

Centennial Manor Apartments

441 West 3rd Street
Sioux City, IA 51103
Phone (712) 899-4886

July 1, 2026

Thank you for your interest in our community; at Centennial Manor 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 for the income levels 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 rental rates being increased or decreased during the lease term. Centennial Manor Apartments are a site-based Section 8 and Tax Credit community. Therefore, your income will determine your rental rate. Rental rates cannot be given until actual verification of income, assets, and expenses.

Centennial Manor 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 caps. Please refer to the Income Limit and Rental Rate Tables above for the 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 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 moving in.

PETS: Centennial Manor Apartments are a no pet community. Service animals and ESA animals are not pets and are accepted with medical verification of need. Deposits and pet fees are not charged for service animals.

UTILITIES: The apartments are all electric with WIFI, Electric, Water, Sewer and Trash being paid Centennial Manor 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, microwave and range.

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



Equal Opportunity Housing