

City of Sioux Falls  
Planning & Development Services  
Housing Division

\* The AMI will not compute to equal the table because MFI Exceeded the Ceiling/Floor adjustment.  
The 2023 MFI 102,500

2022 VLIL of \$45,350 \* 1.0592=48,035

INCOME LIMITS

Effective 6/15/2023  
US Department of HUD  
Sioux Falls MSA

	CDBG	HOME/Section 8	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% AMI	Low-Income	Very Low-Income	\$ 20,150	\$ 23,050	\$ 25,900	\$ 28,800	\$ 31,100	\$ 33,400	\$ 35,700	\$ 38,000
40% AMI	Low-Income	Very Low-Income	\$ 26,900	\$ 30,700	\$ 34,550	\$ 38,400	\$ 41,450	\$ 44,550	\$ 47,600	\$ 50,700
50% AMI	Low-Income	Very Low-Income	\$ 33,600	\$ 38,400	\$ 43,200	\$ 48,000	\$ 51,850	\$ 55,700	\$ 59,500	\$ 63,350
60% AMI	Moderate-Income	Low-Income	\$ 40,300	\$ 46,100	\$ 51,850	\$ 57,600	\$ 62,200	\$ 66,800	\$ 71,400	\$ 76,050
80% AMI	Moderate-Income	Low-Income	\$ 53,750	\$ 61,450	\$ 69,100	\$ 76,800	\$ 82,950	\$ 89,100	\$ 95,250	\$ 101,400

For Information Only:

Area Median Income	\$ 67,200	\$ 76,800	\$ 86,400	\$ 96,000	\$ 103,680	\$ 111,360	\$ 119,040	\$ 126,720
Multiplier	{.70}	{.80}	{.90}	{base}	{1.08}	{1.16}	{1.24}	{1.32}

65% ARPA Grant	Moderate-Income	Low-Income	\$ 43,700	\$ 49,900	\$ 56,150	\$ 62,400	\$ 67,400	\$ 72,400	\$ 77,400	\$ 82,350
			{.70}	{.80}	{.90}	{base}	{1.08}	{1.16}	{1.24}	{1.32}

HOME RENTS & FAIR MARKET RENTS

HOME Rents Effective 6/15/2023  
FMR Effective 06/15/2023

US Department of HUD  
Sioux Falls MSA

Rents Limits Include Utilities Allowance

	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Low Home Rent	\$ 710	\$ 793	\$ 949	\$ 1,248	\$ 1,392	\$ 1,536	\$ 1,680
High Home Rent	\$ 740	\$ 793	\$ 949	\$ 1,274	\$ 1,616	\$ 1,858	\$ 2,078

20% of HOME units must not have rents higher than the lessor of FMR or 50% rent limit

80% of HOME units must not have rents higher than the lessor of FMR or 65% rent limit

For Information Only:

Fair Market Rent - 2023	\$ 710	\$ 793	\$ 949	\$ 1,274	\$ 1,616	\$ 1,858	\$ 2,101
50% Rent Limit	\$ 840	\$ 900	\$ 1,080	\$ 1,248	\$ 1,392	\$ 1,539	\$ 1,680
65% Rent Limit	\$ 1,073	\$ 1,151	\$ 1,383	\$ 1,589	\$ 1,753	\$ 1,916	\$ 2,078

1. Ceilings and Floors: Since FY 2010, HUD has not allowed income limits to decrease by more than five percent, and not allowed income limits to increase by the greater of five percent or twice the annual change in national median family income.

For FY 2023, the two most recent years of national median family income data are from the American Community Survey (ACS) in 2020 and 2021, at \$84,394 and \$85,806. However, because HUD did not use the ACS 2020 data for FY 2022 or FY 2023 Income Limits as the Census Bureau deemed it "experimental", HUD is retaining the 2019 ACS national median of \$80,944. HUD compares this to the 2021 ACS national median family income of \$85,806. This is a cumulative two-year change of 6.01%, or 2.96% on an annual basis. Two times 2.96% is 5.92%. This exceeds five percent, so the limit on increases in income limits is set at approximately 5.92%. (Note that HUD uses unrounded percentages in its actual calculations). The limit on decreases in income limits remains five percent.