



The Olin Apartments Consumer Fact Sheet

Apartment Info:

Owned By:	Senior Housing Options
SHO Executive Director:	Teri Whelan
Manager:	Nate Jarvis
Address:	1420 Logan St., Denver
Phone:	303-861-8052
Fax:	303-832-2031
Email:	olin@seniorhousingoptions.org
Website:	www.seniorhousingoptions.org
Number of Units:	106
Unit Type:	Private efficiencies and one-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 and disabled adults.. 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
- Individual exterior entrances and patios
- Full kitchen and bath
- Utilities paid, except phone and cable
- Individual heat and AC control
- Window or wall AC
- Phone and cable TV jacks (should residents wish to order service)

Community Features:

- Secured access, monitored building
- 24 hour, 7 days a week lobby attendant
- Community living rooms
- Two elevators
- Upgraded carpet, flooring, and paint in all common areas
- Secure outdoor courtyard
- On site, coin operated laundry facilities
- Holiday social activities
- Close to shopping and public transportation
- Nearby public parking (Street and paid lots)
- On site community flower and vegetable garden
- Assistance with accessing supportive services

Pets/Companion/Support/Service Animals welcome

Non-smoking community

Make a difference in the life of an elderly person.

Remember The Olin 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 Olin, we operate 12 residences for seniors and for older adults with disabilities in Colorado.