

## Century II Apartments

515 Court Street  
Sioux City, IA 51101  
Phone (712) 898-0877

July 1, 2026

Thank you for your interest in our community; at Century II 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 elderly and disabled individuals 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 | Rental Rate |
|-------------|------------------------|-----------------------------------------|-----------------------------------------|-------------|
| One Bedroom | 80                     | \$34,300                                | \$39,200                                | 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. Century II Apartments are a site-based Section 8. Therefore, your income will determine your rental rate. Rental rates cannot be given until actual verification of income, assets, and expenses.

Century II Apartments are a **Restricted Age and Income** development for seniors 62 and over or those in the community that are disabled. Income limits apply to the TOTAL earnings of all persons in the household. Rental rates are based on Income with established caps. Please refer to the Income Limit and Rental Rate Tables based on the size of home you wish to rent.

**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](http://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.

**PETS:** Century II Apartments is a no pet community. Service animals and ESA animals are not pets and those are accepted with medical verification of need. No deposit or monthly fees apply for assistance animals.

**UTILITIES:** The apartments are all electric with WIFI, Electric, Water, Sewer and Trash paid for by Century II Apartments. Phone and cable will be at the resident's expense.

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

**APPLIANCES:** Each home is equipped with a refrigerator and range.

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



Equal Opportunity Housing