

## Summer Hill Apartments and Townhomes

Summer Hill Townhomes and Apartments are located on the west side of S. 56th Street south of Pine Lake Road. Forty Townhomes sit on the south side of Union Hill Road on private drives. All forty units feature:

- ❖ Three bedrooms
- ❖ Two and one-half bathrooms
- ❖ Attached garage
- ❖ Full basement either walkout, daylight or ranch style
- ❖ Spacious front porches
- ❖ Private exterior entrances
- ❖ Nine foot ceilings and crown moldings
- ❖ Spacious walk-in closets
- ❖ Pre-wired for cable television
- ❖ Washer and dryer hook-ups
- ❖ Patios or balconies
- ❖ Electric cook range
- ❖ Frost-free refrigerator
- ❖ Dishwasher
- ❖ Garbage disposal
- ❖ High-efficiency gas heat and hot water
- ❖ Central air conditioning
- ❖ Insulated windows and exterior doors

Residents of Summer Hill Townhomes have full access to the Summer Hill clubhouse, located on the north side of Union Hill Road, at no additional charge. The clubhouse offers a great room, kitchenette, fitness room, game room, meeting room, laundry facility, computer facility including internet access, and a patio area with outdoor grill.

### FLOORPLANS

Half of Summer Hill units are leased at reduced rents to income eligible families through the low income housing tax credit program; the remaining units are leased at affordable market rents.

Section 8 vouchers are accepted in the tax credit units. Tenants pay gas, electric, water and sewer utilities. Tax credit rents range from \$565 to \$570. Affordable market rents range from \$775 to \$780.

To qualify for the tax credit rents families must have income at or below the following guidelines:

| <b>Family Size</b> | <b>Tax Credit Income Limit</b> | <b>Market Rate Income Limit</b> |
|--------------------|--------------------------------|---------------------------------|
| 3                  | \$35,700                       | \$59,500                        |
| 4                  | \$39,660                       | \$66,100                        |
| 5                  | \$42,840                       | \$71,400                        |
| 6                  | \$76,700                       |                                 |

Summer Hill Apartments are located on the north side of Union Hill Road, west of South 56<sup>th</sup> Street. The development consists primarily of two bedroom apartments, five of which are fully wheelchair accessible. Two three bedroom fully accessible apartments are also available. All apartments have a private entrance and either a wrap-around balcony or patio. Many of the second floor apartments have scenic views of Lincoln and/or a nearby golf course and neighborhood park. Detached garages are available for an additional monthly charge. No pets allowed.

The Summer Hill community also includes a clubhouse/leasing office, playground area and basketball court. The clubhouse will offer a great room, kitchenette, laundry facility, fitness room, game room, meeting room,

computer facility including internet access and a patio area with outdoor grill, all of which are available to tenants at no extra charge.

All Summer Hill Apartments feature:

- Large, light-filled rooms
- 9 feet ceilings
- Crown moldings in living room and dining room
- Vaulted ceiling in second floor living rooms
- Dining area separated from living room
- Modern kitchens with dishwasher and garbage disposal
- Two bathrooms
- Walk-in closets
- Washer and dryer hookups
- Pre-wired for cable television
- All electric high-efficiency heating and cooling
- Insulated windows and exterior doors
- Extra soundproofing
- Extra storage

One-half of Summer Hill units are leased at reduced rents to income eligible families; the remaining units are leased at affordable market rents. Section 8 vouchers are accepted in the reduced rent units. Tenants pay for electricity; the units are all electric. Reduced rents for a two bedroom apartment are \$515 for a first floor unit and \$530 for a second floor. Affordable market rents for a two bedroom apartment are \$ 635 for a first floor unit and \$650 for a second floor. The three bedroom accessible apartments will rent for \$600 at a reduced rent and \$750 for an affordable market rate. To qualify for the reduced rents families must have income at or below the following guidelines.

| <b>Family Size</b> | <b>Tax Credit Income Limit</b> | <b>Market Rate Income Limit</b> |
|--------------------|--------------------------------|---------------------------------|
| 1                  | \$27,780                       | \$46,300                        |
| 2                  | \$31,740                       | \$52,900                        |
| 3                  | \$35,700                       | \$59,500                        |
| 4                  | \$39,660                       | \$66,100                        |
| 5                  | \$42,840                       | \$71,400                        |
| 7                  | \$76,700                       |                                 |

One year lease. To learn more about Summer Hill Apartments, contact the Summer Hill leasing office at 434-2622.



