HOUSING FOR OLDER ADULTS: OMAHA & SURROUNDING AREAS

INDEPENDENT RETIREMENT CENTERS cater to older adults who function largely independently. They usually have a manager on-site 24/7, but do not provide nursing or personal care services, such as administering medications or assistance with bathing and dressing. If needed, the resident must purchase these services from outside agencies. Independent Retirement Centers customarily have studio, 1 & 2 bedroom apartments that are either leased on a monthly basis, or purchased outright with an additional monthly maintenance fee. Some or all utility costs may be included in the lease or maintenance fee. Purchase and lease fees at Independent Retirement Centers are not covered by Medicare, Medicaid or long term care insurance. The apartments generally have kitchens and some have washer/dryer hookups. The facility may provide 1-3 daily meals for an optional fee. Light housekeeping, communal laundry facilities, beauty & barber services, a secured entrance and social and recreational activities are common features. Transportation may be provided to doctor appointments and/or for scheduled outings, such as weekly shopping trips. (# Denotes facilities that have both independent and assisted living rooms. See listings under Assisted Living Centers for additional information).

THE ARBORETUM  8141 FARNAM DR., OMAHA. (391-7573)
www.ArboretumOnFarnamDr.com
176 1 & 2 BEDROOM PURCHASED APARTMENTS. 1 DAILY MEAL, EMERGENCY CALL SYSTEM. NO PETS. PURCHASE PRICES: $32,645 - $60,980; MONTHLY MAINTENANCE FEES: $858 - $1538.

BLOOMFIELD FORUM  9804 NICHOLAS ST., OMAHA. (390-9991)
www.bloomfieldforum.com
97 1 & 2 BEDROOM PURCHASED APARTMENTS. 1 DAILY MEAL, NO PETS. PURCHASE PRICES: $30,645 - $171,450. MONTHLY MAINTENANCE FEES: $580 - $1,559.

CROWN POINTE RETIREMENT CENTER  2820 S. 80th ST., OMAHA. (391-7555)
www.crownpointe.net
136 STUDIO, 1 & 2 BEDROOM APARTMENTS. 3 DAILY MEALS, EMERGENCY CALL SYSTEM, SMALL PETS PERMITTED. MONTHLY FEE: $1650 - $2500. ASSISTED LIVING SERVICES AVAILABLE, BUT PURCHASED SEPARATELY.

ELK RIDGE VILLAGE#  19400 ELK RIDGE DR., OMAHA (763-8692)
www.elkridgeseniorliving.com
193 1 & 2 BEDROOM LEASED APARTMENTS AND 52 PURCHASED TOWNHOMES, WASHERS & DRYERS ARE PROVIDED IN EACH UNIT. 1 DAILY MEAL. INTERIOR GARAGE, EMERGENCY CALL SYSTEM. MOVIE THEATER ON SITE, PETS PERMITTED. MONTHLY LEASE FEE: $1975 - $3,350. PURCHASE PRICE: $249,000 & UP PLUS $350 MONTHLY MAINTENANCE FEE. ASSISTED LIVING AND DEMENTIA CARE UNITS ALSO AVAILABLE.
FOUNTAIN VIEW SENIOR LIVING COMMUNITY# 5710 S.108th ST., OMAHA,(596-9033) www.fountainviewseniорliving.com
75 1 & 2 BEDROOM APARTMENTS. 2 DAILY MEALS, EMERGENCY CALL SYSTEM, PETS PERMITTED. MONTHLY FEE: $2100 - $3100. ASSISTED LIVING AND DEMENTIA CARE UNITS ALSO AVAILABLE.

HARMONY COURT 1802 WALL ST., BELLEVUE. (291-4200)
www.harmonycourt.com
86 1 & 2-BEDROOM APARTMENTS. 2 DAILY MEALS, INTERIOR PARKING, EMERGENCY CALL SYSTEM, SMALL PETS PERMITTED, MONTHLY FEE: $1110 - $1340.

IMMANUEL LAKESIDE VILLAGE# 17475 Frances Street, Omaha (829-9020)
An Immanuel Senior Living community, Lakeside Village features the full continuum of care with independent, assisted, memory support and The Lighthouse. Lakeside independent living has 88 1 & 2 bedroom apartment homes that feature a secure, independent living lifestyle. A lake and walking trails nearby along with popular shops and restaurants and Alegent Health Lakeside Hospital make this an ideal place to call home. There are monthly service fees. Assisted living, memory support and nursing home options also available.

IMMANUEL PACIFIC SPRINGS VILLAGE 805 S. 173rd Court, Omaha (691-8434)
An Immanuel Senior Living community, there are 51 1 & 2 bedroom apartment and 46 patio homes that feature a secure, independent living lifestyle. Located on a golf course, Pacific Springs also features a lake and plenty of nature, with the convenience of nearby shops and restaurants. There are monthly service fees.

IMMANUEL THE LANDING AT WILLIAMSBURG VILLAGE# 3500 Faulkner Drive, Lincoln NE (402-420-9535)
An Immanuel Senior Living community, The Landing features 1 & 2 bedroom apartment homes in a secure, independent living lifestyle. Located in south Lincoln, there is plenty of shops and popular restaurants nearby. There are monthly service fees. Assisted Living and memory support are also available.

IMMANUEL VILLAGE# 6803 N. 68th Plaza, Omaha (829-3220)
An Immanuel Senior Living community, Immanuel Village has 92 1 & 2 bedroom apartment homes that feature a secure, independent living lifestyle. Located on an 11-acre campus, Immanuel Village is close to shops, popular restaurants, Alegent Health Immanuel Medical Center and the Immanuel Fontenelle Home. There are monthly service fees. Assisted living is also available.

