

**\*\*YOUR COPIES TO KEEP\*\***

## **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 3<sup>rd</sup> 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. Waiting list is closed due to remodeling. 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.

### **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 will 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.

## **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).

Jody Zueger  
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2324 3<sup>rd</sup> Ave SE  
Aberdeen, SD 57401  
Telephone: (605) 226-2321 Ext. 16  
Fax: (605) 225-8220

**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.

## **RENT SUBSIDIZED PROJECTS FOR ELIGIBLE FAMILIES IN ABERDEEN**

The following is a list of projects that have rent subsidy provided directly by the Federal Government. You may apply at these projects by contacting the Owner/Manager at the telephone numbers indicated. Each has its own applications and maintains its own waiting list.

This list is a service provided by Aberdeen Housing Authority; however, the Housing Authority assumes no liability in its completeness.

### **PROJECT**

Aberdeen Housing Authority 2324 3 <sup>RD</sup> Avenue SE (2, 3, 4, BR Public Housing family Units) (Section 8 Existing Housing Choice Voucher Program)	226-2321 FAX 225-8220	M thru Th 8 a.m. to 5 p.m. Friday 8 a.m. to 2:30 p.m.
The Homestead Apartments 2222 3 <sup>rd</sup> Avenue SE (Elderly and Disabled)	225-9095	Same as above
The Sherman Apartments 223 South Main Street (Elderly and Disabled)	226-3162	Same as above
Dakota Square Operations 1902 North Dakota Street (1, 2, 3, 4 BR Family Units)	226-3353	Same as above
Lawson View Town Homes 1315 S High St. & 1316 S Lawson St. (2, 3, 4 BR Family Units)	226-2321 .	Same as above
Sunshine Park Townhomes 1524 South Lawson Street (2, 3, 4 BR Townhome Units)	226-2321	Same as above

**You may apply for any of the above programs at Aberdeen Housing Authority.**

### **OTHER PROJECTS**

Bicentennial Apartments 1200 South Lawson Street (Elderly and Disabled)	229-0080	M thru F 9 a.m. to 3 p.m.
Fifth Avenue South Apartments 502 South 1 <sup>st</sup> Street (Elderly and Disabled)	225-9504	M thru F 9 a.m. to 5 p.m.
Golden West Apartments 1001 1 <sup>st</sup> Avenue SE (Elderly and Section 8)	225-3936	M thru F 9 a.m. to 5 p.m.
Mel Rose Village – Phase I Gerharter Realty 1011 6 <sup>th</sup> Ave. SE (2, 3, 4 BR Family Units)	225-4022	M thru F 9 a.m. to 1 p.m.

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If You Do Not  
**REPORT**  
All Income,  
You Must  
**REPAY...**  
*It's The Law!*

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Provided as a service to the membership by  
Public Housing Authorities Directors Association  
511 Capitol Court, NE  
Washington, DC 20002-4937

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To Obtain or Attempt to Obtain  
Housing Assistance  
By Committing  
**F-R-A-U-D**  
is a  
**CRIMINAL OFFENSE**  
under Federal and State Laws

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# APPLYING FOR HUD HOUSING ASSISTANCE?

**THINK ABOUT THIS...  
IS FRAUD WORTH IT?**

## Do You Realize...

If you commit fraud to obtain assisted housing from HUD, you could be:

- **Evicted** from your apartment or house.
- **Required to repay** all overpaid rental assistance you received.
- **Fined** up to \$10,000.
- **Imprisoned** for up to five years.
- **Prohibited** from receiving future assistance.
- **Subject** to State and local government penalties.

## Do You Know...

You are committing fraud if you sign a form knowing that you provided false or misleading information.

The information you provide on housing assistance application and recertification forms will be checked. The local housing agency, HUD, or the Office of Inspector General will check the income and asset information you provide with other Federal, State, or local governments and with private agencies. Certifying false information is fraud.

## So Be Careful!

When you fill out your application and yearly recertification for assisted housing from HUD make sure your answers to the questions are accurate and honest. You must include:

All sources of income and changes in income you or any members of your household receive, such as wages, welfare payments, social security and veterans' benefits, pensions, retirement, etc.

Any money you receive on behalf of your children, such as child support, AFDC payments, social security for children, etc.

Any increase in income, such as wages from a new job or an expected pay raise or bonus.

All assets, such as bank accounts, savings bonds, certificates of deposit, stocks, real estate, etc., that are owned by you or any member of your household.

All income from assets, such as interest from savings and checking accounts, stock dividends, etc.

Any business or asset (your home) that you sold in the last two years at less than full value.

The names of everyone, adults or children, relatives and non-relatives, who are living with you and make up your household.

**(Important Notice for Hurricane Katrina and Hurricane Rita Evacuees:** HUD's reporting requirements may be temporarily waived or suspended because of your circumstances. Contact the local housing agency before you complete the housing assistance application.)

## Ask Questions

If you don't understand something on the application or recertification forms, always ask questions. It's better to be safe than sorry.

## Watch Out for Housing Assistance Scams!

- Don't pay money to have someone fill out housing assistance application and recertification forms for you.
- Don't pay money to move up on a waiting list.
- Don't pay for anything that is not covered by your lease.
- Get a receipt for any money you pay.
- Get a written explanation if you are required to pay for anything other than rent (maintenance or utility charges).

## Report Fraud

If you know of anyone who provided false information on a HUD housing assistance application or recertification or if anyone tells you to provide false information, report that person to the HUD Office of Inspector General Hotline. You can call the Hotline toll-free Monday through Friday, from 10:00 a.m. to 4:30 p.m., Eastern Time, at 1-800-347-3735. You can fax information to (202) 708-4829 or e-mail it to [Hotline@hudoig.gov](mailto:Hotline@hudoig.gov). You can write the Hotline at:



HUD OIG Hotline, GFI  
451 7<sup>th</sup> Street, SW  
Washington, DC 20410