



Immanuel Courtyard
an  Immanuel community

Our Legacy

With a history reaching back to 1887, Immanuel has a strong commitment to improving the lives of seniors through a focus on the well-being of mind, body, and spirit. Immanuel Courtyard continues this mission by providing housing opportunities with services and amenities designed for seniors on a fixed income.

Immanuel Courtyard consists of 70 independent living and 68 assisted living apartment homes and is a blend of two federal programs; the Department of Housing and Urban Development (HUD) Section 202 PRAC program and the Housing Credit Program. These two federal programs enable Immanuel Courtyard to offer an affordable senior living option to seniors in the Omaha area.

Assisted Living at Immanuel Courtyard provides seniors who need assistance with personal care, health maintenance, and other activities of daily living will enjoy a fulfilling and dignified lifestyle. Our staff is available around the clock to provide quality care and support to residents in the privacy of their apartment homes, where they can feel comfortable and secure.

Housing and Urban Development Program

Both independent and assisted living apartment homes are available in partnership with the HUD for seniors aged 62 and older with annual incomes under \$35,250 for individuals and \$40,300 for couples. The monthly rent for independent living is based on the resident's adjusted annual income and will not exceed 30% of their income.

HUD apartments include:

- 20 Independent Living One-Bedroom, 540 sq. ft.
- 64 Assisted Living One-Bedroom, 560 sq. ft.
- 4 Assisted Living Two-Bedroom, 800 sq. ft.

Assisted Living at Immanuel Courtyard is age and income restricted. All residents must qualify under Housing and Urban Development (HUD) financial guidelines. Immanuel Pathways (PACE®) and Medicaid Waiver are also accepted in this community.

Housing Credit Program

Independent living apartment homes are available in partnership with the Housing Credit program for seniors aged 55 and older with annual incomes under \$42,300 for individuals and \$48,360 for couples. The monthly rent is \$727 for a one-bedroom and \$877 for a two-bedroom.

Housing Credit Program apartments include:

- 20 Independent Living One-Bedroom, 625 sq. ft.
- 30 Independent Living Two-Bedroom, 801 sq. ft.

Community Features and Amenities

- Private, spacious apartment homes
- Twice a month trip to the grocery store
- Service coordinator on-site
- Free laundry facilities
- Resident-controlled entry
- Barber and beauty salon
- Chapel and worship services
- Free membership to Thrive
- Omaha Public Library's extension
- ENOA Congregate Meal Program (evening meal-*independent living only*)
- Social events and celebrations
- Support and assistance are possible from Immanuel, if you should need skilled nursing or other care services

Thrive by Immanuel

Immanuel Courtyard is attached to the Thrive Center. Thrive is a wellness program designed for older adults to work with qualified and professional staff to develop a personalized plan of holistic wellness to meet the resident's needs.

- Wellness consultations
- Low-impact aerobic classes
- Computer lab and education
- Keiser weight training exercise equipment
- Balance and tai chi classes
- Social events and activities
- Health screenings
- Walking and fall prevention programs

Apartment Homes

Immanuel Courtyard has a secured entry for personal safety, and each apartment home includes an emergency call system. All apartment homes are fully equipped and include a range, refrigerator, and walk-in shower with a bench. Washer and dryer hookups are available in all Housing Credit apartment homes. The monthly rent includes gas, electricity, trash, and sewer utilities. The monthly rent does not include Cox cable, local telephone, or long-distance telephone.

