



Silver Spruce Apartments

Consumer Fact Sheet

Apartment Info:

Owned By:	Grand County Housing Authority
Managed By:	Senior Housing Options
SHO Executive Director:	Teri Whelan
Manager:	Marty Pexton
Address:	106 S. 6 th St./PO Box 668, Kremmling, CO. 80459
Phone:	970-724-3240
Fax:	970-724-3240
Email:	silverspruce@seniorhousingoptions.org
Website:	www.seniorhousingoptions.org
Number of Units:	20
Unit Type:	Private 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:

- All unites feature mountain or cliff views
- Large, walk-in closets
- Full kitchen and bath
- Utilities paid, except phone and cable
- Individual heat control for bedroom and living room areas
- Phone and cable TV jacks (should residents wish to order service)

Community Features:

- Three lounge areas
- On site community flower and vegetable gardens
- On site dining/meeting facilities
- On site, coin operated laundry facility
- Holiday social activities
- On-site parking provided
- Secured buildings, with after-hour keyed entry
- Transportation access assistance, senior van transportation provided
- Pool table
- Fully equipped exercise room
- Hosts senior nutrition program three times per week
- Elevator to 2nd floor in building one.

Pets/Companion/Support/Service Animals welcome

Non-smoking community

Make a difference in the life of an elderly person.

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