

COUNCIL COMMUNICATION

	Number:	26-193	Meeting:	June 8, 2026
	Agenda Item:	37	Roll Call:	26-0684
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Resolution approving second amendment of 28E agreement between the City of Des Moines, City of West Des Moines, Polk County, Central Iowa Community Land Trust (CICLT), and Home Opportunities Mande East, Incorporated (HOME, Inc.) for provision of services of a Community Land Trust (CLT).

SYNOPSIS:

This roll call would approve a 12-month amendment to the 28E Agreement with the CICLT and HOME, Inc. and provide funds for the start-up of a CLT. This agreement is in partnership with, and our funds are matched by Polk County (\$100,000) and the City of West Des Moines (\$50,000).

FISCAL IMPACT:

Amount: \$100,000

Funding Source: Fiscal Year (FY) 2027 CM001000/528005.

ADDITIONAL INFORMATION:

- Community land trusts (CLT) are a community investment tool—especially when they are not developers themselves. While not a fit for all deals, by incorporating a CLT into developments, community partners and the City could preserve our City’s investment in affordable housing longer than without a CLT. CLTs are uniquely good at preserving public investments into affordable homeownership. This agreement funds the incorporation and startup of a CLT to give us the option to preserve our investments.
- In December 2024, the Community Land Trust Advisory Committee convened by the City of Des Moines voted on a final report of their recommendations and an initial Central Iowa Community Land Trust (CICLT) board.
- In addition, the Citywide Housing Strategy received and filed by Council in 2025 identified General Task 2, Priority Commitment C-2 as: Continue work to Establish a Community Land Trust. This 28E is one way that the City can act on this element of the Citywide Housing Strategy.

- The CICLT Board started to meet in January 2025. This 15 member board includes Chris Johansen, Neighborhood Services Director, on behalf of the City of Des Moines. In addition to community members, the CICLT Board includes representation from Polk County and the City of West Des Moines.
- Within the first 17 months of the CICLT Board existing, there has been significant progress made in standing up the CICLT including but not limited to:
 - The CICLT Board adopted their bylaws and incorporated as a nonprofit with the State of Iowa.
 - They have filed for and received their 501c3 tax exempt status.
 - Development of a portion of necessary policies, procedures and foundational documents.
 - Dedication of a CICLT program manager within the HOME, Inc. staff as well as a staffing alignment process completed to share multiple roles within HOME, Inc.
 - Holding the first annual meeting of the CICLT membership, which elects the Board of Directors.
 - Identification of the first five (5) homes coming into the CICLT portfolio and the first two (2) homebuyers. The CICLT is actively working to advertise the next anticipated home sales and build their ready-buyer pool.
 - Four (4) of the first five (5) homes are being built by HOME Inc., with two homes to be completed and sold to the first home buyers in late June or early July 2026. It is anticipated that the additional early homes will complete in the second half of 2026.
 - Identification of potential future homes and projects for 2027 and 2028.
- One of the CLT Advisory Committee recommendations was to have HOME, Inc. provided contracted services to stand up and initially operate the CICLT. Their expertise in housing counseling and affordable housing development were identified by our consultant as must have skills for the role. HOME, Inc. providing operations has substantially increased the speed of the CICLT's work that a party without the housing expertise could not have been followed. This matching of HOME, Inc., CICLT and City of Des Moines affordable housing programs extends the collective impact through the ground lease model. In addition, sharing staffing, office space and other resources has been critical to help the work move forward quickly.
- The 28E Agreement was originally drafted with HOME, Inc. because the CICLT had not yet been incorporated. The CICLT quickly incorporated. The next step was securing the 501c3 tax exempt status, which was a nine (9) month process. The CICLT just recently received the 501c3 tax exempt status and is in the process of setting up separate banking. The amendment approves transfer of the agreement and funds to the CICLT itself, rather than HOME, Inc. as fiscal agent, once those financial practices are in place.
- HOME, Inc. and the CICLT have an agreement for staffing and operations services to be delivered to the CICLT by HOME, Inc.
- The amendment extends the 28E Agreement to June 30, 2027, and adds a provision for a one (1)-time renewal that could extend the agreement to June 30, 2028.

- In the future, the CICLT is hopeful to have a 28E with the various government partners and a separate subcontract with HOME, Inc. to continue to provide operations. CICLT board members and City staff are currently in communication about what would need to be considered for a longer term 28E with additional parties.

PREVIOUS COUNCIL ACTION(S):

Date: September 29, 2025

Roll Call Number: [25-1354](#)

Action: [First](#) Amendment of 28E Agreement with the City of West Des Moines, Polk County, and HOME, Inc. for provision of services of a CLT. ([Council Communication No. 25-351](#)) Moved by Voss to adopt. Second by Gatto. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- In the future, the CICLT is hopeful to have a 28E with the various government partners and a separate subcontract with HOME, Inc. to continue to provide operations.
- Any future 28E involving the City of Des Moines would come to Council.
- Requests for funds and sale of property from the City to the CICLT will come to the Council for consideration.

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