IMMANUEL TRINITY VILLAGE# 522 W. Lincoln Street, Papillion (614-5500)
An Immanuel Senior Living community, Trinity Village features 40 1 & 2 bedroom apartment homes that feature a secure, independent living lifestyle. Located near a park, there is plenty of nature to take in with the convenience of shops and restaurants nearby. There are monthly service fees. Assisted living is also available.
MAPLE RIDGE  3525 N. 167TH CIRCLE, OMAHA  (614-3160)
http://www.mapleridgeretirement.com/
128 1, 2 & 3 BEDROOM APARTMENTS. A NON-SMOKING FACILITY. DAILY CONTINENTAL BREAKFAST, LUNCH BUFFET AND FULL DINNER. EMERGENCY CALL SYSTEM, VALET PARKING, MOVIE THEATER ON SITE. SMALL PETS PERMITTED. MONTHLY FEE: $1765 - $3190.

MASONIC MANOR  801 S. 52nd ST., OMAHA. (558-3161) www.masonicmanor.com
237 STUDIO, 1 & 2 BEDROOM PURCHASED APARTMENTS. 2 DAILY MEALS, EMERGENCY CALL SYSTEM, INTERIOR GARAGE, NO PETS. PURCHASE PRICES: $35,118 - $70, 236. MONTHLY MAINTENANCE FEES: $464 - $927.

NEW CASSEL RETIREMENT CENTER #  900 N. 90th ST., OMAHA. (393-2277)
www.newcassel.org
182 STUDIO, 1 & 2 BEDROOM INDEPENDENT & ASSISTED LIVING APARTMENTS. 3 DAILY MEALS, CHAPEL, EMERGENCY CALL SYSTEM, ADULT DAY CARE PROGRAM ON SITE, PETS PERMITTED (BIRDS & FISH ONLY). MONTHLY FEE: $1400 - $2660 (ASSISTED CARE SERVICES ARE EXTRA). SECTION 8 RENT SUBSIDY ACCEPTED.

NYE SQUARE#  655 W. 23 ST., FREMONT. (721-9224) www.nyeseniorservices.com
139 STUDIO, 1 & 2 BEDROOM APARTMENTS. CHAPEL, EMERGENCY CALL SYSTEM. NO PETS. DAILY FEE: $28.90 - $75.20. ASSISTED LIVING UNITS ALSO AVAILABLE

REMINGTON HEIGHTS#  12606 W. DODGE RD., OMAHA. (493-5807)
77 STUDIO, 1 & 2 BEDROOM APARTMENTS. 3 DAILY MEALS, EMERGENCY CALL SYSTEM, PETS PERMITTED. MONTHLY FEE: $1815 - $3490. ASSISTED LIVING UNITS ALSO AVAILABLE.

RICHMONT VILLAGE  702 FORT CROOK RD. SOUTH, BELLEVUE (291-9800)
99 1 & 2 BEDROOM APARTMENTS AND LEASED OR PURCHASED TOWNHOMES. DAILY CONTINENTAL BREAKFAST AND FULL LUNCH, INTERIOR PARKING, CHAPEL, MOVIE THEATER ON SITE. SMALL PETS PERMITTED. MONTHLY APARTMENT FEE: $1280 - $1670, MONTHLY TOWNHOME LEASE: $1550; TOWNHOME PURCHASE PRICE: $195,000 WITH $125 MONTHLY MAINTENANCE FEE.

SKYLINE RETIREMENT COMMUNITY  7350 GRACELAND DR., OMAHA (572-5761)
www.skylinerc.com
285 STUDIO, 1 & 2 BEDROOM APARTMENTS. LEASED OR PURCHASED. 2 DAILY MEALS, EMERGENCY CALL SYSTEM, PETS PERMITTED. FEES: $1200 - $2500 (LEASE); $20,000 - $75,000 (PURCHASE) WITH MONTHLY MAINTENANCE FEES OF $850 - $1500. ASSISTED LIVING UNITS AND A NURSING HOME ALSO AVAILABLE.
**SOUTHVIEW HEIGHTS** 5110 S. 49th ST., OMAHA. (731-2118)
www.southviewheightsomaha.com
58 1 & 2 BEDROOM APARTMENTS. 2 DAILY MEALS, EMERGENCY CALL SYSTEM, CHAPEL, SMALL PETS PERMITTED (NO DOGS). DAILY FEE: $34.50 - $45.50. ASSISTED LIVING UNITS ALSO AVAILABLE.

**SUNRIDGE VILLAGE** 13410 BLONDO ST., OMAHA (496-0116)
www.sunridgeomaha.com
85 1 & 2 BEDROOM APARTMENTS. DAILY CONTINENTAL BREAKFAST AND EVENING MEAL, INTERIOR GARAGE, EMERGENCY CALL SYSTEM, PETS PERMITTED (CATS & BIRDS ONLY). MONTHLY FEE: $1700 - $2400.

**THE WELLINGTON** 501 E. GOLD COAST RD., PAPILLION. (331-3101)
www.thewellingtonlife.com
79 STUDIO, 1 & 2 BEDROOM APARTMENTS. 1 DAILY MEAL, EMERGENCY CALL SYSTEM, CHAPEL, SMALL PETS PERMITTED. MONTHLY FEE: $790 - $1,410.

**WALNUT GROVE** 4901 S. 153rd ST., OMAHA. (861-1611)
www.walnutgroveretirement.net
128 1 & 2 BEDROOM APARTMENTS. 3 DAILY MEALS, EMERGENCY CALL SYSTEM, VALET PARKING, MOVIE THEATER ON SITE, PETS PERMITTED. MONTHLY FEE: $2060 - $3490.

