

# LOW INCOME/AFFORDABLE SENIOR APARTMENTS

This **HOUSING LIST** was compiled by the Eastern Nebraska Office on Aging and is not an endorsement and/or recommendation of any of apartment complexes or property management companies. Other apartment complexes can be found in the yellow pages of the phone book, by obtaining a **For Rent** magazine free of charge at several local businesses and online at <http://www.apartments.com/> Age and income guidelines may apply.

**Housing.ne.gov** is a website that helps locate Subsidized and Non-subsidized housing for rent in selected cities in Nebraska, <http://www.housing.ne.gov/>

## WHAT IS GOVERNMENT SUBSIDIZED HOUSING?

Subsidized housing allows the tenant to pay rent that is less than market rate – often based on a percentage of the tenant's income, generally 30 % of their income. (Housing that is paid for in part by the local, state or federal government.)

## WHAT IS AFFORDABLE HOUSING?

Affordable housing has income maximums tenants can earn. Rent is market rate. (The government gives funds directly to apartment owners, who lower the rents they charge low-income tenants.)

## WHAT IS LOWER RENT HOUSING OPTIONS?

Lower rent housing offers lower rent or accepts S8 (Section 8) or GA (General Assistance). It is not considered subsidized or affordable. There may be waiting lists for these rentals and at times may be closed to new applicants.

## WHAT IS SECTION 8?

The Section 8 Housing Choice Voucher program enables low-income persons/families to rent from a private landlord with rental assistance administered by local Housing Authorities. Clients must find their own housing within the local Housing Authority jurisdiction.

To be eligible for Section 8, clients must be a U.S. citizen or non-citizen with eligible status, meet income guidelines established by HUD, and pass a criminal background check.

When the Douglas County Housing Authority and the Omaha Housing Authority are accepting applications, a notice is published in the Omaha World Herald "public notices" section and in the Omaha Star.

## WHAT IS PUBLIC HOUSING?

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford.

## PUBLIC HOUSING AUTHORITIES (HAs)

DOUGLAS COUNTY (DCHA)	5404 NORTH 107 PLAZA	OMAHA	68134	402-444-6203
OMAHA (OHA)	540 SOUTH 27 STREET	OMAHA	68105	402-444-6900
SARPY COUNTY	8214 ARMSTRONG	BELLEVUE	68147	402-734-5448
DODGE COUNTY	2510 NORTH CLARKSON	FREMONT	68025	402-727-4848
WASHINGTON COUNTY	758 SOUTH 16 <sup>TH</sup> STREET	BLAIR	68008	402-426-4552
CASS COUNTY	801 WASHINGTON STREET	PLATTSMOUTH	68048	402-296-2252

