


## COUNCIL COMMUNICATION

	Number:	<b>25-268</b>	Meeting:	<b>July 14, 2025</b>
	Agenda Item:	<b>27</b>	Roll Call:	<b>25-0978</b>
	Submitted by:	<b>Cody Christensen, Development Services Director</b>		

### AGENDA HEADING:

Resolution approving First Amendment to Urban Renewal Development Agreement with HOA Aston, LLC.

### SYNOPSIS:

On June 26, 2023, by Roll Call No. 23-0952, the City Council approved an Urban Renewal Development Agreement with HOA Aston, LLC for the construction of a seven (7)-story and eight (8)-story, 186-unit mixed use apartment building at 603 East 6th Street, located on a 1.226-acre infill site within the Historic East Village Neighborhood.

Based on market conditions and the lease trends of the Developer's other properties, HOA Aston, LLC has proposed to revise the project unit mix to include less studio units and additional larger units, reducing the total unit count to 161. The affordability requirement has been amended to reflect the new unit count, and the project will include 17 affordable units.

### FISCAL IMPACT:

There are no financial impacts of this first amendment.

### ADDITIONAL INFORMATION:

- Total project cost is \$49,875,000, and the Aston is scheduled for completion in 2026.
- Unit mix includes 36 studios, 78 one (1)-bedroom, and 47 two (2)-bedroom units.

### PREVIOUS COUNCIL ACTION(S):

Date: June 26, 2023

Roll Call Number: [23-0952](#)

Action: [Urban](#) Renewal Development Agreement with HOA Aston, LLC for the construction of a 186-unit mixed-use apartment building at 603 E. 6th Street. ([Council Communication No. 23-311](#))  
Moved by Mandelbaum to adopt. Second by Boesen. Motion Carried 6-1. Absent: Sheumaker

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- Certificate of Completion

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