**WESTMINSTER COURT** 7323 SHIRLEY ST., OMAHA. (392-1542)
44 2 & 3 BEDROOM APARTMENTS. 2 DAILY MEALS, NO PETS. MONTHLY FEE: $1165 - $1445.
ASSISTED LIVING FACILITIES provide the amenities of independent retirement facilities, plus personal care services such as help with bathing, dressing and administration of medications; three daily meals, linen and personal laundry services, an emergency call system and more oversight by the staff. The cost for personal care services may be included with, or added to, the basic room and board fees. The total cost may depend upon the type and frequency of care services used. Medicare does not pay for room, board or care services. Residents pay out of pocket, or rely upon coverage from private long term care insurance. Some facilities accept payment from the Medicaid Waiver Program and the Veterans Administration.

While most assisted living facilities have at least some residents who suffer from dementia, not all assisted living facilities offer specialized dementia care. If your loved-one suffers from dementia, you should determine if the facility staff is trained to provide dementia care, if the social and recreational activities at the facility are geared to residents with dementia and if the facility is designed to accommodate behaviors common to persons with moderate and advanced dementias, such as wandering, agitation and bowel and bladder accidents. (*Denotes facilities that provide specialized dementia care)

AUTUMN POINTE  501 N. 13TH ST., FORT CALHOUN (468-4700)
34 STUDIO, 1 & 2 BEDROOM APARTMENTS. PETS PERMITTED. MONTHLY FEE: $1875 - $3600 (SOME CARE SERVICES COST EXTRA). **ACCEPTS MEDICAID WAIVER FUNDING**

BICKFORD COTTAGE  7337 HICKORY ST., OMAHA (391-3000)
www.bickfordcottage.com
37 STUDIO & 1 BEDROOM APARTMENTS. PETS PERMITTED. DAILY FEE: $89.00 - $169.00 (CARE SERVICES INCLUDED). **ACCEPTS MEDICAID WAIVER FUNDING AFTER 24 MONTHS OF RESIDENCE.**

BICKFORD COTTAGE;  11308 BLONDO ST., OMAHA 491-0400) www.bickfordcottage.com
40 STUDIO & 1 BEDROOM APARTMENTS. PETS PERMITTED. MONTHLY FEE: $2800 - $5000 (CARE SERVICES INCLUDED). **ACCEPTS MEDICAID WAIVER FUNDING**

BRIGHTON GARDENS*  9220 WESTERN AVE., OMAHA. (393-7313)
www.sunriseseniorliving.com
61 ASSISTED LIVING SUITES, A 45-BED SKILLED NURSING UNIT AND A 44-BED DEMENTIA CARE UNIT. PETS PERMITTED. MONTHLY FEE: ASSISTED LIVING: $2600 - $3600 (CARE SERVICES EXTRA); DEMENTIA UNIT: $4700 (CARE SERVICES INCLUDED). **ACCEPTS MEDICAID WAIVER AFTER 36 MONTHS OF RESIDENCE.**

BROOKESTONE*  4330 S. 144th ST., OMAHA. (614-4000) www.brookestone.com
120 STUDIO AND 1 BEDROOM SKILLED-CARE ROOMS (60 FOR DEMENTIA CARE). MONTHLY FEE: $6000 - $7000 (SOME CARE SERVICES COST EXTRA).
CARTER HOUSE  1028 JOANN DR., BLAIR (426-1977) www.alcco.com
30 STUDIO, & 1 BEDROOM APARTMENTS. SMALL PETS PERMITTED. MONTHLY FEE: $2640 - $5010 (CARE SERVICES INCLUDED). **ACCEPTS MEDICAID WAIVER FUNDING FOR CURRENT RESIDENTS ONLY.**

CROWELL MEMORIAL HOME  245 S. 22nd ST., BLAIR (426-2177)
22 STUDIO & ONE BEDROOM ASSISTED LIVING APARTMENTS ADJOINING CROWELL NURSING HOME. EMERGENCY CALL SYSTEM, NO PETS. MONTHLY FEE: $1455 - $2585. **ACCEPTS MEDICAID WAIVER FUNDING**

DOUGLAS COUNTY HEALTH CENTER  4102 WOOLWORTH AVE., OMAHA (444-7000) 21 APARTMENTS. (LONG WAITING LIST) **RESIDENTS MUST QUALIFY FOR MEDICAID WAIVER FUNDING.**

ELK RIDGE VILLAGE*  19400 ELK RIDGE DR., OMAHA, NE  (763-8692) www.elkridgeseniorliving.com
52 ASSISTED LIVING APARTMENTS AND 16 DEMENTIA CARE SUITES. NO PETS. MONTHLY FEE: $3200 - $4500, (ASSISTED LIVING) CARE SERVICES EXTRA; $4450 - $4800, (DEMENTIA SUITES) CARE SERVICES INCLUDED. INDEPENDENT APARTMENTS AND TOWNHOMES ALSO AVAILABLE.

FLORENCE HOME ASSISTED LIVING FACILITY  7915 N. 30th ST., OMAHA. (827-6000) www.mgi-seniors.org
74 PRIVATE APARTMENTS NEXT TO FLORENCE NURSING HOME. SMALL PETS PERMITTED. MONTHLY FEE: $1625 - $2340.(SOME CARE SERVICES COST EXTRA). **ACCEPTS MEDICAID WAIVER FUNDING.**

FOUNTAIN VIEW SENIOR LIVING COMMUNITY*  5710 S. 108th ST., OMAHA.(596-9033) www.fountainviewseniorliving.com
24 1 & 2 BEDROOM ASSISTED LIVING APARTMENTS AND 15 DEMENTIA CARE SUITES. NO PETS. MONTHLY FEE: $3700 - $5000 (ASSISTED LIVING); $4608 (DEMENTIA CARE). CARE SERVICES INCLUDED.