## GOVERNMENT SUBSIDIZED HOUSING

*Handicap Accessible Units	HA (PUBLIC HOUSING)	USDA RD (USDA RURAL DEVELOPMENT)		
ALAMO APARTMENTS (OHA)*	120 NORTH 36 STREET	OMAHA	68131	402-444-3215
BEACON HEIGHTS APARTMENTS *	9110 MAPLEWOOD BLVD	OMAHA	68134	402-573-3700
BENSON TOWER (OHA)*	5900 NORTHWEST RADIAL	OMAHA	68104	402-444-3265
CAMELOT VILLAGE VI SENIORS	9415 CADY STREET	OMAHA	68134	402-397-5445
CHERRY TREE APARTMENTS (OHA)*	8304 UNDERWOOD AVE	OMAHA	68114	402-444-3215
CONCORD SQUARE APTS SENIORS	2120 PAUL STREET	OMAHA	68110	402-932-3002
CORRIGAN HEIGHTS APTS SENIORS	5945 SOUTH 39 STREET	OMAHA	68107	402-827-8234
CROWN TOWER (OHA)* SENIORS	5904 HENNINGER STREET	OMAHA	68104	402-444-4213
DEFREESE MANOR* SENIORS	2669 DODGE ST	OMAHA	68131	402-345-0622
DURHAM BOOTH MANOR SENIORS	923 NORTH 38 STREET	OMAHA	68131	402-898-5880
EVANS TOWER (OHA)* SENIORS	3600 NORTH 24 STREET	OMAHA	68110	402-444-3662
FLORENCE TOWER (OHA)*	5100 FLORENCE BLVD	OMAHA	68110	402-444-3759
HIGHLAND TOWER (OHA)*	2500 B STREET	OMAHA	68105	402-444-3316
IMMANUEL COURTYARD SENIORS	6755 NEWPORT AVENUE	OMAHA	68152	402-829-2912
JC WADE SENIOR VILLA SENIORS	3464 OHIO STREET	OMAHA	68111	402-451-8456
JACKSON TOWER (OHA)*	600 SOUTH 27 STREET	OMAHA	68105	402-444-3350
KAY JAY TOWER (OHA)* SENIORS	4500 SOUTH 25 STREET	OMAHA	68107	402-444-3316
LIVINGSTON PLAZA APTS SENIORS	303 SOUTH 132 STREET	OMAHA	68154	402-330-3995
MASON SCHOOL APTS	1012 South 24 STREET	OMAHA	68105	402-431-2004
MILLARD MANOR APTS SENIORS	12835 DEAUVILLE DRIVE	OMAHA	68137	402-896-2319
NORTH ACRES (DCHA)* SENIORS	5449 NORTH 108 STREET	OMAHA	68164	402-444-6203
OAK VALLEY APTS * SENIORS	12555 KRUG AVENUE	OMAHA	68144	402-333-9888
PARK EAST TOWER SENIORS	539 SOUTH 26 AVENUE	OMAHA	68105	402-345-3168
PARK TOWER NORTH (OHA)*	1501 PARK AVENUE	OMAHA	68105	402-444-3740
PARK TOWER SOUTH (OHA)*	1601 PARK AVENUE	OMAHA	68105	402-444-3536
PILGRIM HEIGHTS * SENIORS	1315 NORTH 26 STREET	OMAHA	68131	402-932-3002
PINE TOWER (OHA)*	1500 PINE STREET	OMAHA	68108	402-444-4299
RICHLAND APARTMENT *	8815 BOYD	OMAHA	68134	402-573-3700
SOUTHSIDE TERRACE GARDEN (OHA)*	5529 SOUTH 30 STREET	OMAHA	68107	402-444-6942
SPENCER APARTMENTS (OHA)*	1920 NORTH 30 STREET	OMAHA	68111	402-444-4290
UNDERWOOD TOWER (OHA)* SENIORS	4850 UNDERWOOD AVE	OMAHA	68132	402-444-7558
WALTER ROBERTS MANOR *	1024 SOUTH 32 STREET	OMAHA	68105	402-342-4099
WOODGATE TOWNHOMES (DCHA)* SRS	7810 WHITMORE	OMAHA	68112	402-444-6203

