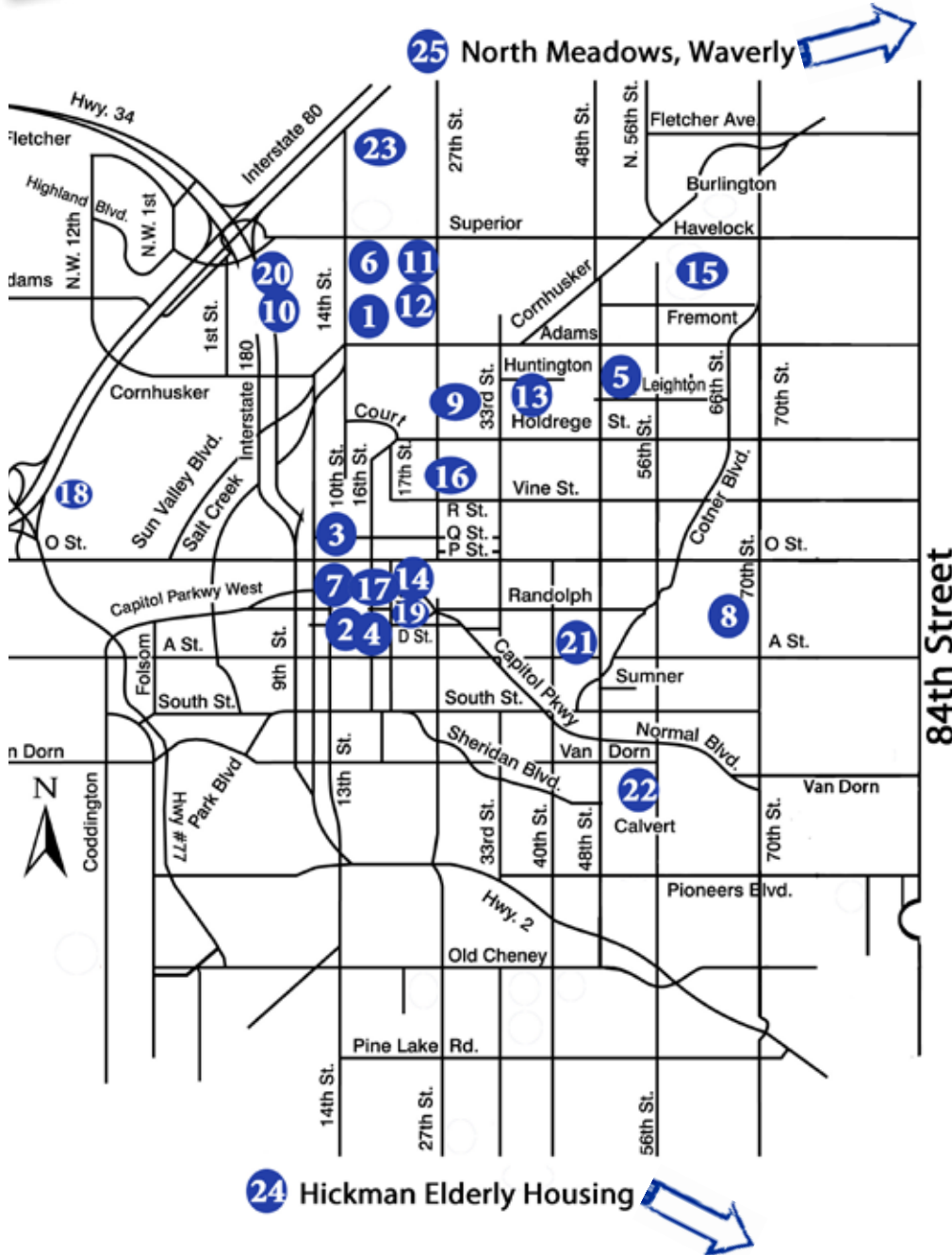


Subsidized Housing



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This fact sheet is distributed to help you obtain information regarding available community services and is not an inclusive list of providers. The information is subject to change following publication.

What is subsidized housing?

Subsidized housing is a federal program designed to reduce the rental housing costs for low-income individuals and families. The government pays a portion of the rent to the landlord for eligible households.

Who qualifies?

Qualified individuals are 62 years or older, and/or disabled. A married couple qualifies as long as one spouse meets the age and/or disability requirement.

