

Subsidized Housing Programs Administered by Aberdeen Housing Authority

This packet contains information on the rental assistance programs administered by Aberdeen Housing Authority. Those seeking rental assistance need to complete an application and return the application to the office. The completed application will then be placed on the waiting list. Applicants are contacted by mail when their names reach the top of the waiting list and funds/units are available.

Qualifications for the Program:

In order to qualify for the rental assistance program, applicants must meet the following eligible criteria:

1. A household of two or more persons;
2. A single person who is at least 62 years of age; or
3. A single person who is handicapped or disabled; or
4. A single person who does not qualify as an elderly family; or
5. Any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

The annual gross income (before taxes or other deductions are made and from all sources) cannot exceed the annual gross income posted in the Housing Authority Office and as published in the Federal Register for the Authority's jurisdiction.

Applicant Responsibilities:

After you have completed an application and have been placed on the waiting list, it is your responsibility to notify the office if:

1. Your mailing address changes; or
2. Your family size changes; or
3. Your family income changes; or
4. You no longer wish to be on the Aberdeen Housing Authority waiting list.

Waiting List

At determined times, applicants are notified as to whether they wish to remain on the waiting list. It is important that the instructions in the letter be followed.

Section 8 Housing Choice Voucher Program: Please be advised that Aberdeen Housing Authority's order of preference, regardless of date and time of application is:

- age 62 or older, or disabled
- families
- near elderly
- roommates
- singles

Rental Assistance Programs

Section 8 Housing Choice Voucher

As funds become available, the next applicant on the waiting list is contacted and after the applicant is certified eligible for the program, a Housing Choice Voucher is issued. The voucher holder is responsible for locating their own housing and must meet the program's guidelines to receive assistance. The unit must be inspected and meet HUD's Housing Quality Standards. There is a maximum amount of rent subsidy that will be paid on behalf of the tenant each month. It is the tenant's responsibility to pay the difference between the subsidy amount and the contract rent.

The Homestead ~ 2222 3rd Ave SE

The one story brick constructed complex opened in 1972. Situated on 2 acres, the three wings consist of 75 independent-living apartments for elderly and disabled tenants, with an on-site laundry facility, community room, and a family lounge in each wing. Floor plans range from approximately 550 to 575 sq. feet, showers with built-in seats, carpeted living rooms and bedrooms, standard size refrigerators, and air conditioners. Tenants pay 30% of their adjusted income, which includes all utilities except telephone and cable. Parking is provided. An excess utility fee is charged for deep freezes and car plug-ins.

Sherman Apartments ~ 223 South Main Street

This seven-story, high-rise with elevator, built in 1981. Located in downtown Aberdeen, the building consists of 55 independent-living apartments for elderly and disabled tenants. The apartments are all approximately 550 sq. feet, one-bedrooms with electric ranges, standard size refrigerators, carpeted living rooms and bedrooms, and air conditioning. There is an on-site laundry facility, community room, and mailboxes on the first floor. The Sherman is a site for the Senior Nutrition Noon Meal. Tenants pay 30% of their adjusted income, which includes all utilities except telephone and cable. Parking is provided. An excess utility fee is charged for deep freezes and car plug-ins.

Single Family Dwellings ~ scattered sites throughout the Aberdeen area

As there is vacancy, applicants from the waiting list are contacted for two, three, and four bedroom homes located throughout Aberdeen. All of the homes vary in size and include hook-ups in the basements for a washer and dryer, central air and storage sheds. Tenants are responsible for lawn maintenance and snow removal. The rent is based on 30% of the tenant's adjusted income. The tenant is responsible for paying all utilities with assistance through a utility allowance.

Lawson View Townhomes ~ 1315 South High Street & 1316 South Lawson Street

The newly remodeled Lawson View Townhomes include two, three, and four bedrooms. The townhomes are furnished with a stove and microwave hood, refrigerator, central air, dishwasher, and washer and dryer hook-ups located in the basement. The rent is based on 30% of the tenant's adjusted income. The tenant is responsible for paying his or her own electricity with assistance through a utility allowance.

Dakota Square Apartments ~ 1902 North Dakota Street

This family complex includes spacious one, two, three, and four bedroom apartments. The apartments are furnished with a stove, refrigerator, air conditioner, and dishwasher. There is a laundry facility on-site and garages are available on a first come, first serve basis. The rent is based on 30% of the tenant's adjusted income. The tenant is responsible for paying his or her own electricity with assistance through a utility allowance.

Jackson Heights Apartments ~ 1016 1st Avenue SE

Jackson Heights Apartments is a 3 story apartment complex with a total of 41 units. There are 19 - 1 bedroom, 15 - 2 bedroom and 7 - 3 bedroom units available. Sizes range from 671 to 1,233 square feet. There are 8 handicap accessible units on the 1st floor. All utilities are included. There will also be 29 garages available for an additional fee per month. **Tenants are required to pay a set rent unless they are using a Section 8 Voucher; then their rent will be 30% of their adjusted income.**

Sunshine Park Townhomes ~ 1524 South Lawson Street

Sunshine Park Townhomes is a five building complex, with a total of 28 Townhome units. The Townhome units consist of two, three, and four bedroom floor plans ranging from 1,052 square feet to 1,572 square feet. Each unit has private front and back entrances with an attached single stall garage, along with a range, refrigerator, microwave with hood, dishwasher, central air conditioning, and washer and dryer hookups. **Tenants are required to pay a set rent unless they are using a Section 8 Voucher; then rent will be 30% of their adjusted income.**

Meadow Wood Townhomes ~ 2714 1st Avenue SE

Meadow Wood Townhomes is a six building complex, with a total of 32 Townhome units. The Townhome units consist of two, three, and four bedroom floor plans ranging from 1,036 square feet to 1,597 square feet. Each unit has private front and back entrances with an attached single stall garage, along with a range, refrigerator, microwave with hood, dishwasher, central air conditioning, and washer and dryer hookups. **Tenants are required to pay a set rent unless they are using a Section 8 Voucher; then rent will be 30% of their adjusted income.**

POLICY OF NONDISCRIMINATION ON THE BASIS OF HANDICAPPED STATUS

Aberdeen Housing Authority does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its Federally Assisted Programs or activities.

These guidelines have been designed to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's (HUD) regulations implementing Section 504 (24 CFR Part 8).

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Effective January 31, 2006
Under Section 327 of Public Law 109-115

Aberdeen Housing Authority's policy for any individual who is enrolled as a student at an institution of higher education (as defined under Section 102 of the Higher Education Act of 1965 [20 U.S.C. 1002]) will *not* be eligible **unless** they are:

1. Over 24 years of age;
2. A veteran;
3. Married;
4. Has a dependent child; or
5. Is independent from parents. A student is considered independent if the individual is not claimed on parent's previous year's tax return or the individual's parents are income eligible to receive Section 8 assistance.