**GOVERNMENT SUBSIDIZED HOUSING cont'd**

EAGLE APARTMENTS		745 WEST ELM STREET	ARLINGTON	68002	402-478-5478
LEISURE LIFE APARTMENTS	(USDA RD) *	315 NORTH 2 <sup>ND</sup> STREET	ARLINGTON	68002	402-827-8234
BELLEVUE PLACE APTS*	SENIORS	1808 WARREN STREET	BELLEVUE	68005	402-292-0423
BELLEWOOD COURT	SENIORS	1002 BELLEWOOD COURT	BELLEVUE	68005	402-292-3300
BELLEWOOD COURT SOUTH	SENIORS	1701 BELLEWOOD COURT	BELLEVUE	68005	402-292-3300
MISSION HOUSE VUE APTS*	SENIORS	406 EAST MISSION STREET	BELLEVUE	68005	402-292-0423
BENN VIEW I & II	(DCHA)* SENIORS	15652 NORTH 4 <sup>TH</sup> STREET	BENNINGTON	68007	402-444-6203
GOOD SHEPHERD VILLAGE*	SENIORS	2242 WRIGHT STREET	BLAIR	68008	402-426-4663
PARKVIEW MANOR *	(BLAIR HSING AUTH)	758 SOUTH 16 STREET	BLAIR	68008	402-426-4552
RUSTIC OAKS APARTMENTS*	SENIORS	1840 NEBRASKA STREET	BLAIR	68008	402-533-2230
DODGE COMMUNITY I APTS	(USDA RD)	301 SPRUCE STREET	DODGE	68633	402-693-2201
DODGE COMMUNITY II APTS	(USDA RD)	302 SPRUCE STREET	DODGE	68633	402-693-2201
DODGE COMMUNITY III APTS	(USDA RD)	650 SPRUCE STREET	DODGE	68633	402-693-2201
SANDEE I APTS	(USDA RD) SENIORS	314 OAK STREET	DODGE	68633	402-693-2201
WASHINGTON HEIGHTS APTS	(USDA RD)	1200 CLAY	FT CALHOUN	68023	402-468-4797
GIFFORD TOWER	(FREMONT HSING AUTH)	2510 NORTH CLARKSON	FREMONT	68025	402-727-4848
SOMERS POINT APTS I	(FREM HA) SENIORS	945 SOMERS POINT DRIVE	FREMONT	68025	402-727-4848
SOMERS POINT APTS II	(FREM HA) SENIORS	1079 SOMERS POINT DR	FREMONT	68025	402-727-4848
STANTON TOWER	(FREM HA) SENIORS	2600 NORTH CLARKSON	FREMONT	68025	402-727-4848
YORKSHIRE MANOR APARTMENTS		2610 N. LAVERNA STREET	FREMONT	68025	402-721-8161
GRETNA PLAZA APTS	(USDA RD)* SRS	210 EAST GILMORE	GRETNA	68028	402-334-1351
PARKVIEW APTS	(HOOPER HSING AUTH)	100 EAST MAPLE	HOOPER	68031	402-654-2229
OAK RIDGE APARTMENTS	(USDA RD)	210 WEST 5 <sup>TH</sup> STREET	LOUISVILLE	68037	402-332-4955
IMMANUEL TRINITY COURTYARD I	SRS	620 WEST LINCOLN ST	PAPILLION	68046	402-614-1900
MONARCH VILLA	SENIORS	301 EAST CEDARDALE RD	PAPILLION	68046	402-331-6882
MONARCH VILLA WEST	SENIORS	201 EAST CEDARDALE RD	PAPILLION	68046	402-331-6882
CASSCO ARMS		801 WASHINGTON AVE	PLATTSMOUTH	68048	402-296-3380
SOUTH PARK APARTMENTS	SENIORS	1302 SOUTH 10 <sup>TH</sup> STREET	PLATTSMOUTH	68048	402-291-1727
NORTH BEND ESTATES		840 LOCUST	NORTH BEND	68649	402-652-3320
FAIRACRES COURT	(USDA RD) *	138 FAIRACRES COURT	SCRIBNER	68057	402-494-3203
SPRINGFIELD HEIGHTS APTS	(USDA RD)	445 NORTH 2 <sup>ND</sup> STREET	SPRINGFIELD	68059	402-827-8234
GOLDEN VIEW APTS	(USDA RD)	331 8 <sup>TH</sup> STREET	UEHLING	68063	402-567-2257
PLATTE VALLEY APTS	(DCHA)* SENIORS	712 SOUTH WEST STREET	VALLEY	68064	402-444-6203
VALLEY HEIGHTS	(DCHA) SENIORS	309-317 WEST MEIGS	VALLEY	68064	402-444-6203
RIVER ROAD TOWNHOMES	(DCHA) SENIORS	236 <sup>TH</sup> STREET	WATERLOO	68069	402-444-6203

