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Aging and Disability Resource Center
ADRC Nebraska
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Subsidized housing in Lincoln and Lancaster County

For more information on any Aging Partners Personal and Family Services, call 402-441-7070.

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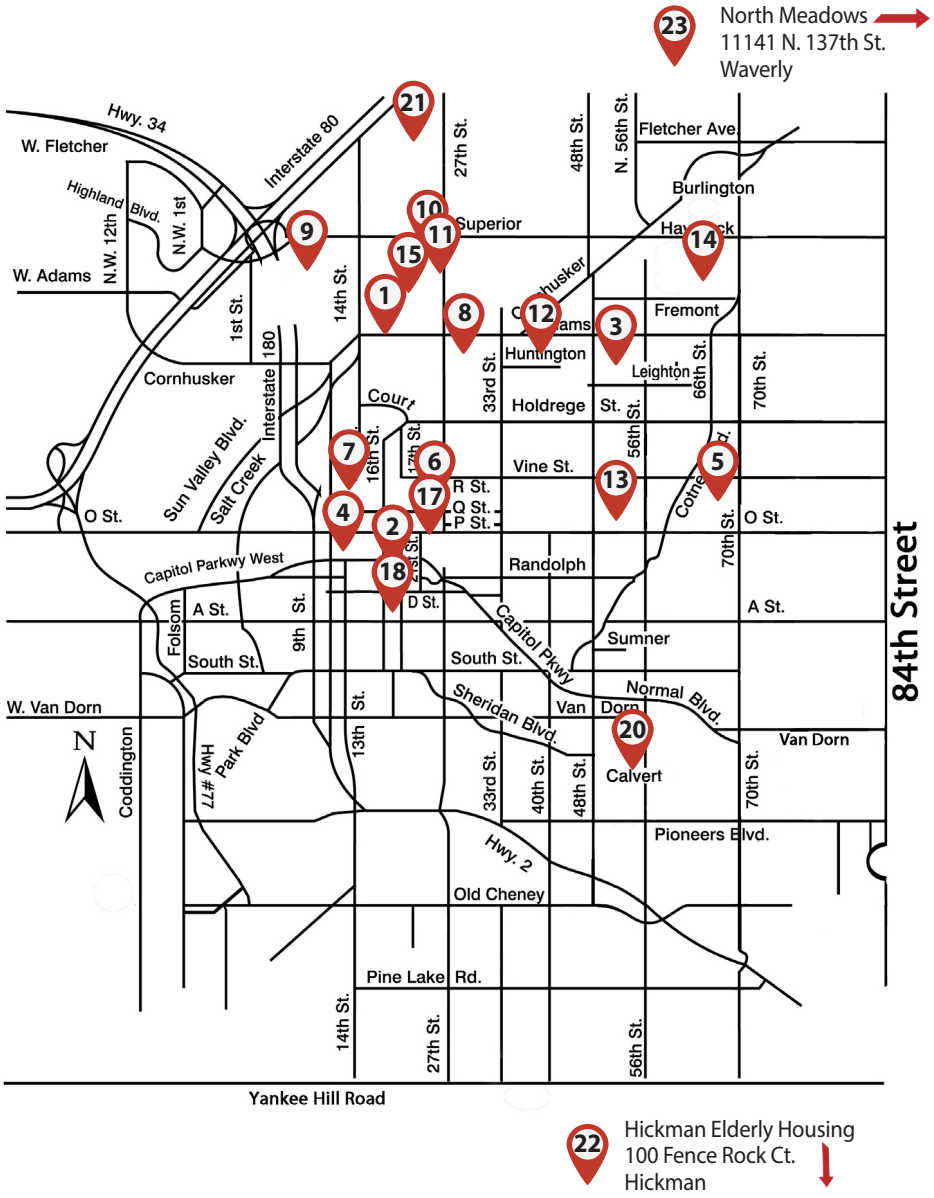

This fact sheet is distributed to help you obtain information regarding available community services and is not an inclusive list of providers. The information is subject to change following publication.

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CITY OF LINCOLN NEBRASKA

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. Deposit and one year lease is required in most units.

Who qualifies?

Qualified individuals are age 62 or over, and/or younger or with a disability. A married couple qualifies as long as one spouse meets the age and/or disability requirement.

What are the income guidelines?

Very Low Income: $28,150 individual; $32,200 couple
Low Income: 45,050 individual; $51,450 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 30 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" St., Lincoln, NE 68505
(402) 434-5500
Monday - Friday, 8 a.m. to 4:30 p.m.
l-housing.com

Lincoln Housing Authority

The Lincoln Housing Authority administers the Section 8 Housing Choice Voucher Program information and forms. Vouchers are issued to eligible persons to rent apartments, houses, and mobile homes for reduced cost depending on family size. Currently it takes 12 to 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 voucher is required for Burke Plaza or Mahoney Manor. All complexes have resident service coordinators.

housing.ne.gov

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 Housing Choice Vouchers From Lincoln Housing Authority

1) Aspen Haus — **Perry Reid Properties**
1500 Knox St. — **Call: 402-435-2930**
Lincoln, NE 68521 — perryreid.com

- Age 50 and over.
- One and two bedroom units. Four units are wheelchair accessible; deposit and one year lease.
- Elevator, garages, laundry facilities. On bus route.
- Smoke free building.
- No pets.
- Tenant pays electricity.
- Rent without subsidy is available. No income limit. HUD or market rate.

