

## *Senior Apartments*

### Stanislaus County

<i>Name of Apartment Complex</i>	<i>Address</i>	<i>City</i>	<i>Phone Number 209</i>	<i>Information on HUD, Section 8 and Tax Credit</i>
Alpha Bothum Manor	223 Bothum Road	Turlock	667-7850	Seniors 55 and older Disabled 45 and older 1 Bedroom <i>Section 8 accepted</i>
Amber Lights Senior Apartments	2124 Wylie Drive	Modesto	529-3104 or 529-2526	Seniors 55 and older Disabled 18 and older 1 Bedroom <i>Section 8 accepted</i>
Ceres Christian Terrace	1859 Richard Way	Ceres	537-5712	Seniors 62 and older Disabled 18 and older Studio and 1 Bedroom <i>30 % of Income</i>
*Conant Place (Gated)	3109 Conant Avenue	Modesto	557-2047	Seniors 62 and older Disabled 55 and older 1 and 2 Bedroom <i>Section 8 accepted</i>
Crane Terrace Senior Apartments  Fax: 209 - 669-0747	1318 East Canal Drive	Turlock	669-4747	Seniors 62 and older Disabled 62 and older 1 and 2 Bedroom <i>Tiered rent</i> <i>Section 8 accepted</i>
Del Nido Apartments	2100 Wylie Drive	Modesto	529-2526	All ages Studios Max 2 per unit <i>Section 8 accepted</i>
Denair Manor Apartments	550 Wayside Drive	Turlock	632-8545	Seniors 62 and older Disabled 18 and older 1 Bedroom <i>30% of Income</i>
*Downey Terrace Senior Apartments	416 Downey Avenue	Modesto	557-2047	Seniors 62 and older Disabled 55 and older 1 Bedroom <i>Section 8 accepted</i>
*Edith Kirk Richard Senior Place	408 "F" Street	Waterford	557-2047	Seniors 62 and older Disabled 55 and older 1 Bedroom <i>Section 8 Accepted</i>

East Avenue Manor	1500 East Avenue	Turlock	668-1238	Seniors 55 and older Disabled 18 and older 1 Bedroom <i>Section 8 accepted</i>
El Casa Verde	1513 Robertson Road	Modesto	526-4627	All ages Studio, 1, 2, and 3 Bedroom <i>30% of Income</i>
El Solyo Village	850 N. 2 <sup>nd</sup> Street	Patterson	892-8806	Seniors 62 and older Disabled 18 and older 1 Bedroom <i>30% of Income</i> <i>Section 8 accepted</i>
Garden Apartments Fax: 209 - 571-3945	40 North Lee Avenue	Oakdale	847-5386	Seniors 62 and older Disabled 18 and older 1 and 2 Bedroom <i>30% of Income</i>
Heritage Oak Apartments	730 Old Stockton Road	Oakdale	845-0270	Seniors 62 and older. Disabled 55 and older 1 and 2 Bedroom <i>Tiered rent</i> <i>Section 8 accepted</i>
Houser Glen Senior Apartments	1225 Houser Lane	Modesto	544-0485	Seniors 55 and older Disabled 18 and older 1 Bedroom <i>Section 8 accepted</i>
La Loma Senior Apartments	1220 La Loma Avenue	Modesto	720-6700	Seniors 55 and older Disabled 55 and older Studios and 1 Bedroom <i>Section 8 accepted</i>
*Las Palmas A Community for Seniors	1075 West Las Palmas Avenue	Patterson	557-2047	Seniors 62 and older Disabled 55 and older 1 Bedroom <i>30% of income</i> <i>Section 8 accepted</i>
Marple Manor	530 Coffee Road	Modesto	521-8233	Seniors 62 an older Disabled 62 and older Mobility impaired 18 and older 1 Bedroom <i>30% of Income</i>
Oak Haven Oakdale Senior Housing	470 East A Street	Oakdale	848-0122	Seniors 62 and older, Disabled 55 and older 1 and 2 Bedroom <i>Tiered rent</i> <i>Section 8 accepted</i>

Parkview Christian Estates	3112 Napier Drive	Modesto	521-0860	Seniors 62 and older Mobility Disability 18 and older Studios, 1 and 2 Bedroom Accessible units available <i>30% of Income</i> <i>Section 8 accepted</i> <i>Mandatory Lunch Plan</i> <i>Additional cost \$190</i>
Ralston Tower	900 17 <sup>th</sup> Street	Modesto	521-8900	Seniors 62 and older Disabled 62 and older Studio and 1 Bedroom utilities included <i>30% of Income</i> <i>Section 8 accepted</i>
Riverbank Senior Apartments	3101 Orange Avenue	Riverbank	869-1343	Senior one-bedroom Rent tiered based on income & Assets
Sherwood Manor Senior Apartments	733 Maze Boulevard	Modesto	341-0500	Seniors 55 and older Disabled 18 and older 1 and 2 Bedroom <i>Tiered rent</i> <i>Section 8 accepted</i>
Spartan Manor Senior Apartments	312 East Orangeburg Avenue	Modesto	579-1099	Seniors 55 and older Disabled 55 and older 1 Bedroom <i>Section 8 accepted</i>
The Souza Apartments	959 Park Street	Turlock	668-0152	1 Bedroom <i>Section 8 accepted.</i>
The Silvercrest Apartments	865 Lander Avenue	Turlock	669-8863	Senior 62 and older Disabled 62 and older 1 Bedroom <i>30% of income</i>
Tower Park Senior Apartments	701 17 <sup>th</sup> Street	Modesto	236-7070	Senior 62 and older Disabled 62 and older 1 Bedroom <i>Tiered rent</i> <i>Section 8 accepted</i>
Vinewood Apartments	2600 Standiford Avenue	Modesto	523-4152	Seniors 62 and older Disabled 18 and older 1 Bedroom <i>30% of Income</i>
Westside Village Senior Apartments	2030 Prince Street	Newman	862-2544	Seniors 55 and older Disabled 55 and older 1 and 2 Bedroom <i>Tiered rent</i> <i>Section 8 accepted</i>

