



5120 N. BROADWAY, DENVER, CO

AVAILABLE UNITS

Unit Type	AMI %	# of Units	Estimated Rent*
1 Bedroom, 1 Bath	30%	9	\$522
	50%	9	\$870
	60%	32	\$1,044
2 Bedroom, 1 Bath	30%	1	\$626
	50%	1	\$1,044
	60%	33	\$1,254
3 Bedroom, 2 Bath	30%	1	\$723
	50%	1	\$1,205
	60%	3	\$1,447

**based on 2019 AMI rent levels and subject to change based on HUD AMI changes*

***Tenants will pay their electricity service. Owner will pay for water, sewer, gas, and trash services.*

ABOUT THE ELISABETTA

The Elisabetta is a new construction mixed-use development in Denver, Colorado, and includes 91 units of much-needed affordable housing in the Globeville Neighborhood. The new community will serve residents and households earning 30%, 50% and 60% of the Area Median Income. Twenty five percent (25%) of the units at the property will be set aside for disabled residents. The first floor will include 12,500 square feet of space for the Laradon Hall Society for Exceptional Children and Adults (Laradon) and their day programming for clients with intellectual and developmental disabilities.

TIMELINE

- Neighborhood Information Session: September 26 and 30, 2019
- Applications Open: October 1, 2019
- Construction Completion: December 2019
- Tenant Move-In Begins: December 2019



APPLICATION INSTRUCTIONS

- To apply, you will be asked to fill out an application. **Applications will be available at the leasing trailer to be located at the northwest corner of 51st and Broadway beginning October 1.**
- You may call Ross Management for assistance at 720-830-6774.
- Applications will be in English - Bilingual staff at Ross Management will be available for assistance.
- **Applications will be reviewed in the order that they are received.**
- There is an application fee of \$26 each, per person, for everyone in the household over the age of 18.
- A security deposit of \$400 via money order is due at the time of application.
- A pet deposit is due at time of move-in. The fee is \$400 per pet, and up to two pets are allowed.
- To apply for housing, you will need to provide:
 - A government issued ID (VISA, TIN, Passport, ID card, Immigration ID)
 - Proof of income (to be third party verified)
- Ross Management will run credit and criminal background checks on all applicants.

BILINGUAL ASSISTANCE AVAILABLE

DO I QUALIFY TO LIVE AT THE ELISABETTA?

Qualifying to live at The Elisabetta is based on your household's income. These guidelines are based on median incomes for the City and County of Denver as set annually by HUD.

2019 Income Limits						
AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30%	\$19,500	\$22,290	\$25,080	\$27,840	\$30,090	\$32,310
50%	\$32,500	\$37,150	\$41,800	\$46,400	\$50,150	\$56,850
60%	\$39,000	\$44,580	\$50,160	\$55,680	\$60,180	\$64,620

RENTAL ASSISTANCE AT THE ELISABETTA

22 units at The Elisabetta will receive Section 811 Vouchers which will provide rental assistance **to persons with disabilities**. Members of the state's Colorado Choice Transitions (CCT) program will have first priority for these units, and people referred by Metro Denver Homeless Initiative Coordinated Entry (OneHome), will have second priority. In order to qualify for a voucher:

- The head or co-head of household must be 62 or younger.
- The head or co-head of household must be a person with a disability.
- The household has income below 30% of the Area Median Income.
- You must be enrolled in the Colorado Choice Transitions (CCT) program OR be enrolled in the MDHI Coordinated Entry system for people who are homeless.
- You must meet criminal background screening requirements.

To make a referral for yourself or someone else who may desire to learn more about the CCT program, please contact DRCOG at 303-455-1000. For more information about how to connect to the Coordinated Entry system, please contact OneHome at 303-295-1772.

QUESTIONS? Please call 720-830-6774 to leave a message.

You may leave your message in English or Spanish. Please leave your name and contact information.