

Salvation Army buys Capitola apartments

CAPITOLA

By DENISE FRANKLIN
Sentinel staff writer

CAPITOLA — Elsie Adams, 64, has been bumped from one place to another since the Oct. 17, 1989 earthquake. But she now feels she has found a home in the former Capitola Village Apartments, recently purchased by the Salvation Army.

The 95-unit complex on Bay Avenue was bought last spring for \$6.9 million to house low-income seniors and seniors displaced by the quake, according to Capt. Mark Brooks of the Santa Cruz Salvation Army.

Adams had been living in the Palomar Hotel on Pacific Avenue, but quake damage forced the residents out.

After being moved from place to place the first few nights after the quake, Adams found temporary quarters in a shelter run by the Elm Street Mission.

Because the shelter was for sale, she had to move in early November 1989. She then got a studio apartment at Woodland Senior Apartments in Soquel where her rent is subsidized with federal funds through the county Housing Authority.

But Adams found the studio too small, and began looking for a larger place. Then she was notified that her one-year lease at Woodland, up this December, would not be renewed.

A neighbor told her about the Capitola apartments, renamed Silvercrest. Adams said she was "thrilled" that it has a swimming pool to help her arthritis, and that it is near Nob Hill grocery store.

"I am a Christian and there are Christians running it," Adams added. "I believe in God helping you. I am going in there knowing that this is for me."

She will pay \$400 a month for a two-bedroom apartment. Her only income is from disability payments from Social Security.

Rents are determined according to income, said manager Norma

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— *Capt. Mark Brooks, Salvation Army*

Jackson. Market-rate rents run \$700-\$825 per unit and the Salvation Army will subsidize up to half the cost.

The Salvation Army subsidizes the rents, not taking any money from the government. Residents pay their electricity bills, with the Salvation Army covering water and heating costs.

Manager Jackson said the Salvation Army particularly wants to rent to low-income seniors who are paying more than 50 percent of their income for their current housing.

The money to buy the building came from local donations and from money given specifically to help those who lost their homes in the quake, Brooks said.

Even though the Salvation Army is dedicated to helping the down and out, approximately 20 tenants have been evicted since the purchase, according to John McCombs of Sherman and Boone Associates.

Sherman and Boone was hired by the Salvation Army to manage the apartments after the purchase in April. Recently, Jackson and her husband Lou took over as managers for the Salvation Army.

"The only ones who were moved out were in violation of their lease



Elsie Adams has been looking for a permanent home since the earthquake, and finally found one.

Bill Lovejoy/Sentinel

agreement," said Brooks. "Most of them were because of non-payment of rent or destruction of property."

Brooks said the Salvation Army is dedicated to help those in need, "but when you have a \$7 million complex, you can't have people living there who pay no rent. It was not purchased nor planned to be a place where people can stay be-

cause they have no other place to go."

Residents who had paid their rent were allowed to stay. When they decide to move, their apartments will be rented to seniors. Their rents either remained the same or were lowered.

The complex presently has a waiting list for units.

Things have really changed around the complex since the Salvation Army took over, according to current residents. In the past, police had to respond frequently to problems at the complex, said Norma Jackson.

Capitola Police Capt. Tom Hanna said the problems were caused by "about a half-dozen apartments ...

where people were living and having a lot of parties with under-age kids drinking."

Originally, the Salvation Army wanted to build or find an existing facility in downtown Santa Cruz for those displaced by the quake, said Brooks. But when none could be found, the Capitola complex was chosen.

REFERENCE

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