

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.

TEACHER – SPECIAL ELIGIBILITY DEFINITIONS & REQUIREMENTS

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.

INTERPRETING THE INCOME GUIDELINES

- The **applicant(s)** are the individuals applying for partnership with Habitat, to build and purchase a home. They become the homeowner(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).

DIRECT ANY APPLICATION OR ELIGIBILITY QUESTIONS TO:

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

