5h Homeownership Program

Since 1992, the City of Des Moines Municipal Housing Agency has sold single family homes owned by the agency to income eligible buyers. The homes being sold were located throughout the City of Des Moines and were once rented as Public Housing. Although the 5(h) Homeownership Program is complete now, DMMHA will continue to do annual updates with the 5(h) home purchasers for seven years to assist with successful homeownership outcomes until May 2023.

Section 8 Housing Choice Voucher Homeownership

The City of Des Moines Municipal Housing Agency received HUD approval to implement a Section 8 Housing Choice Voucher Homeownership Program in July 2010 with the approval of the Agency Plan. Program implementation occurred July 1st, 2011 and DMMHA is currently accepting applications for the Section 8 Housing Choice Voucher Homeownership Program. Contingent on sufficient HUD funding, the DMMHA will allow up to 245 (twenty-four-five) homeownership vouchers to be utilized for the Housing Choice Voucher Homeownership Program. The Housing Choice Voucher Homeownership Program is limited to Family Self Sufficiency participants, and to elderly and/or disabled Housing Choice Voucher program participants, and to Public Housing residents residing in a scattered site, single family unit that is being displaced through an approved disposition action and will receive a housing choice voucher from the disposition action.

Down Payment Assistance Program (DAP)

The City of Des Moines Municipal Housing Agency received HUD approval June 8, 2011 for use of disposition proceeds for homeownership down payment assistance. DMMHA will use up to $350,000 of disposition net proceeds for the Down Payment Assistance Program. Down payment assistance and/or closing cost assistance will be provided to each eligible home purchaser of this program. All home purchasers must have family incomes at or below 80% of the median income for Des Moines, Iowa and must complete a homeownership education program and a one-on-one credit counseling session to determine mortgage readiness. DMMHA is only authorized to provide DAP Program assistance to families who are also purchasing homes through the DMMHA’s Section 8 Housing Choice Voucher homeownership program; or a homeownership program under Section 32 of the U.S. Housing Act of 1937 if established in the future. DMMHA was previously authorized, but no longer provides DAP Program assistance to participants in the DMMH’s 5(h) Homeownership Program as selling properties through the 5h Homeownership Program has ended. As of October 2018, $95100,000 has been expended through the DAP Program, leaving a balance of $2550,000. DMMHA will be requesting approval from HUD to add the Section 18 homeownership sales as an eligible program to receive down payment assistance funds through.

Section 32 Homeownership Plan

DMMHA will may develop a Section 32 Homeownership Program plan. Should it be determined that the Agency wants to pursue this type of homeownership program, a formal program request and plan will be submitted to HUD for approval.

Homeownership through Disposition of Scattered Site Units (Section 18)
DMMHA may utilize 24 CFR Part 970, Demolition or Disposition of Public Housing Projects to provide homeownership opportunities. The DMMHA will investigate the feasibility of developing homeownership opportunities through the disposition process. If deemed feasible, a disposition application will be completed and submitted to HUD’s Special Applications Center.