

COUNCIL COMMUNICATION

	Number:	26-240	Meeting:	July 13, 2026
	Agenda Item:	MHGB3	Roll Call:	
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Approval of Conveyance of 3308 Kinsey Avenue, City Owned Municipal Housing Agency Property, Pursuant to Section 32 Homeownership Program.

SYNOPSIS:

Recommend approval to sell 3308 Kinsey Avenue to qualified buyer under the Des Moines Municipal Housing Agency's Section 32 Homeownership Program.

FISCAL IMPACT:

Amount: \$113,900

Funding Source: 2026-2027 Operating Budget: Housing Services Department – S32 Homeownership S350 HS1230130, Page 97.

ADDITIONAL INFORMATION:

- The Department of Housing Services is a participant in the Section 32 Affordable Homeownership Program as approved on August 16, 2023, by the United States Department of Housing and Urban Development. Under this program, single-family homes in the public housing inventory are sold to eligible housing program participants. Eligibility criteria for this program includes a maximum income that does not exceed 80% of Area Medium Income; completion of pre-purchase homeownership counseling, passing a criminal background check and ability to obtain lender financing. Jennifer Leonetti has met program criteria and has a lender loan preapproval to purchase 3308 Kinsey Avenue for \$170,000, with a forgivable second mortgage held by the Des Moines Municipal Housing Agency in the amount of \$56,100.
- Revenue derived from the sale of the property goes into the Section 32 Homeownership Operating Budget to cover program costs. The Housing Services Department will net approximately \$113,900 after seller costs are paid. The second mortgage is, by program guidelines, held in abeyance for five (5) years. If the owner complies with program requirements (remain current on first mortgage, remain in unit as primary residence and no occurrences of criminal activity) during the full five (5) year mortgage term, the second mortgage is forgiven.

PREVIOUS COUNCIL ACTION(S):

Date: February 20, 2023

Roll Call Number: [23-0193](#)

Action: [Authorizing](#) the Des Moines Municipal Housing Agency submission of a Section 32 Homeownership Program Plan to the U.S. Department of Housing and Urban Development (HUD) for approval and authorizing actions necessary to secure HUD approval and implementation of the program. [\(Board Communication No. 23-083\)](#) Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-1. Nays: Sheumaker.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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