What are the income guidelines?

Very Low Income: \$24,000 individual; \$27,400 couple
Low Income: \$38,400 individual; \$43,850 couple.

What is considered income?

Income is defined as Social Security, Railroad Retirement, private pensions, wages, and interest on savings or investments. There is no limit on the total amount of financial assets per person.

How much rent will be charged?

The rental amount is approximately 27 percent of annual gross income.

Check with Lincoln Housing Authority for latest figures.

Are utilities included in the rent?

In some subsidized units, the utilities are included in the monthly rent. In others, the tenant has to pay, but the rent is adjusted to defray some of the cost of utilities.

Lincoln Housing Authority

5700 "R" Street

Lincoln, NE 68505

(402) 434-5500

Monday through Friday - 8:00 a.m. - 4:30 p.m.

l-housing.com

The Lincoln Housing Authority administers the Section 8 voucher program. Section 8 vouchers are issued to eligible persons to rent apartments, houses, and mobile homes for reduced cost depending on family size. Currently it takes 12-18 months to get vouchers. Some apartments allow you to rent without a voucher, charging regular rent prices.

Lincoln Housing Authority (LHA) owns and manages three buildings exclusively for senior citizens:

Burke Plaza, Crossroads and Mahoney Manor.

Applications are made through Lincoln Housing Authority. **No Section 8 voucher is required for Burke Plaza or Mahoney Manor.** All complexes have resident service coordinators.

housing.ne.gov is a website that helps locate subsidized and non-subsidized housing for rent in selected cities across the nation. It also allows landlords with local housing authority contracts to list their properties for rent to the public.

Apartments Accepting Section 8 Vouchers From Lincoln Housing Authority

1) Aspen Haus

1500 Knox Street
Lincoln, NE 68521

Perry Reid Properties

Call: (402) 435-2930
perryreid.com

Age 55 years and older

One, two and three bedroom units; Four units are wheelchair accessible; deposit and one year lease Elevator, garages, laundry facilities. On bus route.

Limited pets: fish or two birds

Tenant pays electricity; utility allowance

Rent without subsidy is available

Income guidelines: \$24,000 individual; \$27,400 Couple

2) Capitol Hill Apartments

1801 "J" Street
601 S. 18th Street
Lincoln, NE 68508

Property Manager

Call: (402) 476-6829

Age 55 years and older

43 one-bedroom units in each building

Deposit and one year lease

Elevator, ramp into the building

Laundry facilities; on bus route.

Paid utilities and no pets allowed

Rent without subsidy is available.

Income guidelines: \$24,000 Individual; \$27,400 Couple

3) Crossroads House
1000 "O" Street
Lincoln, NE 68508

Property Manager
Call: (402) 434-5500

Age 55 years and older
58 one-bedroom units - Three units are accessible.
Deposit and six or twelve month lease
Elevator & laundry facilities; on bus route.
Paid utilities; underground parking \$25 monthly
Pets allowed with additional deposit
Rent without subsidy is available
Income guidelines: \$28,800 Individual; \$32,880 Couple

4) Charles Senior Housing
1933 "G" Street
Lincoln, NE 68510

Resident Manager
Bob Brockmeyer
Call: (402) 730-3496

Age 62 years and older
38 one-bedroom units; Five units wheelchair accessible
Deposit and one year lease; Pets permitted: cats only
Elevator & laundry facilities. On bus route.
Tenant pays electricity; utility allowance
Rent without subsidy is available.
Income guidelines: \$24,000 Individual; \$27,400 Couple

5) Lincoln Manor
2626 N. 49th Street
Lincoln, NE 68504

Property Manager
Jackie Fieselman
Call: (402) 466-6213

Age 62 years and older or younger disabled
26 efficiency, 27 one-bedroom, and 2 two-bedroom
Deposit and one year lease required
Elevator and Laundry facilities
Paid utilities; Small pets permitted with \$100 deposit
Rent without subsidy is available.
Income guidelines: \$24,000 Individual; \$27,400 Couple

6) Portia Place Town Homes
3401-3539 Portia Street
Lincoln, NE 68521

US Property
Call: (402) 475-8776
usproperty.biz

Ages 19 and older with families or two adults
32 two bedroom, three and four bedroom units
Four handicapped accessible units
Deposit and lease required
Garages, Washer & dryer hookups
No elevator/Stairs; Tenant pays utilities
Rent without subsidy is available.
Income guidelines: \$38,400 Individual; \$43,850 Couple