GOLDEN LIVING - SORENSEN CENTER  4809 REDMAN AVE. OMAHA (455-5025)
10 STUDIO APARTMENTS. NO PETS. DAILY FEE: $59.00. (CARE SERVICES INCLUDED) **ACCEPTS MEDICAID WAIVER FUNDING.**

GRANVILLE ASSISTED LIVING CENTER  8507 GRANVILLE PARKWAY, LA VISTA.(933-6405)
40 STUDIO, 1 & 2 BEDROOM APARTMENTS. SMALL PETS PERMITTED. MONTHLY FEE: $2200 - $4500. (CARE SERVICES INCLUDED). **ACCEPTS MEDICAID WAIVER FUNDING.**

HERITAGE POINTE*  16811 - 16821 BURDETTE ST., OMAHA (933-2561) www.hmcscare.com
88 STUDIO, 1 & 2 BEDROOM ASSISTED LIVING APARTMENTS AND 20 DEMENTIA CARE UNITS. ADULT DAY CARE CENTER, RESPITE ROOMS, CHAPEL & THEATER ON SITE, PETS PERMITTED IN ASSISTED LIVING. DAILY FEE: $83.00 - $180.00 (ASSISTED LIVING); $153.00 (DEMENTIA CARE) SOME CARE SERVICES
COST EXTRA; $120.00 (SHORT-TERM RESPITE); AND $55.00 (ADULT DAY CARE). (OPEN AUGUST 2007)

**HICKORY VILLA**  7315 HICKORY ST., OMAHA. (392-0767)
www.hickoryvillaomaha.com
51 1-BEDROOM SUITES. SMALL PETS PERMITTED. MONTHLY FEE: $2600 - $3700 (CARE SERVICES INCLUDED). **ACCEPTS MEDICAID WAIVER FUNDING.**

**HOUSE OF HOPE**  * 4801 N. 52nd ST., OMAHA (827-6060) www.mgi-seniors.org
64 STUDIO & 1 BEDROOM APARTMENTS FOR PERSONS WITH MILD TO MODERATE DEMENTIA. SMALL PETS PERMITTED. FACILITY IS ADJACENT TO ROYAL OAKS RETIREMENT CENTER. MONTHLY FEE: $4245 - $5040. **ACCEPTS MEDICAID WAIVER FUNDING.**

**IMMANUEL LAKESIDE VILLAGE**  * 17475 FRANCES ST., OMAHA (829-9020).
The Immanuel Senior Living community features 40 studio, 1 & 2 bedroom apartment homes for seniors who need assistance with personal care, health maintenance and other activities of daily living. There are monthly service fees. Independent, memory support and long-term care residences are also available.

**IMMANUEL VILLAGE**  6803 N. 68th Plaza, Omaha (829-3220)
The Immanuel Senior Living community features 36 1 & 2 bedroom apartment homes for seniors who need assistance with personal care, health maintenance and other activities of daily living. There are monthly service fees. Independent living is also available.

**IMMANUEL THE LANDING AT WILLIAMSPURG VILLAGE**  * 3500 Faulkner Drive, Lincoln NE (402-420-9535)
The Immanuel Senior Living community features 33 1 & 2 bedroom apartment homes for seniors who need assistance with personal care, health maintenance and other activities. There are monthly service fees. Independent living and memory support are also available.

**IMMANUEL TRINITY VILLAGE**  522 W. Lincoln Street, Papillion (614-5500)
The Immanuel Senior Living community features 30 1 & 2 bedroom apartment homes for seniors who need assistance with personal care, health maintenance and other activities of daily living. There are monthly service fees. Independent living is also available.

**LINDENWOOD NURSING HOME**  910 S. 40th ST., OMAHA. (342-2015)
12 PRIVATE/SEMI-PRIVATE ROOMS IN THE NURSING HOME. PETS PERMITTED. MONTHLY FEE: $1627 - $2283 (CARE SERVICES INCLUDED). **ACCEPTS MEDICAID WAIVER FUNDING.**

**MABLE ROSE ESTATES**  * 4609 HILLTOP ST. PAPILLION. (291-9777)
www.hillcresthealth.com
46 1 & 2 BEDROOM ASSISTED LIVING APARTMENTS, AND A 28 ROOM DEMENTIA CARE UNIT. ADULT DAY CARE PROGRAM ON SITE. SMALL PETS PERMITTED IN ASSISTED LIVING UNITS. MONTHLY FEE: $2877 - $3377
(ASSISTED LIVING): $4200 (DEMENTIA CARE) CARE SERVICES INCLUDED. **ACCEPTS MEDICAID WAIVER AFTER 18 MONTHS OF RESIDENCE.**

**MARQUIS PLACE ASSISTED LIVING*** 20800 W. MAPLE RD., OMAHA (289-9229)
www.marquisplaceofelkhorn.com
44 STUDIO & 1 BEDROOM ASSISTED LIVING APARTMENTS AND A 20-BED DEMENTIA CARE UNIT. PETS PERMITTED IN ASSISTED LIVING. MONTHLY FEE: $2350 - $3450 (ASSISTED LIVING); $3700 - $4000 (DEMENTIA CARE) CARE SERVICES INCLUDED.

