



*A Senior Housing Options Community*

## Emerson Gardens Apartments Consumer Fact Sheet

### Apartment Info:

Owned By:	Senior Housing Options
SHO Executive Director:	Teri Whelan
Manager:	Jan Wright
Address:	940 Emerson Street
Phone:	303-839-5647
Fax:	303-813-1634
Email:	<a href="mailto:emerson@seniorhousingoptions.org">emerson@seniorhousingoptions.org</a>
Website:	<a href="http://www.seniorhousingoptions.org">www.seniorhousingoptions.org</a>
Number of Units:	30
Unit Type:	One-bedroom apartments

### Rental Information:

Rent Payment:	Due in advance of move-in and by the 5 <sup>th</sup> 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
- Gas paid, base amount for electric
- Phone and cable TV jacks installed (should residents wish to order service)
- Individual heat and AC control
- Emergency call system
- 517 square feet

### Community Features:

- Secured entrance
- Community living rooms with piano and fireplace
- Outdoor community patio area
- On-site, coin operated laundry facilities
- Holiday and regular social activities
- Close to shopping and public transportation
- Community flower garden
- Library with TV
- Elevator
- Off-street complimentary parking behind the building

Pets/Companion/Support/Service Animals welcome

Non-smoking community

Make a difference in the life of an elderly person.

Remember the Emerson Gardens 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 Emerson Gardens, we operate 12residences for seniors and for older adults with disabilities in Colorado.