


## COUNCIL COMMUNICATION

	Number:	<b>25-300</b>	Meeting:	<b>August 4, 2025</b>
	Agenda Item:	<b>45</b>	Roll Call:	<b>25-1068</b>
	Submitted by:	<b>Malcolm A. Hankins, Assistant City Manager</b>		

### AGENDA HEADING:

Resolution authorizing the City Manager to negotiate an agreement with Joppa to develop a tiny home village at the Chesterfield School site.

### SYNOPSIS:

Joppa (Joe Stevens, CEO; Joppa, 2326 Euclid Avenue, Des Moines, IA 50310) is proposing the construction of the Chesterfield Tiny Home Village, a 50-unit permanent supportive housing development at 2501 Maury Street, an approximately 5.5-acre, City-owned property commonly known as the “Chesterfield School” site.

The City is willing to enter into a 20-year lease agreement with Joppa for the Chesterfield School site, including an option to purchase under certain circumstances. This agreement may also extend to additional nearby properties the City may acquire, to support the development of the Chesterfield Tiny Home Village.

### FISCAL IMPACT:

Building stabilization and/or demolition costs and specific lease terms to be determined during the negotiation process and presented for City Council review and approval at a later date.

### ADDITIONAL INFORMATION:

- Joppa is a local homeless services outreach provider that has been attempting to find suitable sites in the Des Moines metro area to develop a tiny home village, a permanent supportive housing model. The organization recently submitted a proposal to develop a 50-unit tiny home village at the Chesterfield School site.
- Through this proposal, the City has identified an opportunity for collaboration and support for housing innovation with a community partner that would assist in ameliorating unsheltered homelessness in the region.
- With Council’s approval, the City will begin to negotiate terms of a 20-year lease/purchase agreement with Joppa. Prior to entering into any formal lease/purchase agreements, the City will expect that Joppa:

- Secures and demonstrates all necessary financing for project development, implementation, and continued maintenance and operations. Joppa must provide current financial statements that demonstrate adequate resources to complete construction, initiate operations, and manage the long-term operations of the project.
- Has completed a site feasibility analysis and created site development and construction plans for the Village's site preparation, infrastructure, and vertical construction.
- Commits to this project being its exclusive tiny home project in the City of Des Moines and will not seek any type of approval for similar types of developments within the boundary of the City of Des Moines, IA.
- During a future lease period, Joppa would be required to meet measurable performance indicators to evaluate the project. These measurable performance indicators may include, but are not limited to, emergency service call volume, site, building, and infrastructure condition and upkeep, tenant turnover, neighborhood feedback, health, safety, and nuisance concerns, compliance with City codes, and financial transparency. If during the pendency of any future leases Joppa fails to meet sufficient standards, or fails to resolve any health, safety, or nuisance concerns, the City would have the right to terminate the lease agreement and the project and take title to all fixtures to the real estate.
- As a condition of any future purchase of the property, lease agreements must provide that Joppa is not in default on the lease terms; that the project has not adversely affected the health, safety, or welfare to the Chesterfield neighborhood or the broader Des Moines community; that Joppa has effectively managed the site without placing disproportionate burden on public services; and that Joppa remains in sound financial condition, as verified by a financial audit to continue to advance the project.
- As a committed partner, the City intends to take on the following obligations regarding the development of the Chesterfield Tiny Home Village:
  - Stabilization and/or demolition of existing structures if needed prior to transferring possession of the real estate.
  - Make reasonable efforts to acquire property generally located south of Maury Street, west of SE 25th Court, north of the existing Norfolk Southern Railway property, and east of Dean Lake that is primarily owned by the Des Moines Metropolitan Wastewater Reclamation Authority ("WRA") for potential inclusion in future phases of the project.
  - The City Manager or his designees shall reasonably assist Joppa with this project's planning and phasing, which includes the evaluation and design of any new site infrastructure (streets, sewer, water, etc.), as well as site and building design, that help Joppa to meet its agreed-upon obligations.
  - The City would initiate zoning changes for the project's real estate that would reasonably allow its use for a tiny home village. The City cannot guarantee zoning approval; however, if desired by Joppa, the commencement of a future lease/purchase agreement may be contingent on this rezoning.

- Without further direction from the City Council, this resolution does not authorize or anticipate financial assistance by the City to Joppa.

**PREVIOUS COUNCIL ACTION(S): NONE**

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- Plan and Zoning Commission/City Council – Rezone Property
- City Council – Execution of Lease/Purchase Agreement
- City Council – Authorize Purchase of Adjacent Property
- Urban Design Review Board – Design Review

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