**NEW CASSEL RETIREMENT CENTER** 900 N. 90th ST., OMAHA. (393-2277)
www.newcassel.org
182 STUDIO, 1 & 2 BEDROOM INDEPENDENT AND ASSISTED LIVING APARTMENTS. ADULT DAY CARE PROGRAM ON SITE, PETS PERMITTED (BIRDS & FISH ONLY). MONTHLY FEE: $1400 - $2660 (CARE SERVICES EXTRA). **SECTION 8 RENT SUBSIDY ACCEPTED.**

**NYE COURTE** 655 W. 23rd ST., FREMONT. (721-9224) www.nyeseniorservices.com
44 STUDIO APARTMENTS. NO PETS. DAILY FEE: $61.50 - $94.00 (CARE SERVICES EXTRA). **ACCEPTS MEDICAID WAIVER FUNDING FOR CURRENT RESIDENTS ONLY.**

**ORCHARD GARDENS** 1006 S. MAYNE ST., VALLEY, NE (359-4884)
www.douglascountyhousing.com/orchardgardens.html
48 1 & 2 BEDROOM APARTMENTS. PETS PERMITTED (CATS, BIRDS & FISH ONLY). MONTHLY FEE: $2650 - $2850 (CARE SERVICES EXTRA). **ACCEPTS MEDICAID WAIVER FUNDING.**

**PARSONS HOUSE*** 14325 EAGLE RUN DR., OMAHA. (498-9554)
www.parsonshouseoneaglerun.com
82 STUDIO, 1 & 2 BEDROOM ASSISTED LIVING APARTMENTS AND 46 PRIVATE DEMENTIA CARE UNITS. PETS PERMITTED IN ASSISTED LIVING. MONTHLY FEES: $2425 - $5250 (ASSISTED LIVING) CARE SERVICES EXTRA; $4275 - $46250 (DEMENTIA CARE) CARE SERVICES INCLUDED. **ACCEPTS MEDICAID WAIVER FUNDING AFTER 24 MONTHS OF RESIDENCE.**

**PATHFINDER HOUSE** 3010 N. CLARKSON, FREMONT (721-7714)
www.alcco.com
39 STUDIO & 1 BEDROOM APARTMENTS. SMALL PETS PERMITTED. MONTHLY FEE: $50 - $60 PER DAY, CARE SERVICES EXTRA. **ACCEPTS MEDICAID WAIVER FUNDING.**

**REMINGTON HEIGHTS RETIREMENT CENTER** 12606 W. DODGE RD., OMAHA. (493-5807)
65 STUDIO, 1 & 2 BEDROOM APARTMENTS, PETS PERMITTED. MONTHLY FEE: $2310 - $5195 (CARE SERVICES INCLUDED). FACILITY ALSO PROVIDES NON-MEDICAL COMPANION SERVICES FOR AN EXTRA FEE. INDEPENDENT & SHORT-TERM RESPITE CARE APARTMENTS AVAILABLE.
ROYALE OAKS RETIREMENT CENTER  * 4801 N. 52nd ST., OMAHA. (827-6060)
www.mgi-seniors.org
42 STUDIO AND 2-ROOM SUITES, SMALL PETS PERMITTED. MONTHLY FEE: $2335 - $2950 (CARE SERVICES EXTRA). HOUSE OF HOPE DEMENTIA CARE FACILITY IS ADJACENT. ACCEPTS MEDICAID WAIVER FUNDING.

SHALIMAR GARDENS  749 EAST 29th ST., FREMONT (721-1616)
www.shalimargardensonline.com
65 STUDIO, 1 AND 2 BEDROOM APARTMENTS, PETS PERMITTED. MONTHLY FEE: $77.50 - $117.00 PER DAY (CARE SERVICES EXTRA). ACCEPTS MEDICAID WAIVER FUNDING AFTER 24 MONTHS OF RESIDENCE.

SHEPHERD'S VILLAGE  2290 WRIGHT ST., BLAIR (426-3586)
12 1 BEDROOM APARTMENTS ADJOINING GOOD SHEPHERD NURSING HOME. NO PETS. MONTHLY FEE: $1500 - $3500 (CARE SERVICES INCLUDED). ACCEPTS MEDICAID WAIVER FUNDING.

SILVER RIDGE*  20332 HACKBERRY DR., GRETNA(332-4280) www.silverridge-gretna.com
60 STUDIO, 1 & 2 BEDROOM ASSISTED LIVING APARTMENTS, AND A 28 DEMENTIA CARE UNITS. NO PETS. MONTHLY FEE: $1980 - $3375 (ASSISTED LIVING) CARE SERVICES EXTRA); $3625 - $3940 (DEMENTIA CARE) CARE SERVICES INCLUDED).

SKYLINE RETIREMENT COMMUNITY  7350 GRACELAND DR., OMAHA. (572-5761)  www.skylinerc.com
ASSISTED LIVING APARTMENTS. INDEPENDENT APARTMENTS AND NURSING HOME ON-SITE. MONTHLY FEE: (CALL FOR INFORMATION). ACCEPTS MEDICAID WAIVER FUNDS.

SOUTHVIEW HEIGHTS  5110 S. 49th ST., OMAHA. (731-2118)
www.southviewheightsomaha.com
58 1 & 2 BEDROOM APARTMENTS. 3 MEALS, SMALL PETS PERMITTED (NO DOGS). DAILY FEE: $62.50 - $78.50 (CARE SERVICES INCLUDED). ACCEPTS MEDICAID WAIVER FUNDING.

ST. JOSEPH TOWER  2205 S. 10TH ST., OMAHA. (952-5000)
www.stjosephtower.com
101 1 BEDROOM APARTMENTS. CHAPEL, NO PETS. DAILY FEE: $76.00 - $111.00, (CARE SERVICES EXTRA). ACCEPTS MEDICAID WAIVER FUNDING.

