

**RETIREMENT HOUSING
SAN JOAQUIN COUNTY
INDEPENDENT RENTAL HOUSING**

* = Low Income

RETIREMENT FACILITY	Sr. Only	Deposit Req.	Income Limit	AMENITIES INCLUDED IN RENT								FACILITES/PRICE RANGE				Comments
				Meals Incl.	House-Keeping	Some Utilities	Activity Room	Library	Sched. Trans.	Parking	24 Hr. Sec. Or Staff	Studio	1Bd/1Ba	2Bd/1ba	2 Bed 2 Bath	
Heritage House * 1100 Escalon Ave. Escalon 95320-1771 (209) 838-1715	Y 62+	Y	Y	N	N	Water & Garbage	N	N	N	Y	N	30% OF MONTHLY INCOME				H.U.D., pet o.k. w/deposit, country setting, 1 story bungalows in 4-unit groupings; short waiting list. Mobility Impaired. Small dog or cat.
Empire Village 254 Palin Avenue. Galt 95632 (209) 745-1862	Y	Y	N	N	N	Allowance \$40 per Mo. No Phone	Y	N	N	Y	Y	30% OF ADJUSTED INCOME				
Arbor Senior Apts. 115 Louie Avenue Lodi 95240 (209) 333-3338	Y	\$100 Holding Fee non-refundable \$500 Smoking deposit	N	Y	Y	All Except Phone cable	Y	Y	Y	Y	Y	1 sm. Bdrm. \$1,600	\$1,898 1 large Bedroom 1 person	\$2,350 a couple		Beauty/barber shop; trips; spa and exercise facilities. Pets accepted w/\$500 deposit.
Ashley Place 1321 S. Fairmont Ave. Lodi 95240 (209) 334-3436	Y	N	N	Y	Y	All except Phone & Cable	Y	N	N Dial-A Ride	Y	Y	Private Bedroom \$2,499 Semi-Private Bedroom \$1,999 Private Suite \$2,799 Share Suite \$2,199				Wet bars in suites; one fee covers all services. Daily house-keeping, laundry, great activity program, dining room, home-style cooking. Beautician extra.
Chancellor Place 2220 W. Kettleman Ln. Lodi 95242 (209) 367-8870	Y	Y Comm. Deposit \$2,500	N	Y	Y	All except Phone & Cable	Y	Y	Y	Y	Y	Studios \$3,050 per month 1 Bedroom \$4,050 per month.				All units full bath & kitchenette; microwave; refrigerator; nurses on duty 16 hours a day; beauty Parlor; country store on site. Pets allowed - \$50 per month

Due to the popularity of retirement housing, some facilities may not have immediate openings. Retirement facilities often have waiting lists and will inform prospective residents when an opening is available. If you are interested in a specific facility, request that your name be placed on the list.

Y = Yes N = No Opt. = Optional Prices Subject to change without notice.

Comments: Some services like optional meal plans are available at a small additional charge. Visiting one facility does not necessarily reflect lifestyles and services of other independent living facilities. This is only a partial listing of rental retirement housing. For facilities not listed here, check the telephone book, real estate publications, and newspaper advertising. Source: information provided by the Department of Aging – Senior Information and Assistance survey. (Rev. 4/01/08))