2) Charles Senior Housing — **Resident Manager**
1933 "G" St. — **Call: 402-730-3496**
Lincoln, NE 68510 — concordemgmt.com

- Age 55 and over.
- One-bedroom units; five units wheelchair accessible.
- Deposit and one year lease.
- Elevator and laundry facilities.
- On bus route.
- Tenant pays electricity.
- Smoke free building.
- Pets permitted: cats or service dogs.
- Rent without subsidy is available. Income guidelines: $28,150 individual; $32,200 Couple. Does not require Sec. 8 voucher.

3) Lincoln Manor — **Eden Management**
2626 N. 49th St. — **Call: 402-489-2333**
Lincoln, NE 68504

- Age 62 and over, handicapped or disabled.
- 26 efficiency, 27 one-bedroom, and 2 two-bedroom.
- Deposit and one year lease required.
- Elevator and laundry facilities.
- Smoke free.
- Paid utilities.
- Small pets permitted with deposit.
- Secured entry.
- Income guideline: $28,150 individual; $32,200 Couple.

4) President/Ambassador
1330 and 1340 Lincoln Mall **Call: 402-434-3344**
Lincoln, NE 68508

- Age 19 and over.
- Efficiency and one bedroom units. Five units are wheelchair accessible.
- Deposit and one year lease - $24 application fee.
- Elevator and laundry facilities; on bus route.
- Pets: service animals and cats only.
- Rent without subsidy is available. Income guidelines: $45,050 Individual; $51,450 Couple.

Subsidized Apartments in Lincoln – No Housing Voucher required to rent these apartments.

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

5) Burke Plaza **Property Manager LHA**
6721 "L" St. **Call: 402-434-5500**
Lincoln, NE 68510

- Age 62 and over or disabled.
- 91 one-bedroom units, deposit and one year lease.
- Elevator and laundry facilities; on bus route.
- Paid utilities.
- Pets allowed (weight restrictions), with deposit.
- Income guidelines: $45,050 Individual; $51,450 Couple.

6) Capitol View Tower Apartments
1700 "J" St. **Call: 402-474-4003**
Lincoln, NE 68508

- Age 62 and over.
- One-bedroom units. Deposit and one year lease.
- Elevator, laundry facilities. On bus route.
- Smoke free.
- Parking available; underground parking for a fee.
- Paid utilities.
- Pets accepted, breed restrictions.
- Income guidelines: $45,050 Individual; $51,450 Couple.

7) Crossroads House **Property Manager LHA**
1000 "O" St. **Call: 402-434-5500**
Lincoln, NE 68508

- Age 55 and over.
- 58 one-bedroom units. Three units are accessible.
- Deposit and six or twelve month lease.
- Elevator and laundry facilities; on bus route.
- Paid utilities; underground parking monthly fee
- Pets allowed with additional deposit. No dogs.
- Rent without subsidy is available.
- Income guidelines: $28,150 individual; $32,200 Couple. $500 deposit.

8) Elizabeth Stabler **Property Manager**
2000 N. 28th St. **Call: 1-531-289-7438**
Lincoln, NE 68503

- Age 62 and over or mobility disabled.
- 27 efficiency and one-bedroom units. Two units wheelchair accessible. Deposit and one year lease required.
- Elevator and laundry facilities.
- Utilities paid.
- Pets permitted.
- Smoking allowed inside apartments
- Income guidelines: $28,150 individual; $32,200 Couple.

9) Fairfield West Townhouses **Property Manager**
231 Fairfield St. **Call: 402-476-9120**
3741 Chadd Court
3621 N. Third St.
Lincoln, NE 68521

- Ages 19 and over with families or two adults.
- Two- and three-bedroom units, four units with handicapped ramps. Deposit and year lease required
- Stairs, no elevator. On bus route.
- Tenant pays utilities.
- Service animals allowed.
- Smoke free.
- Income guidelines: $28,150 individual; $32,200 Couple.

10) Garden Apartments **Eden Management**
3500 and 3512 Portia St. **Call: 402-489-2333**
Lincoln, NE 68521 edenmgmt.com

- Ages 19 and over.
- One and two bedroom units. Deposit and one year lease.
- Stairs, no elevator.
- Laundry facilities. On bus route.
- Tenant pays gas and electricity, (allowance given).
- Income guidelines: $45,050 Individual; $51,450 Couple.

11) Glenbrook Townhouses **Property Manager**
1600 Knox St. **Call: 402-476-9120**
3458 Portia St.
Lincoln, NE 68521

- Ages 19 and over with families or two adults.
- Two- bedroom and three- bedroom units. Deposit and lease required.
- Stairs, no elevator.
- Washer and dryer hookup. On bus route.
- Tenant pays utilities.
- Service animals allowed.
- Smoke free.
- Income guidelines: $45,050 Individual; $51,450 Couple.

