



Date March 9, 2026

APPROVAL OF \$400,000 OF HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) FUNDS TO MARKET DISTRICT APARTMENTS LP FOR THE DEVELOPMENT OF THE FOUNDRY LOFTS MULTIFAMILY BUILDING RESULTING IN FORTY-SIX (46) 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, on June 9, 2025, by Roll Call No. 25-0863, the City Council approved the 2025-2029 Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan; and

WHEREAS, representatives of Market District Apartments, LP submitted a proposal to City Neighborhood Services staff and provided financial information regarding the Foundry Lofts project which will result in forty-six (46) residential rental units, currently addressed at 509 SE 6th St; and

WHEREAS, the site currently consists of multiple underutilized lots on the corner of SE 6th St. and Martin Luther King Jr. Pkwy; and

WHEREAS, HOME funds totaling \$400,000 will be utilized for construction of the property, which is expected to start in July 2026; and

WHEREAS, Foundry Lofts will contain two (2) 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 January 26, 2026; and

WHEREAS, this activity is receiving other funding sources, including City of Des Moines urban renewal funding, LIHTC Equity, a permanent loan, IFA HOME, and Polk County Housing Trust Fund; and

WHEREAS, Market District Apartments, LP 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 Market District Apartments, LP for construction of the Foundry Lofts development.



Roll Call Number

Agenda Item Number

23

Date March 9, 2026

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

1. The HOME Agreement between the City and Market District Apartments, LP 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. 26 - 085)

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				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED APPROVED

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.

Mayor

City Clerk