

**COMMUNITY SERVICES DEPARTMENT  
SENIOR & FAMILY SERVICES**

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# **CITY OF REDONDO BEACH CALIFORNIA**

**February 2016**

## **HOUSING GUIDE FOR OLDER ADULTS**

**REDONDO BEACH – SOUTH BAY**

This Housing Guide is published by the City of Redondo Beach, Community Services Department, Senior and Family Services. The guide is designed to provide residents information on existing and planned senior housing in the Redondo Beach and surrounding communities.

This guide is a basic list and does not imply endorsement. The listings are not all-inclusive and are reported as accurately as possible. Failure to list resources does not imply criticism.

A periodic update will be available. To inform us of corrections, additional information or changes of address or telephone number please call 310-318-0650.

**CITY OF REDONDO BEACH  
COMMUNITY SERVICES DEPARTMENT  
SENIOR AND FAMILY SERVICES  
1922 Artesia Blvd.  
Redondo Beach, CA 90278**

310-318-0650  
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**For a complete listing of our resource guides for seniors, please visit our website at:**

**[www.redondo.org/senior](http://www.redondo.org/senior)**

***REDONDO BEACH:***

**Independent Living**

**Casa de Los Amigos**

123 S. Catalina Ave.  
Redondo Beach, CA 90277-3358  
310-376-3457

Subsidized housing for seniors 62 and older. Lunch and evening meal is extra and served in the dining room four days a week. Office opens Monday-Friday between 9:00am and 5:30pm.

**Cresta Mobile Park**

2345 190th Street  
Redondo Beach, CA 90278  
310-376-5793

Contact manager for further information on how to apply, purchase home, and other details. Please note: park does not rent mobile homes, must buy the mobile home and rent the space.

**Heritage Pointe**

1801 Aviation Way  
Redondo Beach, CA 90278  
310-318-8418

Senior community for adults aged over 62 and older. Subsidized units available on limited basis. Amenities include: pool/spa, Club House, on-site laundry facilities, storage unit on balcony, controlled entry parking and elevator service. One and Two bedroom apartments. Units come with a balcony. Applicants must meet income guideline requirements before applying. There is an additional charge for parking. For further information, please contact the office.

**Roland R. Mindeman Senior Residence**

Redondo Beach Salvation Army Corps  
125 West Beryl St.  
Redondo Beach, CA 90277  
310-318-2827

Rent starts at \$1140 for a one bedroom apartment and \$1440/month for a two-bedroom apartment. All units have stove, and includes partial utilities. Telephone and cable TV are paid by tenant. Underground parking available for an extra fee. Independent living apartment complex without supportive services for seniors (age 62 and older) situated one block from the ocean. Contact management for waiting list information.

***REDONDO BEACH CONTINUED:***

**Seaside Villa**

319 North Broadway  
Redondo Beach, CA 90277  
310-376-9363

Subsidized housing available for active seniors. All inquiries subject to appointment only.  
Call 8:30am – 5:30pm.

**Seasons Senior Apartments**

109 S. Francisca Avenue  
Redondo Beach CA 90277  
310-374-6664

Senior community for active adults aged 55 and older. Amenities include: pool/spa, clubroom, and laundry facilities and controlled entry parking. One bedroom rent from \$1225-\$1400/month. Two bedroom rent from \$1525-\$1700/month.

***CARSON:***

**Avalon Courtyard**

22121 S. Avalon Boulevard  
Carson, CA 90745  
310-522-9858

Building offers large recreation/social room, two inner courtyards and subterranean parking garage. Must be 62 or older to qualify, and must meet income criteria. Average unit size is 575-square feet, and comes equipped with stove and refrigerator. Rent is \$747/month. Waiting list is currently in effect. Call for information.

**Carson Garden Retirement Apartments**

21811 South Main  
Carson, CA 90745  
Manager's Unit: #117  
310-518-2790

Low income housing for seniors aged 62 and older. A couple rooms are wheel chair accessible. Subsidized by HUD. Units are all one-bedroom, and come equipped with refrigerators, ranges, carpets and drapes. Waiting list currently closed, but management advises interested parties to check back periodically.

***GARDENA:***

**Gardena Valley Tower**

1715 W. 158<sup>th</sup> Street  
Gardena, CA 90247  
310-217-1320

Completed in 1999. Subsidized housing located 1/2-block east of Western Ave. Office hours are 11:30am to 2:30pm on Mondays thru Thursdays. Call 800-500-7725 for further information regarding housing units.

**Meadowlark**

17150 South Park Lane  
Gardena, CA 90247  
310-532-8310

One-bedroom units and units for handicapped. Calls are taken Monday, Wednesday, and Friday 10am-2pm. Call 800-500-7725 for information regarding Housing units.

**South Park Manor**

17100 South Park Lane  
Gardena, CA 90247  
310-327-9919

HUD guidelines. Tenants self-governing. Efficiencies, one-bedroom, units for handicapped. Calls are taken on Monday, Wednesday, and Friday 10:00am – 2:00pm. Call 800-500-7725 for information regarding housing units.