**AFFORDABLE HOUSING**

ANATHOTH TOWNHOMES		2004 FLORENCE BLVD	OMAHA	68110	402-344-3651
BURLINGTON SQUARE		3606 ORCHARD AVENUE	OMAHA	68107	402-731-8875
CEDARWOOD APARTMENTS		1875 SOUTH 75 STREET	OMAHA	68124	402-393-5955
CLARK PLACE APARTMENTS		1801 FLORENCE BLVD	OMAHA	68110	402-344-3651
CYPRESS POINTE		60 <sup>th</sup> & OGDEN	OMAHA	68104	800-378-9366
FULLWOOD SQUARE APARTMENTS		1920 WILLIS AVENUE	OMAHA	68110	402-344-3651
GRACE PLAZA APARTMENTS		2006 NORTH 18 STREET	OMAHA	68110	402-344-3651
GRACELAND SR APTS AT SKYLINE MANOR		7350 GRACELAND	OMAHA	68104	402-572-5750
GREENVIEW APARTMENTS		1834 NORTH 18 STREET	OMAHA	68110	402-344-3651
JAMES TINSLEY VILLAS*	SENIORS	5400 NORTH 58 PLAZA CIR	OMAHA	68152	402-434-3344
KELLOM GARDENS APARTMENTS	SENIORS	1313 NORTH 26 STREET	OMAHA	68131	402-932-3002
KING'S GATE	SENIORS	7055 CROWN POINT	OMAHA	68104	402-571-7910

LEO VAUGHN MANOR	SENIORS	3325 FONTENELLE BLVD	OMAHA	68104	402-453-1070
MAPLE LEAF APARTMENTS		2902 NORTH 24 STREET	OMAHA	68110	402-344-3651
MERCY HOUSING		7262 MERCY ROAD	OMAHA	68124	402-398-6614
MERCY HOUSE		2904 N. 45 <sup>TH</sup> STREET	OMAHA	68104	402-393-2096
MEREDITH MANOR	SENIORS	3325 MEREDITH STREET	OMAHA	68110	402-344-3651
MILLARD SENIOR RESIDENCES	SENIORS	15625 S STREET	OMAHA	68135	402-884-4421
NORTH OMAHA SR COTTAGES	SENIORS	4318 FORT	OMAHA	68104	402-453-6100
ORCHARD MANOR APARTMENTS		3650 ORCHARD AVENUE	OMAHA	68107	402-731-8875

#### AFFORDABLE HOUSING cont'd

RALSTON HOUSE	SENIORS	7301 Q STREET	OMAHA	68127	402-339-9014
SAINT JAMES MANOR APTS		3102 NORTH 60 STREET	OMAHA	68104	402-551-4243
SALEM VILLAGE I & II	SENIORS	3502 LAKE STREET	OMAHA	68111	402-614-0414
SHANNON HEIGHTS TOWNHOMES	SRS	1811 MAPLE PLAZA CIR	OMAHA	68110	800-378-9366
STONE PLAZA	SENIORS	6104 VILLE DE SANTE DR	OMAHA	68104	402-504-1700
TWENTIETH PLACE		1825 NORTH 20 STREET	OMAHA	68110	402-344-3651
VICTORY APARTMENTS	VETERANS	825 DORCAS STREET	OMAHA	68108	402-934-4838
VILLA DE SANTE TERRACE	SENIORS	6202 VILLA DE SANTE DR	OMAHA	68104	402-504-1700
VILLAGE EAST SENIOR APTS	SENIORS	2011 NORTH 25 STREET	OMAHA	68111	402-679-3229
WOOLWORTH ESTATES		7411 WILLIAM PLAZA	OMAHA	68124	402-392-1800
GRENOBLE APARTMENTS		14802 NORMANDY BLVD	BELLEVUE	68123	402-339-4300
NORMANDY HILLS APARTMENTS		1106 GRENOBLE DRIVE	BELLEVUE	68123	402-339-4300
TREGARON SENIOR VILLAGE	SENIORS	2315 GREENWALD STREET	BELLEVUE	68123	402-292-1818
PHEASANT RIDGE APARTMENTS		11829 AMERADO BLVD	BELLEVUE	68123	402-291-1727
WALNUT CREEK SR APTS	SENIORS	2204 ALBERT STREET	BELLEVUE	68147	402-819-3999
ORCHARDS AT WILDEWOOD APTS	SENIORS	7454 GERTRUDE STREET	LAVISTA	68128	402-933-7478
GRANDVIEW APARTMENTS		1427 GRANDVIEW AVENUE	PAPILLION	68046	402-339-4300
12 HIGHLAND PLACE		1910 SOUTH 15 STREET	PLATTSMOUTH	68048	402-291-1727
CEDAR HOLLOW APTS		23804 CEDAR HOLLOW MALL	WATERLOO	68069	402-779-4311