THE WATERFORD AT MIRACLE HILLS  11909 MIRACLE HILLS DR., OMAHA (431-0011) www.capitalsenior.com
64 STUDIO, 1 & 2 BEDROOM APARTMENTS. SMALL PETS PERMITTED. MONTHLY FEE: $2450 - $3675 (SOME CARE SERVICES COST EXTRA). ACCEPTS MEDICAID WAIVER FUNDING AFTER 12 MONTHS OF RESIDENCE.
THE WATERFORD AT ROXBURY PARK 5720 S. 108th ST., OMAHA (537-0544)
www.capitalsenior.com
62 STUDIO, 1 & 2 BEDROOM APARTMENTS. SMALL PETS PERMITTED. MONTHLY FEE: $2635 - $3900 (SOME CARE SERVICES COST EXTRA). **ACCEPTS MEDICAID WAIVER FUNDING AFTER 12 MONTHS OF RESIDENCE.**

THE WATERFORD AT WOOD BRIDGE 1913 HIGHWAY 34E, PLATTSMOUTH (296-5133) www.capitalsenior.com
40 STUDIO & 1 BEDROOM APARTMENTS. PETS PERMITTED. MONTHLY FEE: $2640 - $3235 (SOME CARE SERVICES COST EXTRA). **ACCEPTS MEDICAID WAIVER FUNDING.**

VIA CHRISTE * 3636 CALIFORNIA ST., OMAHA (551-5557) www.viachriste.com
34 1 & 2 ROOM ASSISTED LIVING APARTMENTS AND 21 DEMENTIA CARE APARTMENTS. SMALL PETS PERMITTED. MONTHLY FEE: $2525 - $4800 ASSISTED LIVING (CARE SERVICES EXTRA); $3150 - $7650 DEMENTIA CARE (CARE SERVICES INCLUDED). **ACCEPTS MEDICAID WAIVER FUNDING.**

VICTORIA GARDENS * 1702 HILLCREST DR., BELLEVUE. (291-8500) www.hillcresthealth.com
24 STUDIO ROOMS & SUITES FOR DEMENTIA CARE ADJACENT TO HILLCREST NURSING HOME. PETS PERMITTED. MONTHLY FEE: $3955 - $4280 (CARE SERVICES INCLUDED). **ACCEPTS MEDICAID WAIVER FUNDING AFTER 18 MONTHS OF RESIDENCE.**

WEL LIFE 801 N. ADAMS ST. PAPILLION. (339-1775)
42 STUDIO, 1 & 2 BEDROOM SUITES. NO PETS. MONTHLY FEE: $1200 - $2000 (CARE SERVICES EXTRA). **ACCEPTS MEDICAID WAIVER FUNDING.**

WESTGATE ASSISTED LIVING 3030 S. 80th ST. OMAHA. (391-8566)
71 STUDIO & 1 BEDROOM APARTMENTS. PETS PERMITTED. MONTHLY FEE: $2200 - $3030 (CARE SERVICES EXTRA). **ACCEPTS VA RENT SUBSIDY.**
DEMENTIA RESIDENCES are group homes for persons with dementia. They are located in residential neighborhoods and house an average of 5-10 residents. They have a 24-hour care staff that prepares three daily meals, provides personal care, administers medications and organizes and supervises resident activities. Exterior doors are usually locked or have an alarm system to prevent residents from wandering outdoors. Residents are generally in the mild to moderate stages dementia, are ambulatory and do not require heavy nursing care. Some homes do provide Hospice care for residents in the terminal stages of their disease. The monthly fee is paid out-of-pocket or by private long term care insurance. Most dementia residences do not accept Medicaid or Medicaid Waiver payments.


EDGEWOOD VISTA 17620 POPPLETON AVE., OMAHA. (333-5749); 2910 N. CLARKSON ST., FREMONT (753-8800) www.edgewoodvista.com PRIVATE & SEMI-PRIVATE ROOMS, ADULT DAY CARE AND RESPITE SERVICES AVAILABLE. PETS. PERMITTED ONLY IN FREMONT. MONTHLY FEE: $3600 - $4100 (OMAHA) AND $3373 - $4000 (FREMONT). CARE SERVICES INCLUDED.

IMMANUEL LAKESIDE VILLAGE 17475 Frances Street, Omaha (829-9020) The Immanuel Senior Living community features 12 apartment homes for seniors who require personalized Memory Support programs and services. Our goal is to provide a safe and secure environment with the familiar comforts of home and the supportive care of professionally trained staff. There are monthly service fees. Independent, assisted and long-term care residences are also available.

IMMANUEL THE LANDING AT WILLIAMSBURG VILLAGE 3500 Faulkner Drive, Lincoln NE (402-420-9535) The Immanuel Senior Living community features 14 apartment homes for seniors who require personalized Memory Support programs and services. Our goal is to provide a safe and secure environment with the familiar comforts of home and the supportive care of professionally trained staff. There are monthly service fees. Independent and assisted living support are also available.

LYNDHURST HOUSE 915 N. “H” ST., FREMONT (727-4731) 16 PRIVATE/SEMI-PRIVATE ROOMS, NO PETS. FEE: $2900 - $4500 (CARE SERVICES INCLUDED). ACCEPTS MEDICAID WAIVER FUNDING.
SILVER MEMORIES 8001 MAPLE ST. AND 617 MORRISON DR., OMAHA. (393-4960).
PRIVATE & SEMI-PRIVATE ROOMS. FEES: $125 PER DAY (MAPLE ST.) AND $4700 PER MONTH (MORRISON DRIVE). CARE SERVICES INCLUDED.

INCOME-BASED SENIOR APARTMENTS are apartment buildings or complexes for lower-income older persons. They are usually owned/managed by private real estate management companies or by the local housing authorities. Through federal grants, they can offer reduced monthly rents to their tenants, based on income. Amenities include studio, 1-2 bedroom apartments with kitchens, laundry facilities and paid utilities. Meals, housekeeping, transportation and personal care services are generally not provided, unless otherwise specified.

BELLEVUE PLACE 1808 WARREN ST., BELLEVUE. (292-0423)
42 1 BEDROOM APARTMENTS, EMERGENCY CALL SYSTEM. SMALL PETS PERMITTED.