***HAWTHORNE:***

**Telacu Senior Housing**

13000 Doty Avenue  
Hawthorne, CA 90250  
310-675-8288  
Mon-Fri 9am-4pm

Non-profit organization. Complex for persons 62 years of age with low income, handicapped and disabled. HUD subsidized. Applications available in-person or via mail. Contact office for further details.

***HAWTHORNE CONTINUED:***

**Telacu Terrace**

4536 West 118th Street  
Hawthorne, CA 90250  
310-676-6694  
Mon-Fri 9am-4pm

Non-profit organization. For low income seniors over the age of 62. Eight units fully accessible for handicapped or disabled. Rent based on income and may be HUD subsidized. Waiting list open. Applications available in-person or mail.

***HERMOSA BEACH:***

**Marineland Mobile Home Park**

531 Pier Avenue  
Hermosa Beach, CA 90254  
310-374-6161  
Mon-Fri 9am-3pm, Closed for Lunch 12pm-1pm

This is an all age community. No spaces currently available, but management willing to take down names for future consideration. Not acceptable: travel trailers, 5<sup>th</sup> wheelers, and R.V.s.

***LAWNDALE:***

**South Bay Co-Op**

4716 West 153rd Place  
Lawndale, CA 90260  
800-500-7725  
310-644-1102 - Office

Federally funded senior housing project. Efficiencies, one-bedrooms, and six units for disabled. For rental information call 800-500-7725, Monday, Wednesday, and Friday, 10am – 2pm.

***LOMITA:***

**Kiwanis Gardens**

25109 Ebony Lane South  
Lomita, CA 90717  
310-325-5310  
Closed Saturdays, Sundays and Holidays

Office hours are 8:30am-5pm. Waiting list currently closed. Management willing to take names in event of future availability.

***MANHATTAN BEACH:***

**Manhattan Villas**

1300 Park View Avenue  
Manhattan Beach, CA 90266  
310-546-4062

Units feature 104, 1 bedroom apartments (660-square feet) call for rates. Units come with patio or balcony. Recreation room with kitchen, 3 laundry rooms, one open parking space per unit available for use. Rental office on premises.

**Ross Manhattan Terrace**

3400 Valley Drive  
Manhattan Beach, CA 90266  
310-545-5063

Senior housing for active seniors aged 55 and up. One-bedroom apartments with balconies at \$1580/month. Conveniently located across from Manhattan Village Mall. Gated community with one free parking space, community room, laundry facility, and elevator service. Currently has a long waiting list.

***PALOS VERDES PENINSULA:***

**The Canterbury**

5801 West Crestridge Road  
Rancho Palos Verdes, CA 90275  
310-541-2410  
Elizabeth Sax, Director of Sales and Marketing

Residential living, with assisted living and skilled nursing facilities. Call for rates and availability.

**SAN PEDRO:**

**Bayside Terrace**

860 West 5th Street  
San Pedro, CA 90731  
310-832-4926

Community for active seniors aged 55 and older. Community clubhouse, full kitchen, TV, and reading area. Swimming pool and spa, covered parking available. New fixtures and ceiling fans. Cable ready. 24 hour laundry room. Paid electric and gas. Close to 110 Freeway and public transportation. \$1150-\$1250. Security deposit \$650 on approved credit. Activities both on and off site.

**Harbor Terrace**

435 West 8th Street  
San Pedro, CA 90731  
310-547-0090

<http://www.harborterraceretirement.com/>

Two levels of care are available: Independent and Assisted Living. Range of apartments available, includes studios and suites. Private studio apartments start at \$3,250/month; 1-bedroom, \$4,550/month. All utilities included except phone. Built-in kitchenettes. All meals provided. Transportation, daily maid service, personal care programs and assisted living. 24-hour security protection. Extensive recreation programs are available. Has been voted Best Retirement and Assisted Living Facility for several years.

**Harbor Towers**

340 South Mesa Street  
San Pedro, CA 90731  
310-831-8981

HUD housing. One-bedroom apartments with kitchen, dinette and bath, includes all utilities. Locked entrance. Renters pay 30% of gross income. All assets taken into consideration. Waiting list currently closed. Call for additional information.

***TORRANCE:***

**Coleman Court Apartments**

1421 Cravens  
Torrance, CA 90501  
310-212-5898

Privately owned. Tenants must be age 62 or older and meet income guideline requirements before applying. For further information, please contact the office.

**Golden West Towers**

3510 Maricopa Street  
Torrance, CA 90503  
310-371-4801

Subsidized senior housing. Building is Section 8 sanctioned. Waitlist is currently closed. Call for additional information.

