

Homeownership Program

CURRENT INCOME GUIDELINES*

General Eligibility		Special Eligibility for Veteran/Military, Teacher, First Responder and Frontline Healthcare Worker	
Household Size	Annual Household Income	Household Size	Annual Household Income
1	\$22,880 - \$38,100	1	\$22,880 - \$50,800
2	\$22,880 - \$43,550	2	\$22,880 - \$58,050
3	\$24,500 - \$49,000	3	\$24,500 - \$65,300
4	\$27,750 - \$54,400	4	\$27,750 - \$72,550
5	\$32,470 - \$58,800	5	\$32,470 - \$78,400
6	\$37,190 - \$63,150	6	\$37,190 - \$84,200
7	\$41,910 - \$67,500	7	\$41,910 - \$90,000
8	\$46,630 - \$71,850	8	\$46,630 - \$95,800
9	\$51,350 - \$76,200	9	\$51,350 - \$101,600

*Based on current HUD Income Limits for Sioux Falls, SD, MSA. Income guidelines are updated annually as new HUD income limits are posted. For households larger than 9, contact the Habitat office for income figures. For general eligibility applicants, the household income limit is 60% of area median income. For special eligibility applicants, the household income limit is 80% of area median income.

WHY DOES HABITAT USE INCOME GUIDELINES?

Habitat is a nonprofit organization that offers a credit assistance mortgage loan program for the benefit of an economically disadvantaged class of persons, and therefore it qualifies as a special-purpose credit program. Habitat seeks to partner with applicants who cannot obtain or find adequate housing through conventional lending, but they can pay a Habitat mortgage. Habitat typically serves applicants with household income that does not exceed 60% of area median income (AMI), unless an applicant qualifies for special eligibility. In no cases can Habitat serve applicants with household income that exceeds 80% of AMI. Selection criteria policies and eligibility parameters are set by Habitat and are requirements of the homeownership program.

INTERPRETING THE INCOME GUIDELINES

- The **applicant(s)** are the individuals applying for partnership with Habitat, to build and purchase a home. They become the home owner(s) / borrower(s) who are obligated for repayment of the home loan. To meet Habitat's ability to pay criteria, the applicant(s)' total annual income (excluding income from non-applicant household members) must meet or exceed the minimum income requirement based on the household size chart above.
- **Annual household income** combines the applicant(s)' income with the income of any other non-applicant adult household members, age 21 or older. To meet need criteria, the total annual household income must not exceed the maximum income limit, based on the household size chart above.

*Habitat will evaluate household size and marital status as of the **time of application**. Any changes to household size, marital status or employment/income must be reported immediately. Per SD law relating to married couples (SDCL 25-2-7), both spouses have rights and powers when purchasing a home, and both spouses are required to sign mortgage loan documents.*

WHAT INCOME IS COUNTED? Income from any source that is stable, reliable, verifiable, and can reasonably be expected to continue for the next three (3) years.

WHAT INCOME IS NOT COUNTED? Unemployment income, SNAP (Supplemental Nutrition Assistant Program).

SPECIAL ELIGIBILITY INCOME GUIDELINES

With awareness of the current shortage of affordable housing in our geographical service area, Habitat for Humanity of Greater Sioux Falls is allowing expanded income eligibility for applicants working in these special eligibility fields. Special eligibility applicants must still meet all residency and selection criteria requirements. Special eligibility definitions are listed on the following page. Habitat reserves the right to determine whether an applicant's employment meets the special eligibility parameters. As always, Habitat seeks qualified applicants who have a high need for the homeownership program.



SPECIAL ELIGIBILITY DEFINITIONS & REQUIREMENTS

VETERAN / MILITARY

- ◆ Current active members of the United States Army, Navy, Marine Corps, Coast Guard, Air Force, Army National Guard, Air National Guard or Reservists.
- ◆ Veterans of any of the above organizations.
- ◆ Eligible surviving spouses of any of the above organizations.

Provide proof of special eligibility by supplying one or more of the following documents:

- Active Duty – Active-Duty Statement or Certificate of Eligibility.
- Veteran – DD214 stating an honorable discharge.
- Veteran of National Guard – NGB 22 stating an honorable discharge.
- Surviving Spouse – Certificate of Eligibility in spouse's name.

TEACHER

Eligible applicants must be employed full-time in a pre-K through 12th grade state-accredited public school or private school that provides direct educational services to students in levels pre-K through 12th grade.

Provide proof of special eligibility by supplying one or more of the following documents:

- Paystub – if the paystub indicates the organization where you work, along with your title and position.
- Work ID – if you have a current photo ID indicating you would qualify based on the definitions above.
- Designation certificate – indicating you are a certified teacher who meets Habitat's teacher eligibility definition.

FIRST RESPONDER

Eligible applicants must be employed full-time in a first responder occupation that includes but is not limited to:

- ◆ Emergency Medical Technician (EMT) or Paramedic
- ◆ Firefighter
- ◆ 911 Communications Operator
- ◆ Law Enforcement Officer

Employment can be through a private sector provider or a unit of the federal government, a state, or a unit of the general local government.

Provide proof of special eligibility by supplying one or more of the following documents:

- Paystub – if your paystub indicates the organization you work for, along with the title of your position.
- Designation certificate – a copy of your certificate indicating you are a certified officer, firefighter, EMT, etc.
- Work ID – if you have a current photo ID indicating you would qualify based on the definitions above.

FRONTLINE HEALTHCARE WORKER

Eligible applicants must be employed full-time in a healthcare occupation that includes but is not limited to:

- ◆ Nurse (LPN or RN)
 - ◆ Certified Nursing Assistant (CNA)
 - ◆ Patient Intake or Clerical
 - ◆ Technician or Assistant
 - ◆ Social Worker or Counselor
 - ◆ Ancillary Services*
- *(including, but not limited to: laboratory, radiology, rehab, dietary, dialysis, home health, housekeeping)

Employment can be through a hospital, specialty hospital, healthcare clinic, skilled nursing facility, nursing home, long-term care facility, hospice facility, home health agency, or K-12 state-accredited school that is located within Minnehaha, Lincoln, or Turner county. Employment must support or provide patient care or treatment services (directly or indirectly) that are ordered by a healthcare professional who has licensure to authorize such services.

Provide proof of special eligibility by supplying one or more of the following documents:

- Paystub – if your paystub indicates the organization you work for, along with the title of your position.
- Designation certificate – a copy of your certificate indicating you are licensed or certified for your occupation.
- Work ID – if you have a current photo ID indicating you would qualify based on the definitions above.

DIRECT ANY APPLICATION OR ELIGIBILITY QUESTIONS TO:

Lisa Ross, Homeowner Services Coordinator ◆ (605) 274-6290 ◆ apply@siouxfallshabitat.org



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