BELLEWOOD COURTS 1002 BELLEWOOD COURT, BELLEVUE. (331-6882)
48 STUDIO & 1 BEDROOM APARTMENTS. EMERGENCY CALL SYSTEM, SMALL PETS PERMITTED.

BELLEWOOD SOUTH 1701 BELLEWOOD COURT SOUTH, BELLEVUE. (292-3300)
36 STUDIO & 1 BEDROOM APARTMENTS. (SAME INFO AS FOR BELLEWOOD COURTS).

BENN VIEW APARTMENTS 15652 N. FOURTH ST., BENNINGTON. (444-6203)
www.douglascountyhousing.com/programs.html
24 1 BEDROOM APARTMENTS, SMALL PETS PERMITTED.

CAMELOT VI APARTMENTS 9415 CADY AVE., OMAHA. (397-5445)
60 1 BEDROOM APARTMENTS, RESIDENT MANAGER. SMALL PETS PERMITTED.

CENTRAL PARK TOWER 1511 FARNAM ST., OMAHA. (341-5130)
64 STUDIO & 1 BEDROOM APARTMENTS, SECURITY SYSTEM. SMALL PETS PERMITTED.

CONCORD SQUARE APARTMENTS 2120 PAUL ST., OMAHA. (341-1019)
1 BEDROOM APARTMENTS. SMALL PETS PERMITTED.

CORRIGAN HEIGHTS 5945 S. 39th ST, OMAHA. (592-5760)
34 STUDIO & 1 BEDROOM APARTMENTS NEXT TO CORRIGAN SENIOR CENTER. SMALL PETS PERMITTED.

DEFREESE MANOR 2669 DODGE ST., OMAHA. (345-0622)
51 1 BEDROOM APARTMENTS, SECURITY SYSTEM, SMALL PETS PERMITTED.
DURHAM-BOOTH MANOR   923 N. 38th ST., OMAHA. (898-5880)
48 1 BEDROOM APARTMENTS MANAGED BY THE SALVATION ARMY.
EMERGENCY CALL SYSTEM. CASE MANAGEMENT SERVICES, SMALL PETS
PERMITTED.

IMMANUEL COURTYARD   6757 Newport Ave. Suite 100 Omaha (829-2912)
The Immanuel Senior Living community features 70 1 and 2 bedroom, independent
living apartments in a secure environment with a manager and service coordinator on
site. There are many resident-driven activities to choose from, ENOA sponsored
weekday meals, and pastoral care. Rent is based on adjusted monthly income. Must be
at least 55-years-old to apply.

IMMANUEL COURTYARD ASSISTED LIVING   6759 Newport Ave. Suite 100 Omaha
(829-2990)
The Immanuel Senior Living community features 64 1 bedroom and four 2 bedroom
apartment homes for seniors who need assistance with personal care, health
maintenance and other activities of daily living. Assisted Living at Immanuel Courtyard
is certified as a Medicaid Waiver Assisted Living provider. The community does have
certain age and income requirements.

IMMANUEL TRINITY COURTYARD   620 W. Lincoln, Papillion (614-1900)
The Immanuel Senior Living community features 80 1 bedroom, independent living
apartments in a secure environment with a service coordinator on site. There are lots of
activities to choose from and pastoral care. Small pets are permitted and monthly fee
based on adjusted monthly income. Must be at least 62-years-old to apply.

J.C. WADE SENIOR VILLA   3464 OHIO ST., OMAHA. (391-7260)
50 1 BEDROOM APARTMENTS, SECURE ENTRANCE. NO PETS.

KELLOM GARDENS   1313 N. 26th ST., OMAHA (341-1019)
1 & 2 BEDROOM APARTMENTS. MONTHLY RENT: 30% OF INCOME WITH RENT
SUBSIDY.

KINGS GATE SENIOR APARTMENTS   7055 CROWN POINT AVE, OMAHA.
(571-7910)
180 1 & 2 BEDROOM APARTMENTS WITH LAUNDRY HOOK-UPS. SECURE
ENTRANCE, FITNESS CENTER, COMPUTER ROOM, SMALL PETS PERMITTED,
GARAGES (ADDITIONAL FEE) ACCEPTS SECTION 8 RENT SUBSIDY.

LEO VAUGHN MANOR   3325 FONTENELLE BLVD., OMAHA. (453-1070)
37 STUDIO, 1 & 2 BEDROOM APARTMENTS, NO PETS.

LIVINGSTON PLAZA   303 S. 132nd ST., OMAHA. (330-3995)
52 1 & 2 BEDROOM APARTMENTS, SMALL PETS PERMITTED.

MILLARD MANOR   12835 DEAUVILLE DR., MILLARD. (896-2319)
51 STUDIO & 1 BEDROOM APARTMENTS, EMERGENCY CALL SYSTEM,
TRANSPORTATION, ACTIVITIES, SMALL PETS PERMITTED.
MISSION HOUSE VUE APARTMENTS  406 E. MISSION AVE., BELLEVUE. (292-0423).
42 1 BEDROOM APARTMENTS EMERGENCY CALL SYSTEM, SMALL PETS PERMITTED.

MONARCH VILLA EAST  301 E. CEDARDALE RD., PAPILLION. (331-6882)
65 STUDIO & 1 BEDROOM APARTMENTS, ACTIVITIES, EMERGENCY CALL SYSTEM. SMALL PETS PERMITTED.

MONARCH VILLA WEST  201 E. CEDARDALE RD., PAPILLION. (331-6882)
46 STUDIO & 1 BEDROOM APARTMENTS. (OTHER INFORMATION THE SAME AS FOR MONARCH VILLA).

