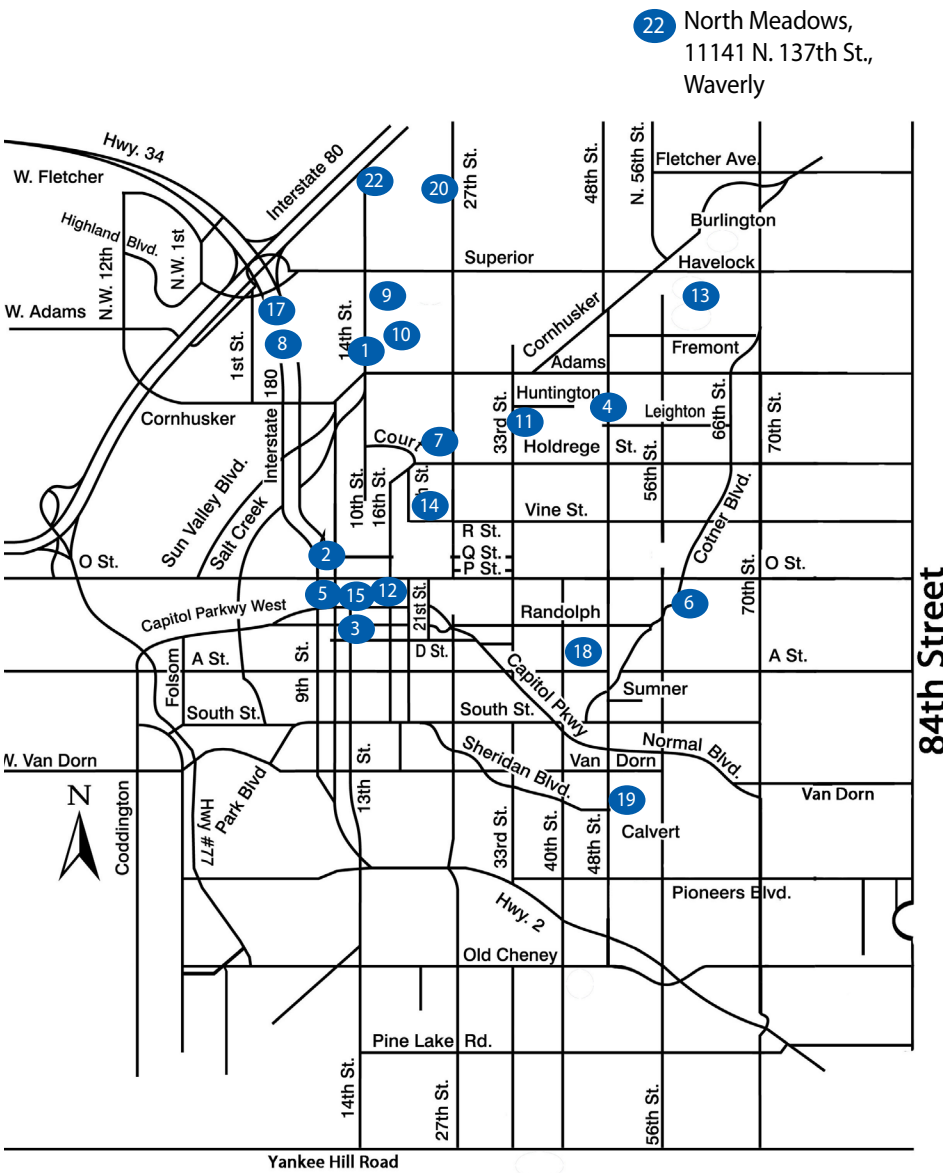


# Subsidized housing in Lincoln and Lancaster County



22 North Meadows,  
11141 N. 137th St.,  
Waverly

21 Hickman Elderly Housing,  
100 Fence Rock Ct.,  
Hickman

## Lincoln Housing Authority 2 Apartments Accepting Section 8 Vouchers

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## 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 age 62 or over, 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: \$24,700 individual; \$28,200 couple

Low Income: \$39,500 individual; \$45,150 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" St., Lincoln, NE 68505

(402) 434-5500

Monday - Friday, 8 a.m. to 4:30 p.m.

[l-housing.com](http://l-housing.com)

The Lincoln Housing Authority administers the Section 8 Housing Choice Voucher Program information and forms. 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 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 Section 8 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 Section 8 Vouchers



## From Lincoln Housing Authority

### 1) Aspen Haus

1500 Knox St.

Lincoln, NE 68521

- Age 55 and over.
- One, two and three 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; utility allowance.
- Rent without subsidy is available. Income guidelines: \$24,850 individual; \$28,400 Couple.

### Perry Reid Properties

Call: 402-435-2930

[perryreid.com](http://perryreid.com)

### 2) Crossroads House

1000 "O" St.

Lincoln, NE 68508

### Property Manager LHA

Call: 402-434-5500

- 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 \$25 monthly
- Pets allowed with additional \$300 deposit
- Rent without subsidy is available. Income guidelines: \$24,850 individual; \$28,400 Couple.

### 3) Charles Senior Housing

1933 "G" St.