#### LOWER RENT HOUSING OPTIONS

DCHA-DOUGLAS COUNTY HOUSING AUTHORITY

OHA-OMAHA HOUSING AUTHORITY

S8-SECTION 8 GA-GENERAL ASSISTANCE

ANSONIA APARTMENTS	2221-23 JONES ST	OMAHA 68102	402-895-1958	
BRICKSTONE TOWNHOMES	4470 REDMAN AVE	OMAHA 68111	402-341-5000	S8 ACCEPTED
BULL DURHAM APARTMENTS	1013 LEAVENWORTH	OMAHA 68102	402-341-6100	S8 ACCEPTED
CENTRAL PARK TOWERS *	1511 FARNAM STREET	OMAHA 68102	402-341-5130	
COTTONWOOD	4750 LAFAYETTE	OMAHA 68132	402-453-2100	S8 ACCEPTED
DRAKE COURT	2116 LEAVENWORTH ST	OMAHA 68107	402-341-6100	S8 ACCEPTED
ERNIE CHAMBERS COURT	2024 & 2106 NO 16 ST	OMAHA 68110	402-444-3057	OHA
FARNAM BUILDING	1613 FARNAM	OMAHA 68102	402-444-3057	OHA
FLORENTINE APARTMENTS	2302 BENSON GARDN BLVD	OMAHA 68134	402-391-0415	S8 ACCEPTED
HANSCOM PARK APARTMENTS	1029 PARK AVENUE	OMAHA 68105	402-343-5102	GA ACCEPTED
HILLSIDE PARK APARTMENTS	4731 NORTH 62 ST	OMAHA 68104	402-341-5000	S8 ACCEPTED
KELLOM VILLAS	1102 NORTH 25 ST	OMAHA 68131	402-341-1019	S8 ACCEPTED
KELLOM NORTH APARTMENTS	1111 NORTH 27 ST	OMAHA 68131	402-341-1019	S8 ACCEPTED
KING'S COURT	554 SOUTH 26 ST	OMAHA 68105	712-322-5535	S8 ACCEPTED
LAUREL HILL APARTMENTS	6003 LAUREL AVE	OMAHA 68104	402-504-1700	S8 ACCEPTED
LIVESTOCK COMMONS SENIORS	4930 SOUTH 30 STREET	OMAHA 68107	402-345-8450	S8 ACCEPTED
LIVESTOCK EXCHG BLDG	4920 SOUTH 30 ST	OMAHA 68107	402-345-8450	S8 ACCEPTED

MADISON APARTMENTS	2209 JONES ST	OMAHA 68102	402-895-1958	GA ACCEPTED
MEADOWS PARK VILLAS	13121 CONSTITUTION BLVD	OMAHA 68138	402-896-5100	
MONROE APARTMENTS	2211 JONES ST	OMAHA 68102	402-895-1958	
MIDDLETOWN APARTMENTS	504/508 SOUTH 35 ST 3550, 3560 & 3564 HOWARD	OMAHA 68105	402-333-6431	S8 ACCEPTED
MILTON APARTMENTS	305 SOUTH 16 ST	OMAHA 68102	402-341-6100	S8 ACCEPTED
NORTH 29 <sup>TH</sup> APARTMENTS	1001 NORTH 29 ST	OMAHA 68131	402-341-6100	S8 ACCEPTED
NORTHRIDGE APARTMENTS	10745-67 MAPLE ROAD	OMAHA 68134	402-498-0684	S8 ACCEPTED
ORCHARD MANOR	3650 ORCHARD AVE	OMAHA 68107	402-731-8875	S8 ACCEPTED
ROBBINS SCHOOL APARTMENTS	4302 SOUTH 39 AVE	OMAHA 68107	402 341-6100	S8 ACCEPTED

