



06/01/2026

**Income and Rental Rate Tables Based on Bedroom Size**

Studio Household Size:						
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	Rental Rates
60%	2	\$47,640	\$54,480			\$1074

1 Bedroom Household Size:						
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	Rental Rates
30% NHTF*	7	\$23,800	\$27,200			\$425
60%	15	\$47,640	\$54,480			\$1100
80%	5	\$63,520	\$72,640			\$1145

2 Bedroom Household Size:						
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	Rental Rates
30% NHTF*	2	\$23,800	\$27,200	\$30,600	\$34,000	\$510
60%	8	\$47,640	\$54,480	\$61,260	\$68,040	\$1325
80%	5	\$63,520	\$72,640	\$81,680	\$90,720	\$1455

**THANK YOU for your interest in our community!**

The Y Lofts Senior Apartments are new 55 and over community in Kansas City, KS. With 44 Homes to choose from, we know you may have questions. Our goal is to answer as many questions as possible by providing you with information regarding the development as well as eligibility criteria to assist you and your family in the decision to make Y Lofts Senior Apartments your home.

- The Y Lofts is a **Restricted Income** development. Income limits and rental rates are based on the TOTAL earnings of all persons in the household. Please refer to the Income Limit and Rental Rate Tables based on the size of a home you wish to rent.
- There are a limited number of apartments in each price range. Income Limits and Rental Rates are subject to change in accordance with the State income guidelines, utility allowances and Area Median Incomes. These changes CAN be made during the lease term and may result in rental rates being increased or decreased.
- **APPLICATION:** A \$25.00 non-refundable processing fee is charged for each adult resident. This fee is applied toward a Credit Report and a Criminal Background Check. All payments are required to be made online through the tenant portal.

\*NHTF – 2026 National Housing Trust Fund Income and Rent Limits  
 LIHTC – 2026 Limits

Professionally Managed by Beacon Management, LLC  
[www.beacon.cc](http://www.beacon.cc)



Y Lofts Senior Apartments  
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- **DEPOSITS:** A \$500.00- or one-month rent, whichever is lower refundable deposit, is required to hold any apartment. Deposits will be refunded in the event the application is not accepted. All payments are required to be made via online payment through the tenant portal.
- **RENT PAYMENTS:** Rent is due on the 1<sup>st</sup> and considered late on the 6<sup>th</sup> of each month. All payments are required to be made via online payment through the tenant portal.
- **PETS:** A \$150 non-refundable fee (per pet) and a \$35 Monthly fee. There is a 25lb weight limit. All Deposits and Fees are waived for ESA or Service animals.
- **UTILITIES:** The Y Lofts are electric. The resident is responsible for the cost of electricity, phone, cable, and internet. Water, sewer, and trash are provided by The Y Lofts
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, and range.
- **LAUNDRY:** The Y Lofts has a laundry center located within the building.
- **SMOKING:** The Y Lofts is a non-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (620) 644-4110 or visit our website at [www.beacon.cc](http://www.beacon.cc)

**We look forward to welcoming you and your family to the Community!**

Your Team at Beacon Management.