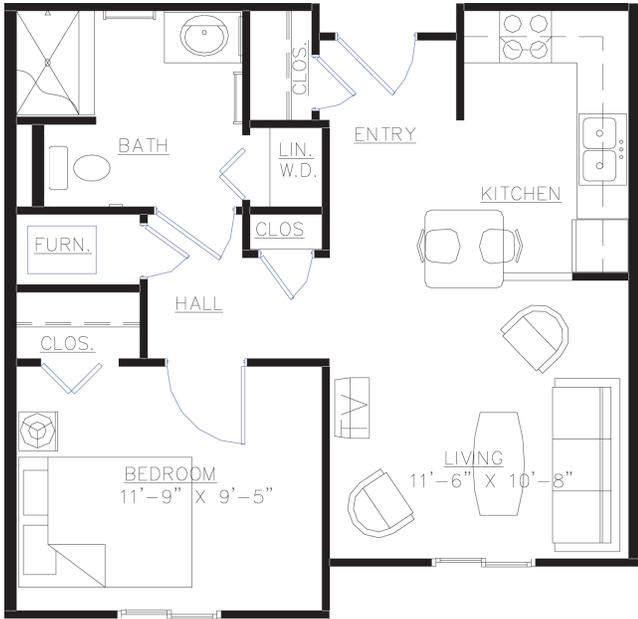
If you would like more information about this unique retirement community or would like to schedule an appointment, please call us at (402) 829-2912.

Assisted Living Services

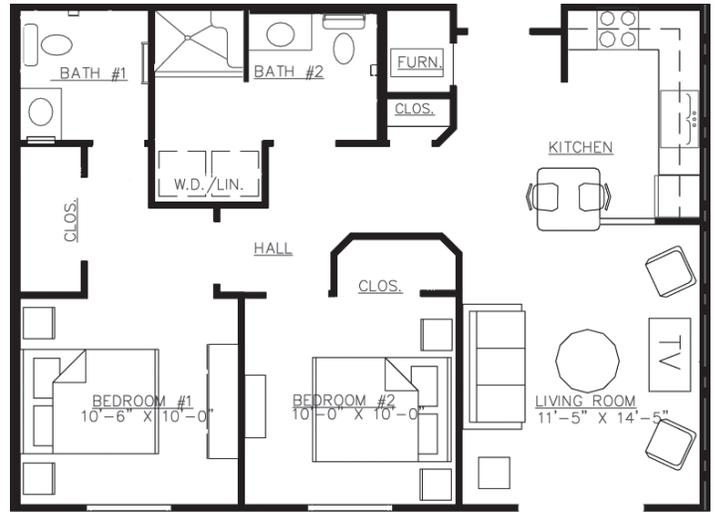
- Personal assistance with daily activities
- Medication administration
- 24-hour care staff
- Health monitoring and assessments
- Dining program that includes breakfast, lunch, and dinner
- Weekly laundering of personal clothing and linens
- Scheduled transportation for medical appointments, shopping, and social outings



Independent Living Floor Plans

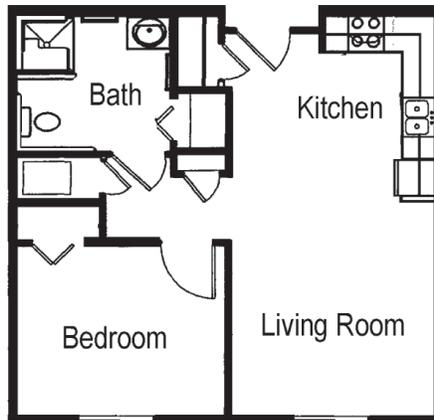


One-Bedroom
540-625 sq. ft.



Two-Bedroom
801 sq. ft.

Assisted Living Floor Plan



One-Bedroom
560 sq. ft.

Immanuel Courtyard
6757 Newport Avenue
Omaha, NE 68152
(402) 829-2912

Assisted Living at Immanuel Courtyard
6759 Newport Avenue
Omaha, NE 68152
(402) 829-2990

Trinity Courtyard
620 West Lincoln Street
Papillion, NE 68046
(402) 614-1900

Graceview Courtyard
1681 College Road
Council Bluffs, IA 51503
(712) 828-4477



Immanuel.com

This community does not discriminate on the basis of race, color, religion, national origin, sex, familial status, or handicap.
Affiliated with the Nebraska Synod, Evangelical Lutheran Church in America