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Creekside South 601 Wimbledon Drive Lodi 95240 (209) 369-1587	N	Y	Y	N	N	All except Water & garbage	N	N	Y	Car-port	Y Mgr.	30% OF INCOME				
Lodi Hotel 7 S. School Street Lodi 95240 (209) 365-0524	Y 55+	Y	Y	N	N	All except Phone & cable	Y	N	N	Y	Y	\$396	\$440			Central location, walking distance for all needs. Bingo, cards, recreation, exercise
Rivergarden Retirement Home 311 W. Turner Road Lodi 95240 (209) 334-3763	Y 60	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Semi-Private on SSI – 1 Rm/ba \$928/948 Semi-Private not on SSI/\$48-Day Riverview; \$45-Day Garden view Private Rm – 1/ba \$75/day riverview/\$70 garden view				24-hr. staffing but no security. Many activities, socials, bingo, exercise classes, Chapel 2 times a week.
The Vintage Retirement Residence 2145 Kettleman Lane Lodi 95240 (209) 339-1500	Y	Y	N	Y	Y	All except phone	Y	Y	Y	Y	Y	\$1,575	\$2,350	\$3,150		Private patios, climate control, 2 nd person additional \$450. Main Building
Almond Terrace Apts. 1976 N. Union Road Manteca 95336 (209) 824-9150	Y	Y	Y	N		Water & Garbage	Y	N	N	Y	Y	1 Bd/1Ba 30% OF NET INCOME				H.U.D. Pet O.K. w/deposit 2 story building, elevator + 2 emergency pull cords, in every unit.
Manteca Manor * 544 Eastwood Avenue Manteca 95336 (209) 823-8828	N	Y	Y	N	N	Water & Garbage	Y	Y	N	Y	Y	30% OF ADJUSTED INCOME				Exercise & crafts area; activities, bingo, pets o.k. w/deposit. mobility impaired OVER 18. Emergency medical alarms in apartments.
Vernal Apartments 207 S. Union Road Manteca 95336 (209) 823-3975	N Family	Y	N	N	N	Hot Water, Water & Garbage	N	N	N	Y	N	\$625	\$725			Deposit is \$500-\$750 on Approved credit. Laundry room on premises. Not HUD housing complex.

				AMENITIES INCLUDED IN RENT								FACILITES/PRICE RANGE						
RETIREMENT FACILITY	Srs. Only	Deposit Req.	Income Limit	Meals Incl.	House-Keeping	Some Utilities	Activity Room	Library	Sched. Trans.	Parking	24 Hr. Sec. Or	Small Studio	1Bd/1Ba	2Bd/1ba	2 Bed 2 Bath	Comments		
Westlake Leisure Manor 430 N. Union Road Manteca 95336 (209) 823-0164	Y 55+	\$750 + 1 mo. rent	N	3	Y	Y All Except Phone	Y	Y	Y	Y	Y	\$1,725	\$2,125	\$2,695	\$2,725	Beauty/barber shop; trips; crafts; gifts; full-time activity director laundry facility; guest units available; pets o.k.; van and bus transportation, assisted living available.		
Bethany Home Manor * & Garden Apartment 999 W. 2 nd Street Ripon 95366 (209) 599-4221	Y	\$500 Holding fee	N	Opt	Opt	Garbage & Water Sewer	Y	Y	N	Y	Y		Small Bd \$545 Lge. Bd. \$590	\$710 To \$1,750		Beauty shop; exercise & activities; pet policy; near shops; banks; medical. Some low-income subsidies.		
Abbey Pointe 1640 Tyrol Lane Stockton 95207 (209) 474-3824	N	1 Bed \$300 2 Bed. \$400	N	N	N	Y	N	N	N	Y	Y On call Mgmt. for emergencies		\$695	\$825		Gated, full kitchens; pool; near bus & shopping; laundry room; small pet deposit \$500.		
Bennett Apartments * 135 E. Magnolia Stockton 95202 (209) 649-5931	Y	Y	Y	N	N	Except Electricity Cable Phone	N	N	N	Y	Y Staff	SECTION 8				Small pets o.k. w/ \$200 deposit; annual Christmas party. Seniors & disabled adults only.		
Camlu Retirement Apts. 6037 N. Pershing Ave. Stockton 95207 (209) 951-2030	Y	Y \$500 Non- refund	N	3	Y	All Except Phone & Cable	Y	Y	Y	Y	Y	Basic Care	Level I	Level II	Level III	Level IV	Level V	Scheduled transportation. Pet dep. \$500; electric scooter \$300 deposit. Wheelchair accessible. Beauty shop/barber shop; trips; full range of activities; rose garden; gazebo. Senior and disabled Adults only.
Casa Manana Inn* 3700 N. Sutter St. Stockton 95204 (209) 466-4046	Y	Y	N	N	N	Water & Garbage Only	Y	Y	N	Y Ltd.	Y	\$293	2 Month Wait \$353			\$293 Dep. For studio. Mostly studios (137 studios; 25 – 1 bdr. \$353 dep. 1 bdr.) Pet policy \$300 w/facility deposit; lounges, Equal opportunity housing.		
Claremont Manor * 347 East Flora Stockton 95202 (209) 948-5442	Y	Y	N	N	N	Y Gas Water Garbage	N	N	N	Y	Staff 24 Hr. Camera		\$495	\$650		Disabled under 62 also; must be 55. Potluck once a month; laundry facility. Section 8 welcome. Commodity drop point.		

