

Morning Hills

2627 South Rustin Street
Sioux City, IA 51106
www.beacon.cc

Phone 712.898.3028

May 1, 2026

Thank you for your interest in our community; at Morning Hills Apartments it is our commitment as a partner with the state of Iowa and the department of Housing and Urban Development to provide affordable housing to families who earn less than 50% of the area median income. We provide affordable, high-quality housing in a small community setting. We hope you will find our community to be what you are looking for.

The AGI is the Anticipated Gross Income; the rental rate is based at 30% of the **total** earnings of each household, these Income limits are as follows:

Unit Size	# of Apts. At property	Income limit for a (1) person Household	Income limit for a (2) person Household	Income limit for a (3) person Household	Income limit for a (4) person Household	Income limit for a (5) person Household	Income limit for a (6) person Household	Rental Rate
One Bedroom	32	\$34,300	\$39,200					30% of AGI
Two Bedroom	48	\$34,300	\$39,200	\$44,100	\$48,950			30% of AGI
Three Bedroom	16	\$34,300	\$39,200	\$44,100	\$48,950	\$52,900	\$56,800	30% of AGI

We have a limited number of apartments in each of the price ranges shown above. Figures 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 rents being increased or decreased during the lease term. Morning Hills is a site-based Section 8 and Tax Credit property. Therefore, your income will determine your rental rate. Rental rates cannot be given until actual verification of income, assets, and expenses.

APPLICATION FEES: There are no application fees to be added to the waitlist or to apply for an actual unit. Waitlist applications are available on our website at www.beacon.cc or in the rental office.

DEPOSITS: The deposit for the units will be determined by your Adjusted Gross Income and will be provided to you once your application has been processed for move in. All payments are made via our resident portal. Direct payments are not accepted onsite.

PETS: Morning Hills does not accept pets. Service animals with acceptable verification are permitted without charges or fees.

UTILITIES: The apartments are all electric with the resident being responsible for electric service charges. Water, Sewer, Trash and WIFI are paid for by Morning Hills Apartments. Phone and cable will be at the resident's expense.

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PARKING: Parking is not assigned, open and available on a first come, first served basis.

SMOKING: This is non-smoking property

We hope you will consider making Morning Hills Apartments your new home; we would love to have you here!



Equal Housing Opportunity