7) President/Ambassador
1330 & 1340 Lincoln Mall
Lincoln, NE 68508

Property Manager
Sonya Wing
Call: (402) 474-4606
mpdodge.com

Age 19 years and older
Efficiency and one bedroom units
Five units are wheelchair accessible
Deposit and one year lease - \$35 application fee
Elevator, laundry facilities. On bus route.
Pets: Service animals and cats only.
Rent without subsidy is available.
Income guidelines: \$28,800 Individual; \$32,880 Couple

Subsidized Apartments in Lincoln **No Section 8 certificate required to rent** **these apartments.**

The following apartment buildings are also subsidized through the federal government for qualifying households. **Contact the property manager directly.**

8) Burke Plaza
6721 "L" Street
Lincoln, NE 68505

Property Manager LHA
Call: (402) 434-5500

Age 62 years or disabled
91 One-bedroom units, deposit and one year lease
Elevator and laundry facilities. On bus route.
Paid utilities - Pets permitted with additional deposit
Income guidelines: \$38,400 Individual; \$43,800 Couple

9) Elizabeth Stabler
2000 N. 28th Street
Lincoln, NE 68503

Property Manager
Phillip Hughes
Call: (402) 489-9535

Age 62 years and older or younger disabled
27 efficiency and one-bedroom units
Two units wheelchair accessible
Deposit and one year lease required
Elevator & laundry facilities
Pets permitted and paid utilities
Income guidelines: \$38,400 Individual; \$43,850 Couple

10) Fairfield West Townhouses **US Property**
231 Fairfield Street **Call: (402) 475-8776**
3741 Chadd Court **usproperty.biz**
3621 N. 3rd Street
Lincoln, NE 68521

Ages 19 years and older with families or two adults
50 two and three-bedroom units, four units with
handicapped ramps, deposit and year lease required
Stairs, no elevator. On bus route.
Tenant pays utilities
Income guidelines: \$24,000 Individual; \$27,400 Couple

11) Garden Apartments **Eden Management**
3500 & 3512 Portia Street **Call: (402) 489-2333**
Lincoln, NE 68521 **edenmgmt.com**

Ages 19 years and older
One and two bedroom units
Deposit and one year lease
Stairs, no elevator - Laundry facilities. On bus route.
Tenant pays gas and electricity
Pets permitted; birds or fish only
Income guidelines: \$38,400 individual; \$43,850 couple

12) Glenbrook Townhouses **US Property**
1600 Knox Street **Call: (402) 475-8776**
3458 Portia Street **usproperty.biz**
Lincoln, NE 68521

Ages 19 years and older with families or two adults
90 two bedroom and three bedroom units
Deposit and lease required - Stairs, no elevator
Washer and dryer hookup. On bus route.
Tenant pays utilities
Income guidelines: \$38,400 Individual; \$43,850 Couple

13) Huntington Park **Property Manager**
4000 Huntington Street **Mark Dalka**
Lincoln, NE 68504 **Call: (402) 466-7515**

Age 62 years and older or younger disabled
40 one bedroom & two bedroom units
Four units are wheelchair accessible
Deposit and one year lease
Elevator, laundry facilities. On bus route.
Pets are permitted with additional deposit
Tenant pays utilities, utility allowance
Income guidelines: \$24,000 Individual; \$27,400 Couple

14) Capitol View Tower Apartments
1700 "J" Street **On-site Manager**
Lincoln, NE 68508 **Call: (402) 474-4003**

Age 62 years and older or younger disabled
105 one-bedroom units
Deposit and one year lease
Elevator, laundry facilities. On bus route.
Parking available; \$35 underground parking
Paid utilities and No Pets
Income guidelines: \$38,400; Individual \$43,850

15) Mahoney Manor **Property Manager LHA**
4241 N. 61st Street **Call: (402) 434-5500**
Lincoln, NE 68505

Age 50 years and older (Age 62 has priority)
120 efficiency, one and two bedroom units
Deposit and one year lease required
Elevator and laundry facilities
Paid Utilities, Pets allowed with additional deposit.
Income guidelines: \$38,400 Individual; \$43,850 Couple

