

# 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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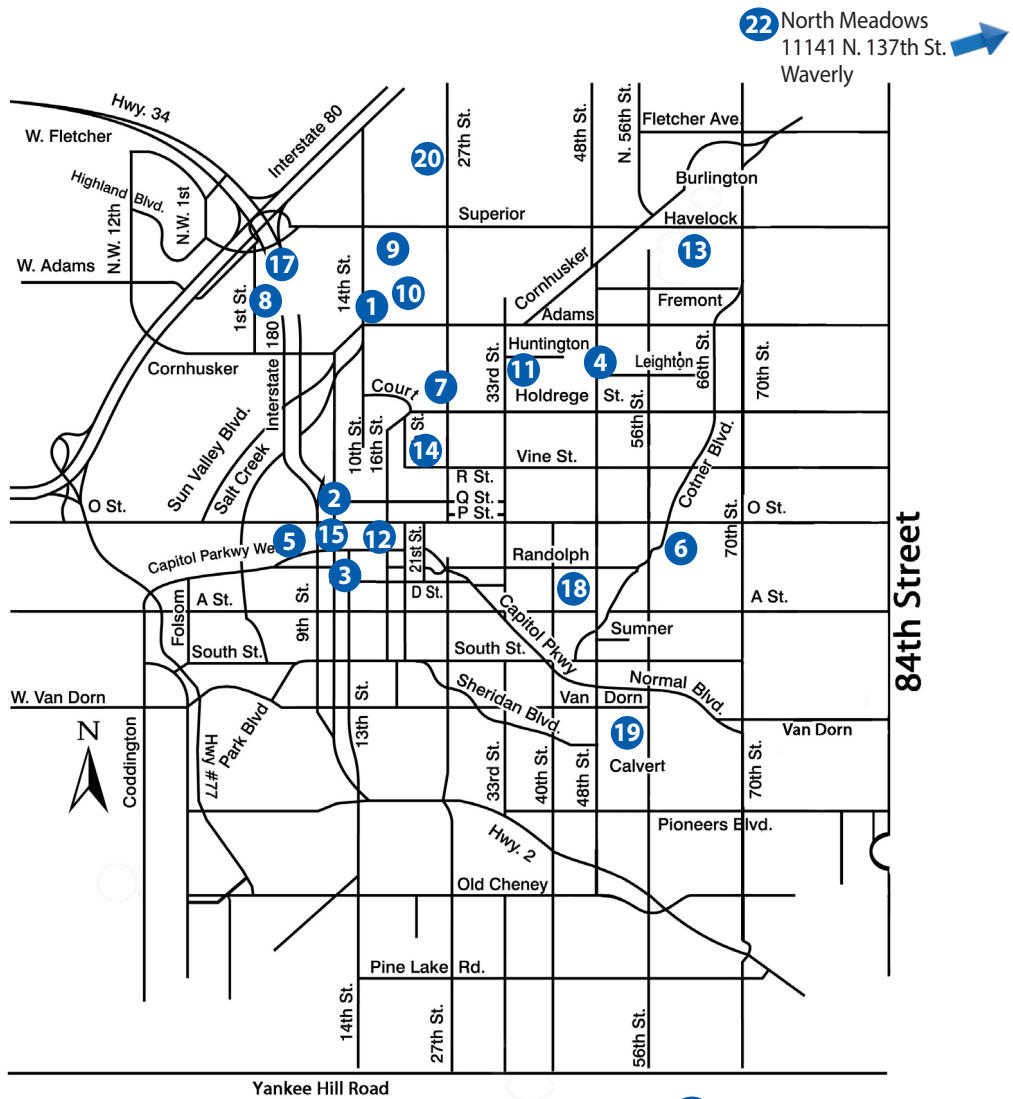
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## What is subsidized housing?

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

## 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: \$26,200 individual; \$29,950 couple  
Low Income: 41,950 individual; \$47,950 couple.  
Extremely Low Income \$15,750 individual; \$18,000 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](http://l-housing.com)

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](http://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 (formerly Section 8) From Lincoln Housing Authority

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

- 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: \$26,200 individual; \$29,950 Couple.

**2) 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.
- Rent without subsidy is available. Income guidelines: \$26,200 individual; \$29,950 Couple.

**3) 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; utility allowance.
- Smoke free building.
- Pets permitted: cats only.
- Rent without subsidy is available. Income guidelines: \$26,200 individual; \$29,950 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 deposit.
- Income guideline: \$26,200 Individual; \$29,950 Couple.

**5) 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: \$41,950 Individual; \$47,950 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.

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

- Age 62 and over or disabled.
- One-bedroom units, deposit and one year lease.
- Elevator and laundry facilities; on bus route.
- Paid utilities.
- Pets allowed with additional deposit.
- Income guidelines: \$41,950 Individual; \$47,950 Couple.

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

- Age 62 and over or younger disabled.
- 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: \$26,200 Individual; \$29,950 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.
- 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: \$26,200 individual; \$29,950 Couple.

**9) Garden Apartments** **Eden Management**  
**3500 and 3512 Portia St.** **Call: 402-489-2333**  
**Lincoln, NE 68521** [edenmgmt.com](http://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: \$41,950 Individual; \$47,950 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.
- 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: \$41,950 Individual; \$47,950 Couple.

**11) Huntington Park** **Property Manager**  
**4000 Huntington St.** **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 additional deposit.
- Income guideline: \$26,200 Individual; \$29,950 Couple.

**12) 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.
- No pets.
- Income guidelines: \$41,950 Individual; \$47,950 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).
- 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 deposit.
- Income guidelines: \$41,950 Individual; \$47,950 Couple.

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

- Age 62 and over or disabled.
- 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 limit)
- Income guideline: \$26,200 Individual; \$29,950 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 guideline: \$26,200 Individual; \$29,950 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 guideline: \$26,200 Individual; \$29,950 Couple.

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

- Age 62 and over or younger disabled.
- 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 guideline: \$26,200 Individual; \$29,950 Couple.

**18) Tabitha Village** **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 with additional deposit.
- Smoke free campus.
- Income guideline: \$26,200 Individual; \$29,950 Couple.

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

- Age 62 and over.
- 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 guideline: \$26,200 Individual; \$29,950 Couple.

**20) 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 permitted, small pets with additional deposit.
- Smoke free.
- Income guideline: \$26,200 Individual; \$29,950 Couple.

## Senior Apartments Outside Lincoln

**21) Hickman Elderly Housing**      **Call: 402-489-2333**  
**100 Fence Rock Court**      [edenmgmt.com](http://edenmgmt.com)  
**Hickman, NE 68372**

- 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.
- Pets permitted.
- Smoke free.
- Income guideline: \$26,200 Individual; \$29,950 Couple.

**22) North Meadows**      **Property Manager**  
**11141 N. 137th St.**      **Call: 402-937-2213**  
**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: \$26,200 Individual; \$29,950 Couple.