



Roll Call Number

25-D740

Agenda Item Number

23

Date May 19, 2025

**APPROVAL OF \$750,000 IN HOME INVESTMENT PARTNERSHIP (HOME) FUNDS
FOR TOWNHALL FOOD HALL AND APARTMENTS RESULTING IN TWENTY-
NINE (29) 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 Townhall Associates, L.P. submitted a proposal to City Neighborhood Services staff and provided financial information regarding the project which will result in 29 affordable residential rental units at a site currently consisting of 1619, 1615, 1609, 1607, 1605, and 1601 6th Avenue as well as 515 College Avenue, Des Moines, Iowa; and

WHEREAS, Three (3) of the units will be affordable to those at or below 30% of the Area Median Income (AMI) and the rest will be affordable to those at or below 60% AMI; and

WHEREAS, Three (3) of the units will be City funded High HOME rental units and one (1) will be a City funded Low HOME rental unit; and

WHEREAS, Demolition of all buildings at the project site except North Des Moines Townhall at 1601 6th Avenue will take place to make way for a newly constructed mixed-use building which will include twenty four (24) affordable residential rental units, community space, and kitchens available to the public; and

WHEREAS, North Des Moines Townhall will be historically rehabilitated to include five (5) affordable residential rental units as well as a commercial space; and

WHEREAS, the Environmental Assessment is complete, no public comments were received, and an Authority to Use Grant Funds has been provided from HUD; and

WHEREAS, this project has received or is expected to receive additional funding from multiple sources including Federal and State of Iowa Historic Tax Credits, Low Income Housing Tax Credits, Polk County Housing Trust Fund Funds, and City of Des Moines Tax Increment Financing Funds.



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

1. The HOME Agreement, including the Promissory Note, Mortgage, and Restrictive Covenants, between the City and Townhall Associates, L.P. for twenty-nine (29) units of affordable housing as part of the project at 1619, 1615, 1609, 1607, 1605, and 1601 6th Avenue as well as 515 College Avenue, in form on file with the city clerk, is hereby approved.
2. The Director of the Neighborhood Services Department is authorized and directed to sign said Agreement and related documents, and the Neighborhood Services Department is directed to record said Agreement and all related documents as applicable.
3. The Neighborhood Services Director and his assignees are authorized and directed to administer the HOME Agreement and related documents in accordance with the terms therein; to approve and execute minor amendments thereto; and to present substantive amendments to the City Council for consideration and approval.

(Council Communication No. 25 - 203)

Moved by Gatto to adopt.

Second by Voss.

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	7			

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.

Connie Boesen

Mayor

Laura Baumgartner

City Clerk