16) Malone Manor **Property Manager**
737 N. 22nd Street **Bernie Kuszak**
Lincoln, NE 68503 **Call: (402) 476-8895**

Age 62 years and older or disabled
50 one-bedroom units, five units are accessible
Deposit and year lease
Elevator and laundry facilities. On bus route.
Paid utilities
Pets are permitted
Income guidelines: \$24,000 Individual; \$27,400 Couple

17) Mercy North Glen **Property Manager**
1501 & 1503 Knox Street **Phil Hughes**
3205, 3303, 3305, 3307 **Call: (402) 742-5041**
3235 & 3237 Portia Street
Lincoln, NE 68521

Age 19 and older
One-bedroom & two-bedroom units
Deposit and one year lease
Laundry facilities. On bus route.
Stairs, no elevator, Small pets only, extra deposit
Tenant pays utilities, utility allowance
Income guidelines: \$24,000 Individual; \$27,400 Couple

18) Mercy Western Manor **Property Manager**
2210, 2130, 2200, & 2300
West "Q" Street **Call: (402) 477-3512**
Lincoln, NE 68528

Age 19 and older - 81 one and two-bedroom units
Deposit and one year lease - Laundry facilities
Stairs, no elevator, No Pets
Tenant pays utilities, utility allowance
Income guidelines: \$24,000 Individual; \$27,400 Couple

19) Plaza V **Property Manager**
705 S. 18th Street **Julie Carroll**
Lincoln, NE 68508 **Call: (402) 477-9246**

Age 62 years and older
33 one & two bedroom units, deposit and one year lease
Elevator and laundry facilities. On bus route.
Paid utilities
Income guidelines: \$24,000 Individual; \$27,400 Couple

20) Raymond Phillips Manor **Property Manager**
2951 N. 5th Street **Phillip Hughes**
Lincoln, NE 68521 **Call: (402) 489-9535**

Age 62 years and older or younger disabled
21 one-bedroom units. Two units are accessible.
All units on ground level.
Deposit and year lease.
Laundry facilities, paid utilities and pets permitted
Income guidelines: \$38,400 Individual; \$43,850 couple

21) Tabitha Village **Property Manager**
841 & 843 S. 47th Street **Sandi Osterman**
Lincoln, NE 68510 **Call: (402) 486-8595**

Age 62 years and older or younger disabled
112 one-bedroom units. 16 one-bedroom cottages
Deposit and one year lease.
Elevator, laundry facilities and paid utilities
Pets permitted with additional deposit
On bus route.
Smoke free campus.
Income guidelines: \$24,000 Individual; \$27,400 Couple

22) Union Manor Apartments **Property Manager**
5211 Calvert Street **Cheryl Crawford**
Lincoln, NE 68506 **Call: (402) 483-4504**

Age 62 years and older
56 one-bedroom units, six units are accessible
Deposit and one year lease required
Elevator, laundry facilities. On bus route.
Paid utilities, list of allowed pets available
Income guidelines: \$24,000 Individual; \$27,400 Couple

23) Walter Apartments **Property Manager**
5501 Sea Mountain Road **Carol Pewthers**
Lincoln, NE 68521
Call: (402) 435-3632

Age 62 years and older or mobility impaired
100 one-bedroom units; deposit and one year lease
Elevator and laundry facilities. On bus route.
Paid utilities
Pets permitted, small pets with additional deposit.
Income Guidelines: \$23,960 Individual or Couple

Senior Apartments Outside of Lincoln

24) Hickman Elderly Housing **Eden Management**
100 Fence Rock Court **Call: (402) 489-2333**
Hickman, NE 68372 **edenmgmt.com**

Age 62 years and older or younger disabled
22 one-bedroom units, two units accessible
All units on ground level, laundry facilities
Deposit and year lease required
Paid utilities
Pets permitted
Income guidelines: \$24,000 Individual; \$27,400 Couple

25) North Meadows **Knudsen Management**
11141 N. 137th Street **Call: (402) 786-2255**
Waverly, NE 68462

Age 62 years and older or younger disabled
14 one-bedroom units; eight two-bedroom units
All units on ground level, laundry facilities
Deposit and one year lease
Pet permitted
Tenant pays utilities; utility allowance
Income guidelines: \$38,400 Individual; \$43,850 Couple