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Community of all Nations 2172 Dockery Court Stockton 95206 (209) 466-0304	N	Y	Y	N	N	Y Water Garbage	N	N	N	Y	Office Staff On Sight	30% OF ADJUSTED INCOME				Four handicap units for wheelchair clients
Delta Plaza Apartments * 702 N. San Joaquin Stockton 95202 (209) 464-9212	Y 55+	Y \$250	Y	N	N	Y Water Garbage	Y	N	N	Y Ltd. Gated	Scrty. Mont.			Section 8		Office open Monday - Friday Move-in specials. Close to post office. Wheelchair accessible. Deliver commodities & brown bag. Section 8
Delta Village 1625 Rosemarie Lane Stockton 95207 (209) 473-4481	N	Y \$400 for ea. unit	Y	N	N	Y Water Sewer Garbage	Y	N	N	Y Gated	Y Staff	\$570	\$610	\$725	3 bdrm. \$820 4 bdrm \$895	Five laundry rooms on Premises. Playground Barbecue pit area. Computer Room.
Dewey Apartments 507 N. Pilgrim Stockton 95205 (209) 464-9212	N Family or Single	Y \$357	Y	N	N	Y Water Garbage Sewer	N	N	N	Y	N	\$357	\$414			Ten units. Laundry room.
Doyle Gardens * 625 East Oak Stockton 95202 (209) 469-2562	Y 55+	\$300 Deposit	N	N	N	Y Water, Gas Sewer Garbage	Y	Y	N	Y Ltd. Gated	N		Sec. 8 \$495			Gated community. Disabled under 55 o.k. Handicapped access; elevators; emergency lights; courtyards; Sec. 8. welcome. Commodities avail
Filipino Center 6 West Main Stockton 95202 (209) 466-3940	N	Y	Y	N	N	Y Water & Garbage	Y	Y	Y	Y	11 pm To 7 am	30% OF ADJUSTED INCOME				Spacious recreation; cooking & & laundry fac. Handicap access. Night security only. Complete Learning center. Job prep.
Franco Center 144 Mun Kwok Lane Stockton 95202 (209) 466-3577	Y	Y	Y	N	N	Y No phone or cable	Y	N	N	N	N	30% OF ADJUSTED INCOME				On site social svc. Coordinator; in community center; downtown close to shopping, buses, on-site commodities & brown bag