NORTH ACRES APARTMENTS  5449 N. 108th ST., OMAHA. (444-6203)
www.douglascountyhousing.com/programs.html
40 1 BEDROOM APARTMENTS, SMALL PETS PERMITTED.

OAK VALLEY APARTMENTS  12555 KRUG AVE., OMAHA. (333-9888)
60 1 BEDROOM APARTMENTS, SMALL PETS PERMITTED.

OMAHA HOUSING AUTHORITY SENIOR APARTMENT BUILDINGS  (444-6900)
BENSON TOWER  5900 N.W. RADIAL HWY.
CROWN TOWER  5904 HENNINGER DR.
FLORENCE TOWER  5100 FLORENCE BLVD.
HIGHLAND TOWER  2500 "B" ST.
K.J. TOWER  4500 S 25th ST.
JACKSON TOWER  600 S 27th ST.
PARK TOWER  1501 PARK AVE.
NORTH
PARK TOWER  1601 PARK AVE.
SOUTH
PINE TOWER  1500 PINE ST.
UNDERWOOD TOWER  4850 UNDERWOOD AVE
STUDIO, 1 & 2 BEDROOM APARTMENTS, NOON MEAL SITES AND PUBLIC HEALTH CLINICS AT SOME LOCATIONS, EMERGENCY CALL SYSTEM, SMALL PETS PERMITTED. (ONLY TWO OF THE HIGH-RISES ARE RESTRICTED TO ELDERLY RESIDENTS).

PAPIO VALLEY APARTMENTS  2000 N. 81st COURT, OMAHA. (592-5760)
16 2 BEDROOM WHEEL CHAIR ACCESSIBLE APARTMENTS, SMALL PETS PERMITTED.
PARK EAST TOWER 539 S. 26th AVE., OMAHA. (345-3168)
100 1 BEDROOM APARTMENTS (SOME ARE WHEEL CHAIR ACCESSIBLE). SECURITY SYSTEM, SMALL PETS PERMITTED.

PILGRIM HEIGHTS APARTMENTS 1315 N. 26th ST., OMAHA (341-1019)
1 BEDROOM APARTMENTS. SMALL PETS PERMITTED.

RALSTON HOUSE 7301 “Q” ST. RALSTON (339-9014)
97 ONE & TWO BEDROOM APARTMENTS WITH LAUNDRY HOOK-UPS ADJACENT TO THE RALSTON SENIOR CENTER. GARAGES, SECURED ENTRANCE.

SEVEN OAKS OF FLORENCE 3439 STATE ST., OMAHA. (451-4477)
77 STUDIO, 1 & 2 BEDROOM APARTMENTS. NOON MEAL SERVED MON.- FRI., NON-MEDICAL TRANSPORTATION, EMERGENCY CALL SYSTEM, HEALTH MAINTENANCE CLINIC, CASEMANAGER. SMALL PETS PERMITTED. MONTHLY RENT 30% OF INCOME WITH RENT SUBSIDY.

TREGARON SENIOR RESIDENCES 2815 GREENWALD DR., BELLEVUE. (292 1818) www.TregaronSeniorResidences.com
143 1 & 2 BEDROOM APARTMENTS WITH LAUNDRY HOOK-UPS. TRANSPORTATION, WEEKLY VISITING NURSE CLINIC, SMALL PETS PERMITTED. MONTHLY RENT: $625 - $800. (INCOME LIMITS APPLY, SECTION 8 RENT SUBSIDY ACCEPTED)

VALLEY HEIGHTS APARTMENTS 309-317 WEST MEIGS, VALLEY. (444-6203) www.douglascountyhousing.com/programs.html
16 1 BEDROOM APARTMENTS. SMALL PETS PERMITTED.

VALLEY VIEW APARTMENTS 400 WEST MEIGS, VALLEY. (444-6203)
28 1 BEDROOM APARTMENTS. (INFO. SAME AS FOR VALLEY HEIGHTS APARTMENTS).

VILLE DE SANTE TERRACE 6202 VILLE DE SANTE DR. OMAHA (504-1700)
1 & 2 BEDROOM APARTMENTS. WASHER/DRYER PROVIDED IN EACH UNIT. SMALL PETS PERMITTED. MONTHLY RENT: 30% OF INCOME WITH RENT SUBSIDY.

WOODGATE 7800 VANE ST., OMAHA,(444-6203) www.douglascountyhousing.com/programs.html
20 2 & 3 BEDROOM HANDICAP-ACCESSIBLE TOWN HOMES. PETS PERMITTED. MONTHLY RENT: 30% OF INCOME WITH RENT SUBSIDY. (INCOME LIMITS APPLY)
Additional Considerations:
* Residential facilities where living units are purchased refer to this as an entrance fee or a “buy-in”. This generally means that the resident must sell the unit back to the facility, and cannot sell it privately.
* For residential and assisted living facilities, the fees quoted are for ONE individual. For a couple, there may be an additional fee averaging $300 - $700 per month.
* Fees quoted for assisted living facilities may not include some or all personal care services. These charges may range from $300 - $1,000 extra depending upon the level of care required.
* Assisted Living Facilities that accept Medicaid Waiver funding may not do so for their dementia units. They may restrict the number/size of assisted living units available for those seeking admission under Waiver, usually giving first preference to current residents who must go on Waiver.
* Facilities that permit pets may restrict the size/type of animal, and charge a non-refundable pet deposit. Pets are usually permitted only for those residents who can independently care for the pet, and units for pet owners may be restricted to certain locations within the facility.

This is meant to be a timely and comprehensive directory of apartments, and residential and assisted living retirement centers for older adults in the Omaha metropolitan area. It is not an endorsement of any particular facility listed. Information in this list is current to March 2007. Please contact individual facilities for updated information.

Compiled by: Susan V. Murray, CMSW, LMHP
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