#### LOWER RENT HOUSING cont'd

S&S/KT APARTMENTS	2201 JONES ST	OMAHA 68102	402-422-0747	GA ACCEPTED
NOTRE DAME HOUSING SRS	3405,3439, 3515 STATE	OMAHA 68112	402-451-4477	
SILVERADO APARTMENTS	4612 REDMAN	OMAHA 68104	402-553-8111	S8 ACCEPTED
SKYLINE RETIREMENT COMM	7350 GRACELAND DR	OMAHA 68134	402-572-5750	
SOUTH 24 <sup>TH</sup> APARTMENTS	3628 SOUTH 24 ST	OMAHA 68131	402-341-1019	S8 ACCEPTED
SOUTHVIEW HEIGHTS	5110 SOUTH 49 ST	OMAHA 68117	402-731-2118	MEDICAID WVR
SUNSET APARTMENTS SENIORS	8025 NORTH 30 ST	OMAHA 68112	402-453-7089	S8 ACCEPTED
SUNSET RIDGE TOWNHOMES	13107 C PLAZA	OMAHA 68144	402-334-9191	S8 ACCEPTED
THE MARGARET	2103 NORTH 16 ST	OMAHA 68131	402-341-1019	S8 ACCEPTED
WESTBROOK GARDENS SENIORS	1920 NORTH 81 ST	OMAHA 68114	402-572-7041	S8 ACCEPTED
WESTCHESTER APARTMENTS	4857 MARSHALL DR	OMAHA 68137	402-339-4300	S8 ACCEPTED
BELLEVUE GARDENS	2911 WASHINGTON	BELLEVUE 68005	402-291-7611	S8 ACCEPTED
BRENT VILLAGE APARTMENTS	1409 BUCK DR	BELLEVUE 68005	402-291-6729	S8 ACCEPTED
CONCORD BRIDGE	818 LINCOLN RD	BELLEVUE 68005	402-292-3221	S8 ACCEPTED
SOUTHGATE APARTMENTS	3025 KANSAS DR	BELLEVUE 68025	402-731-1142	S8 ACCEPTED
SOUTH HILLS APARTMENTS	904 KASPAR ST	BELLEVUE 68147	402-731-2713	S8 ACCEPTED
SOUTHROADS APARTMENTS	7501 SOUTH 25 ST	BELLEVUE 68147	402-733-9184	
BEN APARTMENTS	15605 NORTH 4 <sup>TH</sup> AVE.	BENNINGTON	402-238-3331	
POWERHOUSE APARTMENTS	734 PARK AVE	FREMONT 68057	402-727-4825	S8 ACCEPTED
BRENTWOOD TOWNHOMES	8117 PARKVIEW BLVD	LAVISTA 68128	402-592-0525	S8 ACCEPTED
CRESTVIEW VILLAGE TOWNHOMES	7300 EDNA ST	LAVISTA 68128	402-331-4428	S8 ACCEPTED
SOUTHFIELD APARTMENTS	7009 SOUTH 83 ST	LAVISTA 68128	402-339-8350	S8 ACCEPTED
GRANDVIEW APARTMENTS	1427-29 GRANDVIEW AVE	PAPILLION 68046	402-339-4300	S8 ACCEPTED
MERIDIAN APARTMENTS	1214 APPLEWOOD DR	PAPILLION 68046	402-331-4242	S8 ACCEPTED
VILLAGE AT PAPIILLION	1605 BARRINGTON RD	PAPILLION 68046	402-884-0630	S8 ACCEPTED
HIGHLAND PLACE	1910 CHICAGO PLACE	PLATTSMOUTH 68048	402-296-4336	S8 ACCEPTED
NOTTINGHAM COURT	2015 AVENUE B	PLATTSMOUTH 68048	402-296-4560	
PARKVIEW APARTMENTS	1712 4 <sup>TH</sup> AVENUE	PLATTSMOUTH 68048	402-296-4990	S8 ACCEPTED
VALLEY VIEW SENIORS	400 WEST MEIGS	VALLEY 68064	402-444-6203	S8 ACCEPTED

#### WHEELCHAIR ACCESSIBLE APARTMENTS

LA BONNE VIE NORTH	2510 SOUTH 60 STREET	OMAHA 68106	402-504-1700	S8 ACCEPTED
LA BONNE VIE SOUTH	5315 SOUTH 94 STREET	OMAHA 68127	402-955-0414	S8 ACCEPTED
PAPIO VALLEY APTS	8112 BLONDO STREET	OMAHA 68134	402-551-4243	S8 ACCEPTED