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				Meals Incl.	House-Keeping	Some Utilities	Activity Room	Library	Sched. Trans.	Parking	24 Hr. Sec. Or Staff	Studio	1Bed 1 Bath	* 2Bd/1ba Dementia/Alzheimer		
Fulton Villa 517 E. Fulton Stockton 95204 (209) 466-2116	Y	(No SSI) \$1,500 One Time Move-in Fee Non-Refund.	Y	Y	Y	Y No phone or cable	Y	Y	Y Tue. Wed. Thu. only	Y	Y	Companion \$1,700 Private \$2,250	\$2,675 Comp. \$2,150		*Special care unit for Alzheimer's & Dementia patients \$4,500 private; \$3,200 semi-private – one companion level of care \$500 if needed.	Fully-assisted living. Beauty shops; appts.; trans. to medical appts.; banks; shopping; Mon-Fri. sched. Trips; individual a/c & htg. in rooms. Med. Mgmt. - 5 levels of care. Ranges \$525 to \$1,500. Small pets o.k. \$50 Per mo. Wheelchair & walkers Okay.
Hammer Lane Village * 210 East Iris Stockton 95210 (209) 951-7327	Y	Y	Y	N	N	Y Water & Garbage	Y	Y	N	Y	Y	30% OF AJDUSTED INCOME			Recreation room; lounge; small pets o.k. with \$300 deposit & vet certificate. HUD subsidized.	
Hotel Stockton 133 E. Weber Avenue Stockton 95202 (209) 463-4381	N Single Occup.	\$175	Y	N	N	Water & Garbage	Y	Y on 6 th Floor	N	Gated In Base-ment Video Surv. Ltd.	Y Sec. Camera	\$284	\$400		Secured parking – garage 1 st floor – storefronts; lobby & historic fireplace w/ mezzanine & main staircase. 2 nd floor – units 201-523; laundry room; meeting room; exercise room; & classroom 3 rd floor - units 301-339 4 th floor - units 401-439 5 th floor - units 501-525 & laundry room 6 th floor – community room; pool table; big screen TV & library	
Inglewood Gardens 6433 & 6435 Inglewood Stockton 95207 (209) 478-7703s	2 Senior 1 family	Y	Y	N	N	Y Water & Garbage	Y	Y	N	Y	Y	30% OF ADJUSTED INCOME			2 Senior complex 1 family complex	
Kee Properties 628 N. Sutter Street Stockton 95202 (209) 465-4805	N	Y	N	N	N	Water/ Garbage/ Sewage	N	N	N	Y	N	Studio \$475	1Bd/1Ba \$525 Section 8	2/Bd 1/Ba \$675	Small complex, 24-hr. emergency # for Manager. Walking distance to aundromat, no pets, Section 8 accepted.	

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Merrill Gardens at Carson Oaks 6725 Inglewood Ave. Stockton 95207 (209) 957-6257	Y	Y \$1,200	N	3	Y	All except Phone	Y	Y	Y	Y	Y	\$2,050	\$2,600	\$2,850		Month-to-mo. rental. 2 nd person \$800. Barber/beauty shop; cable tv; trips; some small pets; o.k. w/\$1,000 deposit. Assisted living available. Full-time.
O'Connor Woods 3400 Wagner Hgts. Rd. Stockton 95209 (209) 956-3400 (Cottages) *See Page 8 for further information	Y	N	Y	Ind. 1 Assist 3	Y	All Except Phone	Y	Y	Y	Y	Y	*SEE PAGE 8 FOR FURTHER DETAILS				Cottages with full washer and dryer. Pet Deposit \$500
Plymouth Place * 1320 N. Monroe Stockton 95203 (209) 466-4345	Y	Y	Y	N	N	Heat & Swr Y Water & Garbage	Y	Y	Y Ltd.	Y Ltd.	Y	30% OF MONTHLY INCOME				Small pets o.k. with deposit. Facility for mobility impaired; One floor. Handicapped any age. Social services coordinator.
Plymouth Square 1319 N. Madison St. Stockton 95202 (209) 466-4341	Y	\$810 Studio \$1,158 1 bdrm	N	3	Y	Y	Y	Y	Y	Y	Y	\$1,609	\$1,988 \$2,720	3 Levels of Care Call for Prices		Beauty shop, full activities. Assisted living available and skilled nursing units. Non-profit facility.
Quan Ying Sr. Apts. 301 S. San Joaquin St. Stockton 95203 (209) 466-1575	1 - 55 + 1 under 55	Y 1 st . mo. rent	Y	N	N	Water Garbage Gas	Y	Y	N	Y	Y Camera On site	Only 1 \$350	\$367	\$435		Fifteen 1/bedroom/ba Four 2 bedrooms/1 bath For people who are self-sufficient.
Rio Las Palmas 877 E. March Lane Stockton 95207 (209) 957-4711	Y 55 or over	Asst. Living \$1,200	N	3	Y	All except Phone	Y	Y	Y	Y	Y	\$3,035 \$1,805	\$3,415 \$2,745	\$3,795 \$2,745	Assisted Independent	Second person \$550. Cable tv; private patio; sunroom; close to shopping; beauty/barber shop. Small convenience store. Assisted living available.
Silvercrest Apartments 123 N. Stanislaus St. Stockton 95202 (209) 463-4960	Y	Y	Y	N	N	Y Water & Garbage	Y	Y	N	Y	Y	30% OF ADJUSTED INCOME				Five handicap units for wheel-chair clients.
Steamboat Landing * 25 S. Commerce St. Stockton 95202 (209) 466-0469	Y	Y	Y	N	N	Y Water & Garbage	Y	Y	N	Y	Y	30% OF ADJUSTED INCOME				Section 8 complex, all units 1 bd/1ba; average rent now \$217. Resident pays electric, cable tv and phone.

