



The Decatur Apartments

Consumer Fact Sheet

Apartment Info:

Owned By:	Senior Housing Options
SHO Executive Director:	Teri Whelan
Manager:	Jan Wright
Address:	1915 S. Decatur St., Denver
Phone:	303-839-5647
Fax:	303-813-1634
Email:	emerson@seniorhousingoptions.org
Website:	www.seniorhousingoptions.org
Number of Units:	10
Unit Type:	Two-bedroom apartments

Rental Information:

Rent Payment:	Due in advance of move-in and by the 5 th of each month thereafter.
Rent Structure:	Rent is approximately 30% of adjusted gross income. Security Deposit required equal to first month's rent or \$50, whichever is greater.

In order to qualify, applicants have income at or below 50% of the area-median income. In accordance with HUD regulations, preference is provided to those applicants with incomes at or below 30% of area median income.

Eligibility – Age, Disability, and Income Preferences:

Our services are available to seniors 62 and older. In order to receive federal assistance, this must be your sole residence.

To qualify, individuals:

You must complete all of the required forms and disclosures. Applicants must meet all federal screening requirements, including income level verification, criminal, landlord and other management verifications as outlined in the Senior Housing Options (SHO) Tenant Selection Plan.

Apartment Features:

- Individual interior entrances
- Full kitchen and bath
- Utilities paid, except phone and cable
- Two bedrooms
- Phone jacks in kitchen and bedrooms
- Cable TV jacks (should residents wish to order service)
- AC control in living room

Community Features:

- Community living and dining room with TV/microwave
- On-call management provided
- On site, complimentary laundry facility
- Covered outdoor patio
- Ranch-style mobility accessible building
- Holiday social activities
- Close to shopping and bus lines
- Complimentary parking available

Pets/Companion/Support/Service Animals welcome

Non-smoking community

Make a difference in the life of an elderly person.

Remember The Decatur when choosing to make a charitable donation.

Emerson Gardens is managed by Senior Housing Options, a non-profit, 501©(3) charitable organization. In addition to The Decatur, we operate 12 residences for seniors and for older adults with disabilities in Colorado.