



Date August 4, 2025

APPROVAL OF \$535,000 OF HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) FUNDS TO UPTOWN PARTNERS CORP. AND ALL OTHER TENANTS IN COMMON FOR THE DEVELOPMENT OF THE NINE (9) UNIT UPTOWN COMMONS MIXED-USE MULTIFAMILY BUILDING RESULTING IN THREE (3) AFFORDABLE RESIDENTIAL RENTAL UNITS.

WHEREAS, the City has entered into an Agreement with United States Department of Housing and Urban Development (HUD) for funding of its Home Investment Partnership (HOME) Program pursuant to Title II of the Cranston-Gonzalez National Affordable Housing Act; and

WHEREAS, the City's HOME Program is designed to provide affordable rental and home ownership opportunities for low- and very low-income households through acquisition, rehabilitation, and new construction; and

WHEREAS, the construction of new affordable housing is consistent with the City's 2020-2024 Consolidated Plan, which was approved by City Council for submission to HUD on November 4, 2019 by Roll Call 19-1792; and

WHEREAS, representatives of Uptown Partners and other tenant in common owners of the property (collectively, "Uptown Partners") submitted a proposal to City Neighborhood Services staff and provided financial information regarding the Uptown Commons project which will result in nine (9) residential rental units, currently addressed at 4109 University Ave; and

WHEREAS, the site is currently utilized as parking space for other Uptown Partners owned commercial buildings; and

WHEREAS, HOME funds are expected to be utilized for construction of the property, which is expected to start in August 2025; and

WHEREAS, Uptown Commons will contain three (3) HOME units, affordable to households earning at or below 60% Area Median Income (AMI); and

WHEREAS, the Environmental Assessment is complete and the City has received an Authority to Use Grant Funds from HUD dated November 21, 2024; and

WHEREAS, this activity is receiving other funding sources, including a first mortgage, Invest DSM, Iowa Workforce Housing Tax Credits, and owner equity; and

WHEREAS, Upton Partners and the City have entered into a HOME Agreement in form on file in the Office of the City Clerk setting forth the terms and conditions under which the City will provide HOME funding to Uptown Partners for construction of the Uptown Commons project.



Roll Call Number

Agenda Item Number

40

Date August 4, 2025

NOW THEREFORE, BE IT RESOLVED, by the City Council by the City of Des Moines,
that:

1. The HOME Agreement between the City and Uptown Partners in the form on file in the office of the City Clerk is hereby approved.
2. The Director of the Neighborhood Services Department is authorized and directed to sign said the Agreement on behalf of the City.
3. The Neighborhood Services Director or his designee is hereby authorized and directed to administer the Agreement on behalf of the City.

(Council Communication No. 25 - 284)

Moved by _____ to adopt.

Second by _____.

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED		APPROVED		

Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk