additional \$50 fee for parking. Section 8 accepted.

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

One bedroom and studio apartments for age 55 and up. Rent is \$1,015 for a studio (\$1,015 deposit) and \$1,240 for a one-bedroom apartment (\$1,240 deposit). Must have income that is 2 times the monthly rent. Utilities are extra. This is not a subsidized complex, but rents are usually under current market rate. Section 8 accepted. Accepts cats only.

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. All units are subsidized with project-based section 8 vouchers. 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.

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 \$605 per month (maid service \$20 extra). \$300 security deposit required. Tenants must meet guidelines of \$62,650 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 \$1500 per month including water, electric, & garbage. \$35 processing fee and deposit equal to one month's rent; initial 6-month lease, then month-to-month. Tenants must meet guidelines of \$2600 maximum monthly income.

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

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.

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.

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**

<https://www.sccoplanning.com/PlanningHome/Housing/MeasureJAffordableHousingProgram.aspx>

Measure O Housing Call Santa Cruz City Planning Department for information. **831-420-5180**

<http://www.cityofsantacruz.com/government/city-departments/economic-development/housing-assistance-information/housing-programs/measure-o-inclusionary-housing>

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 or conduct an internet search.

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.

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

831-438-7533

Rates effective 10/01/2019

Studio Apartments:	Starting at \$4510
One Bedroom Apartments:	Starting at \$5455
Suite Apartments (1200 sq. ft.):	Starting at \$6715
Each additional person:	\$1000
First time community fee:	\$2750 (Refund-prorated within the first 90 days)

Dominican Oaks 3400 Paul Sweet Road, Santa Cruz, 95065

831-462-6257

One Bedroom Apartments:	\$5190-\$5550 (\$173-\$185 per day)
Two Bedroom Apartments:	\$6060-\$6450 (\$202-\$215 per day)
Each additional person:	\$1000
Community Fee:	\$4000 onetime fee

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 5

At market price the rates are:

Studio Apartments:	Available as subsidized only
One Bedroom Apartments:	\$3500 for one person
Second person in 1 bedroom:	\$400

Valley Heights 925 Freedom Blvd., Watsonville, 95076

831-722-4884

One Bedroom Apartments:	\$3250-\$3350
Second person in 1 bedroom:	\$600
Two Bedroom Apartments:	\$4350-\$4450
Two Bedroom, 2 baths w/fireplace:	\$4500

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:	\$201 per day	
One Bedroom:	\$245 per day	
Respite Program:	\$300-350 per day, depending on level of care	

<u>Memory Care</u>		
Companion Suite:	\$201 per day	
Studio:	\$218 per day	
Second occupant:	\$50 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 9 for rate information)	

Dominican Oaks	3400 Paul Sweet Road, Santa Cruz, 95065	831-462-6257
(One & two bedrooms. (See page 9 for rate information)		

Sunshine Villa	80 Front Street, Santa Cruz, 95060	831-459-8400
Historic Studio:	\$4,500	
Traditional Studio:	\$54,000 (average)	
One Bedroom:	\$6,800-\$7,100	
Second Occupant:	\$1,250	
(Ocean View Unit available upon request)		
Memory Care Shared Studio:	Start at: \$6,800	
Second occupant:	\$6,800	
Deposit: One-time community fee is collected when unit is reserved.	\$6,000-\$8,000	

Westwind Memory Care	160 Jewell Street, Santa Cruz, 95060	831-421-9100
Please call for current rates.		

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. 831-429-1913 website: www.advocacy-inc.org

County of Santa Cruz Schedule of Payment Standards Effective October 2, 2019*			
Number of Bedrooms	South County (95076, 95077, 95019)	San Lorenzo Valley (95005,95006, 95007, 95018, 95041)	Santa Cruz County (remaining zip codes)
SRO	\$1,081	\$1,140	\$1,175
0	\$1,477	\$1,520	\$1,567
1	\$1,722	\$1,789	\$1,844
2	\$2,268	\$2,366	\$2,439

Santa Cruz County Income Limits for Federal Programs Effective April 24, 2019*			
Number of Persons in Family	Extremely Low 30% of Median	Very Low 50% of Median	Low 80% of Median
1	\$25,800	\$42,950	\$68,900
2	\$29,450	\$49,100	\$78,750

**the above tables are provided for informational purposes only. Any questions should be directed to the Housing Authority of Santa Cruz County*

www.hacosantacruz.org

To search availability of section 8 properties, visit www.gosection8.com

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.

This information is also available at www.seniornetworkservices.org

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