

Encino Apartments  
2103 E 14<sup>th</sup> St  
Pueblo CO. 81001  
Phone 719-543-4679  
Fax 719-561-2012



June 1<sup>st</sup>, 2018

Thank you for your interest in our community; at Encino Apartments it is our commitment as a partner with the state of Colorado, the Housing Authority of Pueblo and HUD to provide affordable, high quality housing to families who earn less than 50% of the area median income. Anticipated Gross Income (AIG); the rental rate is based at 30% of the **total** earnings of each household, these Income limits are as follows: Your rental rate will be 30% of your income.

Unit Size	# of Apts. at site	Income Limit based on # of persons in the household								Max Rent Charge	Plus Electricity
		1	2	3	4	5	6	7	8		
Studio 50%	4	23,600								\$482	
One Bed 50%	8	23,600	26,950							\$594	
Two Bed 50%	12		26,950	30,300	33,650					\$756	
Three Bed 50%	14			30,300	33,650	36,350	39,050			\$914	
Four Bed 50%	4			30,300	33,650	36,350	39,050	41,750	44,450	\$1090	

Figures are subject to change in accordance with the State Income Guidelines, utility allowances and Area Median Incomes. These changes can be made and may result in rents being increased or decreased during the lease term. Encino Apartments is a Tax Credit property and a HUD Mod-rehab community. Therefore, your income will determine your rental rate. Rental rate portion is determined by the Pueblo Housing Authority.

**APPLICATION FEES:** There are no application fees to apply for an apartment. Eligible families are placed on the Pueblo Housing Authority's (PHA) choice voucher or separate Mod Rehab waiting list. When vacancies occur at Encino Apartments, the PHA refers eligible families for participation in the Mod Rehab program from its waiting list to Encino Apartments. Applicants must qualify with the Pueblo Housing authority as applications are only accepted if the applicant is referred directly from a PHA representative.

**DEPOSITS:** The deposit for the units are at minimum \$50.00, higher amounts are determined by your Adjusted Gross Income and will be provided to you once your application has been processed for move in.

**PETS:** Encino Apartments does not accept pets. Service animals are not pets and will not pay a pet fee or deposit. Verification of need will be obtained from physician unless the need is obvious such as a guide dog.

**UTILITIES:** All residents pay electricity directly to Black Hills Energy. All other utility costs for gas and water expenses are included in the rental rate. Phone and cable will be at the resident's expense.

**PARKING:** Each apartment will have assigned resident parking on a first come first served basis, although reassignments may be made at any time by management to accommodate a resident's disability.

We hope you will consider making Encino Apartments your new home; we would love to have you here!

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