**Harmony Courts**

4502 186th Street  
Redondo Beach, CA 90278  
310-214-1416

All members of household must be at least 62 years of age, and adhere to income restrictions. Facility offers pool, spa, clubhouse and other activities. Gated community with assigned open parking. Allows small pets weighing less than thirty pounds. Apartment complex' mailing address is in Redondo Beach, but taxes are paid to the City of Torrance. Contact office for information on waiting list.

**JCI-Japanese Garden Apartments**

2000 West 162nd  
Torrance, CA 90504  
310-515-3642  
Resident Manager: Iris Pena

HUD Section 8/202 Elderly Housing independent living apartment complex. 100 units. Waiting list closed at this time.

## **TORRANCE CONTINUED:**

### **Ocean Terrace**

3851 West 226th Street  
Torrance, CA 90505  
310-373-0903

Privately owned, non-smoking apartments for seniors aged 62 and older. Accepts section 8 subsidies. Call between 9am and 1pm Monday through Friday. Applications available in-person or by mail. If requested by mail, please include self-addressed stamped envelope.

### **Brookedale South Bay Senior Living Solutions**

5481 W. Torrance Blvd.  
Torrance, CA 90503  
310-543-1174

[www.brookdaleliving.com](http://www.brookdaleliving.com)

Facility has four types of apartments available –studio, one-bedroom, one-bedroom deluxe, and two bedroom plans. All come equipped with emergency response systems. Amenities include choice of shower design (walk-in or shower/tub combo), basic cable, and choice of patio or balcony. Small pets are welcome. All apartments come with housekeeping, linen services, meal plans and 24 hour concierge service. Contact office for details on subsidies and rent.

### **Sunnyside Retirement**

22711 South Vermont  
Torrance, CA 90502  
310-320-3318

Community for seniors aged 60 and older. Section 8 housing vouchers not accepted. Applications available in-person and by mail. Please contact Maggie for further questions and inquiries.

### **Villa Sorrento Retirement Home**

23450 Madison Street  
Torrance, CA 90505  
310-539-6826

Housing community for seniors aged 62 and older, but considerations made on case-by-case basis. Section 8 housing vouchers not accepted. As of June 2010, units available with no waiting list. Amenities and personal care included in monthly rent - 24 hour staff, daily maid service, laundry, all meals, social activities, transportation, bathing and medical assistance. Please contact Carla for further questions or concerns.

***WILMINGTON***

**Don Senior Apartments**

105 East I Street

Wilmington, CA 90744

310-549-3338

Fax: 310-549-3440

Email: [thedon@cbhpm.com](mailto:thedon@cbhpm.com)

Rent is \$641/month with \$300 deposit, and includes partial utilities. In order to qualify, applicant must be 55 years of age or older and must be income eligible. Annual gross income maximum for one person to qualify is \$23,920 and \$27,360 for two people. Units currently available. Applications be obtained in-person or by mail. For latter option, must include self-addressed return envelope. Application fee is \$19.00 per person.

## *Information/Referral Service*

### **California Registry**

P.O Box 5202  
Santa Monica, CA 90409  
800-777-7575

Free public service licensed by State of California, Department of Health Services. Provides referral information for short and long-term housing at all levels of senior care. Information and referral is state-wide. Call toll-free number for referrals. Counselors on staff answer questions regarding SSI, MediCal, Medicare and assists with placements.

### **City of Hawthorne Section 8 Program**

4455 West 126<sup>th</sup>  
Hawthorne, CA 90250  
310-349-1600 (wait list information)  
310-970-9864 FAX

Has Section 8 Rental Assistance Program. Not taking applications at this time. Interested parties call periodically to check availability.

Hours are Monday – Thursday 7:30am – 5:30pm and alternating Fridays 7:30am – 4:30pm.

### **City of Redondo Beach Fair Housing**

310-318-0635  
800-477-5977

The Housing Rights Center provides service for Redondo Beach landlords and tenants.

### **City of Redondo Beach Section 8**

310-318-0635  
310-318-0640 (recording)  
Website: [www.redondo.org/housing](http://www.redondo.org/housing)

Program makes housing assistance payments on behalf of eligible very low income families, elderly, and disabled persons. Program enables qualified persons to lease privately-owned existing, decent, safe and sanitary housing, and pay about 30% of total income for rent.

**Connections Referral Service**

2658 Griffith Park Blvd., # 224

Los Angeles, CA 90039

800-330-5993

Provides referrals on retirement, assisted living, skilled nursing and Alzheimer's facilities. Each home is personally visited and evaluated in terms of atmosphere, quality and level of care, staffing, experience of administrator and more. Serves Los Angeles and the surrounding communities.

**Gentle Transitions**

1726 Manhattan Beach Boulevard

Suite G

Manhattan Beach, CA 90266

800-619-3049

310-937-1023 (local number)

Helps plan, coordinate and supervise all aspects of a move for individuals transitioning to a senior facility. Fees are on an hourly basis and vary depending on the size of your move and the assistance you want. Initial consultation can be arranged at your convenience.

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