Lincoln, NE 68510

### Resident Manager

Call: 402-730-3496

[concordemgmt.com](http://concordemgmt.com)

- Age 55 and over.
- 38 one-bedroom units; five units wheelchair accessible. Deposit and one year lease.
- Elevator and laundry facilities.
- On bus route.
- Tenant pays electricity; utility allowance.
- Smoke free building.
- Pets permitted: cats only.
- Rent without subsidy is available. Income guidelines: \$24,850 individual; \$28,400 Couple.

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

- Age 62 and over or younger 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 \$100 deposit.
- Rent without subsidy is available. Income guidelines: \$24,850 individual; \$28,400 Couple.

**5) President/Ambassador**                      **Property Manager**  
1330 and 1340 Lincoln Mall                      **Call: 402-474-4606**  
Lincoln, NE 68508

- Age 19 and over.
- Efficiency and one bedroom units. Five units are wheelchair accessible. Deposit and one year lease - \$35 application fee.
- Elevator and laundry facilities; on bus route.
- Pets: service animals and cats only.
- Rent without subsidy is available. Income guidelines: \$39,800 Individual; \$45,450 Couple.

**Subsidized Apartments in Lincoln –  
No Section 8 rental 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.

**6) Burke Plaza**                      **Property Manager LHA**  
6721 “L” St.                      **Call: 402-434-5500**  
Lincoln, NE 68505

- 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 with additional \$300 deposit.
- Income guidelines: \$39,800 Individual; \$45,450 Couple.

**7) Elizabeth Stabler**                      **Property Manager**  
2000 N. 28th St.                      **Pam Wilkinson**  
Lincoln, NE 68503  
**Call: 402-435-3632**

- Age 62 and over or younger 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: \$24,850 Individual; \$28,400 Couple.

**8) 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.
- 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: \$24,850 individual; \$28,400 Couple.

**9) Garden Apartments**                      **Property Manager**  
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.
- Pets permitted; birds or fish only.
- Income guidelines: \$39,800 Individual; \$45,450 Couple.

**10) Glenbrook Townhouses**                      **Property Manager**  
1600 Knox St.                      **Call: 402-475-8776**  
3458 Portia St.  
Lincoln, NE 68521

- Ages 19 and over 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: \$39,800 Individual; \$45,450 Couple.

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

- Age 62 and over or younger disabled.
- 40 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 additional deposit.
- Income guidelines: \$24,850 individual; \$28,400 Couple.

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

- Age 62 and over
- 105 one-bedroom units. Deposit and one year lease.
- Elevator, laundry facilities. On bus route.
- Smoke free.
- Parking available; \$35 underground parking.
- Paid utilities.
- No pets.
- Income guidelines: \$39,800 Individual; \$45,450 Couple

**13) 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 efficiency, one- and two-bedroom units. \$150 deposit and one year lease required.
- Elevator and laundry facilities.
- Smoke free building.
- Paid utilities.
- Pets allowed with additional \$300 deposit.
- Income guidelines: \$39,800 Individual; \$45,450 Couple.

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

- Age 62 and over or 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, limit 25 pounds.
- Income guidelines: \$24,850 individual; \$28,400 Couple

**15) Mercy North Glen**                      **Property Manager**  
**1501 and 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, extra deposit required.
- Income guidelines: \$24,850 individual; \$28,400 Couple.

**16) 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 gas and electric.
- No pets.
- Income guidelines: \$24,850 individual; \$28,400 Couple

**17) Raymond Phillips Manor**                      **Property Manager**  
**2951 N. 5th St.**                      **Pam Wilkinson**  
**Lincoln, NE 68521**                      **Call: 402-435-3632**

- Age 62 and over or younger disabled.
- 21 one-bedroom units. Two units are accessible. All units on ground level. Deposit and year lease.
- Laundry facilities.
- Paid utilities
- Pets permitted.
- Smoking allowed in apartments.
- Income guidelines: \$24,850 Individual; \$28,400 Couple.

**18) Tabitha Village**                      **Property Manager**  
**841 and 843 S. 47th St.**                      **Dannie Trautwein**  
**Lincoln, NE 68510**                      **Call: 402-486-8595**

- 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 with additional deposit.
- Smoke free campus.
- Income guidelines: \$24,850 individual; \$28,400 Couple.

**19) 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 accessible. Deposit and one year lease required.
- Elevator, laundry facilities. On bus route.
- Paid utilities
- Pets. A list of allowed pets is available upon request.
- Smoke free.
- Income guidelines: \$24,850 individual; \$28,400 Couple.

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

- Age 62 and over 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.
- Smoke free.
- Income guidelines: \$24,850 individual; \$28,400 Couple.

## Senior Apartments Outside of Lincoln



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

- Age 62 and over or younger disabled.
- 22 one-bedroom units, two units accessible. All units on ground level. Deposit and year lease required.
- Laundry facilities.
- Paid utilities.
- Pets permitted.
- Smoke free.
- Income guidelines: \$24,850 individual; \$28,400 Couple.

**22) North Meadows**                      **Property Manager**  
**11141 N. 137th St.**                      **Call: 402-937-2213**  
**Waverly, NE 68462**

- Age 62 and over or younger disabled.
- 14 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 guidelines: \$24,850 individual; \$28,400 Couple.

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.