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Summer Wood 515 E. Camanche Lane Stockton 95207 (209) 474-3148	N	Y	N	N	N	All except electric phone, cable	N	N	N	Y	N			\$675 Upstairs \$725 Downstairs	\$800	Pool, laundry facilities. Close to shopping and buses. Accepts Section 8.
Venetian Terrace * Apartments – Phase I 5020 Virtue Arc Drive Stockton 95207 (209) 951-1545	Y 50+	\$300	N	N	N	Hot water Water, Sewer, Garbage only	Y	Y	N	Y	N	\$635	\$745	\$895	Waiting List	All have full kitchens; city-scheduled trips; planned activities; beauty/barber shop; Pets o.k. w/\$500 deposit; bingo; exercise class; Bible study; Congregate lunch site.
Venetian Terrace * Apartments – Phase II 5216 Basilica Drive Stockton 95207 (209) 951-1545	Y 50+	\$300	N	N	N	Hot Water Water Sewer Garbage Only	Y	Y	Y	Y	N	\$635	\$745	\$895	Waiting List	All w/full kitchens. Scheduled trips, planned activities; beauty/barber shop/pets o.k. w/\$500 deposit; exercise class; bingo; pool Bible study. Cong. Meals site.
Village East 2501 E. Lafayette Stockton 95205 (209) 948-0164	N	According to income	Y	N	N	Water, sewer, garbage	N	N	N	Y	N	30% OF ADJUSTED INCOME				Assigned Parking
Heritage Place 355 W. Grant Line Rd. Tracy 95376 (209) 835-1000	Y	Y \$500	N	Y	Y	All Except Phone	Y	Y	Y	Y	Y		Ind. Living \$2,600 Shared + \$600		Ind. Living \$3,600 Shared + \$600	Second person \$600. Assisted living available; barber/beauty shop; exercise bikes; fitness room; full activities; putting green; shuffleboard; activity director; trips; small pet \$500 Deposit.
Village Apartments 435 E. 6 th Street Tracy 95376 (209) 835-5909	N	Y	Y	N	N	Water & Garbage	N	N	N	Small	N	30% OF ADJUSTED INCOME				Laundry room
Village Garden Apts. 662 East Street Tracy 95376 (209) 835-8082	N	Y	Y	N	N	Water Garbage	Y	N	N	Y	Y	30% OF ADJUSTED INCOME				Security system in each apartment, laundry room; 55+ yrs. old or disabled adults.

O'Connor Woods Fee Schedule:

Unit	Sq. Ft.	Price/Month	SP Fee	For A Couple
1A The Chardonnay	661	\$2,590	\$540	\$3,130
1B	898	\$2,930	\$540	\$3,470
2B	940	\$2,820	\$540	\$3,360
2B The Riesling	940	\$3,159	\$540	\$3,699
2C The Merlot	950	\$3,499	\$540	\$4,039
2A The Syrah	1,030	\$3,699	\$540	\$4,239
East Cottage (1-16) The Cabernet	1,222	\$4,410	\$145	\$4,555
West Cottage (17-30) The Zinfandel	1,289	\$4,540	\$145	\$4,685