12) Huntington Park **Property Manager**
4000 Huntington Ave. **Call: 402-466-7515**
Lincoln, NE 68504

- Age 62 and over or younger disabled.
- One- bedroom and two- bedroom units. Four units are wheelchair accessible. Deposit and one year lease.
- Elevator and laundry facilities; on bus route.
- Tenant pays utilities, utility allowance.
- Pets are permitted with deposit, (cats and small dogs).
- Smoking allowed in apartments.
- Income guideline: $28,150 individual; $32,200 Couple.

13) Lincoln Square **Property Manager**
841 and 843 S. 47th St. **Call: 402-486-8595**
Lincoln, NE 68510

- Age 62 and over or younger disabled.
- 112 one-bedroom units. 16 two-bedroom cottages. Deposit and one year lease.
- Elevator and laundry facilities. On bus route.
- Paid utilities.
- Pets permitted (weight restrictions) with deposit.
- Smoke free campus.
- Income guideline: $28,150 individual; $32,200 Couple.

14) Malone Manor **Property Manager**
737 N. 22nd St. **Call: 402-476-8895**
Lincoln, NE 68503

- Age 62 and over or mobility disabled.
- 48 one-bedroom units, five units are accessible. Deposit and year lease.
- Smoke free.
- Elevator and laundry facilities. On bus route.
- Paid utilities.
- Pets are permitted, (weight restrictions).
- Income guideline: $28,150 individual; $32,200 Couple.

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

- Age 50 and over (age 62 has priority).
- 120 units: 64, efficiency; 51, one- and 5, two-bedroom units. $250 deposit and one year lease required.
- Elevator and laundry facilities.
- Smoke free building.
- Paid utilities.
- Pets allowed (weight restrictions), with deposit.
- Income guidelines: $45,050 Individual; $51,450 Couple.

16) Mercy Northglen **Property Manager**
1503 Knox St. **Call: 402-742-5041**
3205, 3303, 3305, 3307
3235 and 3237 Portia St.
Lincoln, NE 68521

- Age 19 and over.
- One and two-bedroom units. Deposit and one year lease required.
- Stairs, no elevator.
- Laundry facilities. On bus route.
- Tenant pays gas and electric.
- Small pets only (weight restrictions), deposit required.
- Income guideline: $28,150 individual; $32,200 Couple.
- Rent without subsidy available.

17) Mercy Western Manor **Property Manager**
2210, 2130, 2200 and 2300 **Call: 402-477-3512**
West "Q" St.
Lincoln, NE 68528

- Age 19 and over.
- One and two-bedroom units. Deposit and one year lease.
- Stairs, no elevator.
- Laundry facilities.
- Tenant pays electric only.
- No pets.
- Income guideline: $28,150 individual; $32,200 Couple.

18) Plaza V **Eden Management**
705 S. 18th St. **Call: 402-489-2333**
Lincoln, NE 68508

- Age 62 and over.
- One and two-bedroom units.
- Laundry facilities.
- Paid utilities
- Elevator
- Small pet permitted with permission.
- Smoke free building.
- Income guideline: $28,150 individual; $32,200 Couple.

19) Raymond Phillips **Property Manager**
2951 N. 5th St. **Call: 1-531-289-7438**
Lincoln, NE 68521

- Age 62 and over or mobility disabled.
- 21 one-bedroom units. Two units are accessible. All units on grand level. Deposit and year lease.
- Laundry facilities
- Paid utilities
- Pet permitted.
- Smoking allowed in apartments.
- Income guideline: $28,150 individual; $32,200 Couple.

20) Union Manor Apartments **Property Manager**
5211 Calvert St. **Call: 402-483-4504**
Lincoln, NE 68506

- Age 62 and over.
- 56 one-bedroom units, six units are handicap accessible. Deposit and one year lease required.
- Elevator, laundry facilities. On bus route.
- Paid utilities
- Small pet allowed (weight restrictions), with deposit.
- Smoke free.
- Income guideline: $28,150 individual; $32,200 Couple.

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

- Age 62 and over or mobility impaired.
- One-bedroom units. Deposit and one year lease.
- Elevator and laundry facilities. On bus route.
- Paid utilities.
- Pets allowed, small pets with deposit.
- Smoke free.
- Income guideline: $28,150 individual; $32,200 Couple.

Senior Apartments Outside Lincoln

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

- Age 62 and over or younger disabled.
- One-bedroom units, two units accessible. All units on ground level. Deposit and year lease required.
- Laundry facilities.
- Paid utilities.
- Small pets permitted with deposit.
- Smoke free.
- Income guideline: $28,150 individual; $32,200 Couple.

23) North Meadows **Property Manager**
11141 N. 137th St. **Call: 402-937-2130**
Waverly, NE 68462

- Age 62 and over or younger disabled.
- One-bedroom units; eight two-bedroom units. All units on ground level. Deposit and one year lease.
- Laundry facilities.
- Tenant pays utilities. Utility allowance.
- Pet permitted.
- Smoke free.
- Income guideline: $28,150 individual; $32,200 Couple.