



Date April 20, 2026

**PRELIMINARY AWARD OF HOME INVESTMENT PARTNERSHIPS PROGRAM
(HOME) FUNDS FOR KINGMAN PLACE TOWNHOMES, 3125 KINGMAN
BOULEVARD**

WHEREAS, the City is a Participating Jurisdiction in the HOME Investment Partnerships Program (HOME), pursuant to Title II of the Cranston-Gonzalez National Affordable Housing Act, under United States Department of Housing and Urban Development (HUD); and

WHEREAS, the purpose of the HOME Program is to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing for very low-income and low-income families through housing activities such as acquisition, rehabilitation, and new construction; and

WHEREAS, new construction of affordable homeownership units is consistent with the City's 2025-2029 Consolidated Plan, which was approved by City Council for submission to HUD on June 9, 2025 by Roll Call 25-0863; and

WHEREAS, the City has fully obligated all HOME funds from grant year 2026 and before; and

WHEREAS, Home Opportunities Made Easy, Incorporated (HOME, Inc.) staff, in partnership with Invest DSM and Cutler Development, proposed using 2027 and 2028 projected City HOME funds as one of the subsidy layers to construct Kingman Place Townhomes in lieu of any HOME funds for single-family new construction projects; and

WHEREAS, all 20 units within the Kingman Place Townhomes project will expand the supply of affordable housing for low-income households; and; and

WHEREAS, the Environmental Review process as outlined in 24 Code of Federal Regulations (CFR) Part 58 and the full Project Requirements, such as underwriting, as outlined in 24 CFR Part 92, Subpart F, have not yet been completed; and

WHEREAS, a preliminary award has been requested at this time to support additional funding requests to other agencies and organizations for the project.

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

1. The City of Des Moines preliminarily awards \$640,000 in HOME funds for Kingman Place Townhomes, conditional to agreed-upon loan terms, staff completion of project underwriting, and approval of a loan agreement and related documents by the parties.



Roll Call Number

Agenda Item Number

18

Date April 20, 2026

2. The Mayor is authorized and directed to sign said preliminary award letter, as attached.

(Council Communication No. 26-138)

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