Whitmore Oaks Apartments <b>(Gated)</b>	2617 Blaker Road	Ceres	538-0690	Seniors 62 and older Disabled 62 and older 1 and 2 Bedroom <i>Tiered rent</i> <i>Section 8 accepted</i>
Willow Pointe Apartments	6050 Venhaus Way	Riverbank	863-9303	Seniors 62 and older Disabled 18 and older 1 Bedroom <i>30% of income</i> <i>Tiered rent</i>

**Senior Non-Subsidized - \$\$\$**

Arbor Manor Senior Apartments - Gated	140 W. Minnesota Avenue	Turlock	632-4359	Seniors only - 1 Bedroom No Section 8
Casa de Modesto	1745 Eldena Way	Modesto	529-4950	Seniors 62 and older Disabled 62 and older Studios, 1 and 2 Bedroom
Covenant Village of Turlock	2125 North Olive	Turlock	632-9976	Seniors 62 and older - Studios, 1 and 2 Bedroom Patio Garden Homes
Neighborhood Manor	1200 Woodrow Avenue	Modesto	526-0308	Seniors 55 and older Disabled 55 and older Studios, 1 and 2 Bedroom -Rent includes utilities
Samaritan Village	7700 Fox Road	Hughson	883-3000	Senior 62 and older Disabled 62 and older Studios, 1 and 2 Bedroom
Standiford Place	3420 Shawnee Drive	Modesto	521-7000	Seniors 55 and older Disabled 55 and older Studios, Cottages, 1 and 2 Bedroom

Updated March 2019

**Note regarding subsidized senior housing:**

There is often a long wait list for subsidized apartments, typically 1 to 2 years.

There are income and asset limits that must be recertified annually.

We recommend you apply to multiple places, so you have more options /choices and shorter wait time to obtain subsidized housing. You often must apply to each apartment complex.

## **Types of subsidized Housing:**

**“30%”** = Tenant usually pays approximately 30% of their income based on their income, adjusted for assets, and certain expenses.

**“Tiered”** = Set reduced rent levels tenant qualified for based on income and assets. Private builders receive tax credits and have certain number of apartments dedicated for those at 30%, 40%, 45%, 50% even 60% of the median income for the area.

### **\*Housing Authority Owned/Operated “Public Housing”**

We list those that are senior only, disabled and or with only 1-bedroom.

Family housing often also accept senior or single applicants. Contact Housing Authority for more information regarding family housing. Housing authority owned public housing is a separate application process (one list for all their senior housing) and different from Section 8.

**SECTION 8 Voucher:** Housing Authority voucher for adults & families that received Section 8 subsidy allows choice of where to live. The voucher can be used at any apartment /private home that has been approved for Section 8. Generally, tenant portion of rent about 30% of their income, adjusted for assets and certain expenses. Applications are only accepted periodically and wait period to receive benefit usually several years.

**HUD VASH (Veterans Affairs Supportive Housing):** Similar to the Section 8 Voucher but only for veterans -often more readily available than Section 8.

## ***STANISLAUS COUNTY UTILITY DISCOUNTS***

For low – income: (Income qualifications vary)

### **PG&E CARES, and MID CARES or TID CARES**

(Call for income qualifications –generally <21,000/yr for 1-2 people)

This is a discount on the residential customer bill for the first  
500-800 kilowatt-hours of use (see specific program).

Applications available by calling **the senior info line (209) 558-8698** or calling:

**TID CARES: (209) 669-5366** (through the Salvation Army –Turlock)

**MID office: (209) 526-7373**

**PG & E: 1 (866) 743-2273**

### **REACH (Relief for Energy Assistance through Community Help)**

REACH is a program for low-income customers who cannot pay their Gas and Electric Company bill due to a sudden, unexpected financial hardship. It's a one-time payment through the Salvation Army with the help of donations from the utility's shareholders, employees and customers.

**Salvation Army–Modesto (209) 523-7577 - For Oakdale residents (209) – 847-0420**

**Salvation Army–Turlock (209) 669-5366 - For Riverbank residents (209) - 869-0468**

**Or you can call Father Glenn at: (209) – 522-3267**

### **LIHEAP (Low-Income Home Energy Assistance Program)**

Low-income households may qualify for financial assistance with energy bills and weatherization projects through the Department of Health and Human Services. Here are examples of measures they may provide:

- Attic insulation, Door replacement, Door weather-stripping, Caulking, Minor home repair
- We may also replace the following appliances for qualified customers:
- Refrigerator, Room air conditioner, Evaporative coolers

**Call the Central Valley Opportunity Center (CVOC) - (209) 537-9217 to schedule an appointment to complete the application.**

**NOTE: City of Modesto Trash and Water bill discount applications also available through CVOC, by calling (209) 577-3210.**

### **Services for Medical Baseline and Life-Support Customers**

**(For Medical need (Medical Life Support) not income based.)**

Residential customers dependent on life-support equipment and/or with special heating and cooling needs due to certain medical conditions may receive approximately 500 kilowatt hours (kwh) of electricity and/or 25 therms of gas per month, through PG & E. MID offers up to 50% off first 500 kilowatt hours. Application must be verified/signed by your physician.

***For more information call the Senior Information Line:  
(209) 558-8698 or toll-free at 1 (800) 510-2020***

**Stanislaus County Aging & Veterans Services  
3500 Coffee Road, Suite 19, Modesto, CA 95355**