



Greater Des Moines
Habitat for Humanity
2200 E. Euclid Ave.
PO Box 716
Des Moines, IA 50303
515-471-8686
www.gdmhabitat.org



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

Are you a low-income family looking for an opportunity to buy a simple, affordable house?

Learn how to apply for homeownership by partnering with Greater Des Moines Habitat for Humanity!

Informational Meetings*:

- **Thursday, May 31st @ 6:30 pm**
- Saturday, July 28th @ 9:30 am
- Thursday, September 27th @ 6:30 pm
- Saturday, December 1st @ 9:30 am

All meetings will be held at the GDM Habitat offices, 2200 E. Euclid Ave., Des Moines (NW corner of I-235 & E. Euclid Ave.)

*One or more of the informational meetings may be designated to previously owned homes.

- ✓ Please bring a \$20.00 money order as well as copies (**that Habitat can keep**) of your three most recent months of pay stubs or income history for all adults living in the household. The money order will only be used if you choose to go through the application process.
- ✓ **Both the applicant and co-applicant** must attend an informational meeting in order to apply for the GDM Habitat homeownership program.
- ✓ No child care available.
- ✓ Interpreters are available upon request. Please call at least a week prior to the meeting.
- ✓ There is no need to register or call for a reservation.

For questions or more information, please call 515-471-8686.

Greater Des Moines Habitat for Humanity is a Christian housing ministry that sells new and renovated houses at no interest to qualified low-income families in Polk County. Habitat serves families at 30-60% of the area median income. Homebuyer families are selected based on criteria that does not discriminate on the basis of age, race, creed, color, gender, religion, physical or mental disability, national origin, or family status. The three criteria are:

Need for Housing

Only one of these examples is needed to satisfy the Need for Housing criteria.

- The current residence is structurally unsafe or unhealthy.
- The current residence is overcrowded (more than two children of the same sex share a bedroom or children of the opposite sex share a bedroom).
- The applicant is spending more than 40% of the family income on housing.
- The applicant is living in subsidized housing.
- The applicant is living with friends or extended family.



Ability to Pay

- The applicant's income must be between 30-60% of the area median income (AMI) for the current year. Habitat uses HUD income guidelines to determine AMI, which takes family size into account.
- The applicant must have two years of stable income history.
- The applicant's total monthly debt, including the estimated mortgage payment, must be less than 40% of the applicant's monthly income. Additionally, the estimated mortgage payment must be 30% or less of the applicant's income.
- An applicant cannot have any judgments, liens, or collection accounts that are a result of unpaid child support, money owed to the IRS, or unpaid student loans.
- An applicant needs to show proof of payment arrangements for unsatisfied judgments and liens, and judgments and liens must be paid before an applicant can select a lot or house.
- An applicant may apply, at the minimum, one year from the date of discharge of a bankruptcy. The Habitat Family Selection Committee will then examine bankruptcies on a case-by-case basis.

Willingness to Partner

- An applicant must be willing to contribute a minimum of 400 hours of sweat equity when purchasing a new construction home and 300 hours of sweat equity for a previously-owned home.
- Sweat equity opportunities are available in the office, in the ReStore, at Special Events, working on home construction, attending neighborhood association meetings, and completing lawn maintenance once a property has been selected.
- If a homebuyer family is physically able, at least 100 hours of sweat equity must be earned working on the construction of Habitat houses.
- Once selected, the homebuyer family is required to successfully complete the Blueprint to Homeownership Class series, and upon completion will earn 50 hours of sweat equity.
- Prior to working on their future house, the homebuyer family is required to work one day a month on a job site. When the homebuyer family has worked 200 hours of sweat equity and has demonstrated that they are financially ready for homeownership, they are eligible to select a lot or house. Once construction begins on their house, the partner family must work one day a week on their own house.

The criteria outlined above are part of the overall evaluation. GDM Habitat reserves the right to exercise and evaluate other options and criterion providing an applicant has circumstances outside the outlined criteria.