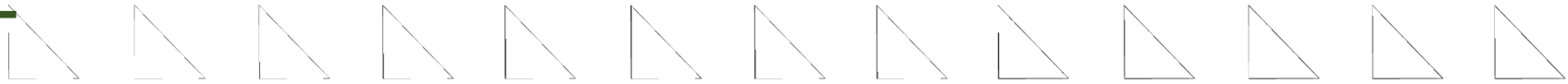




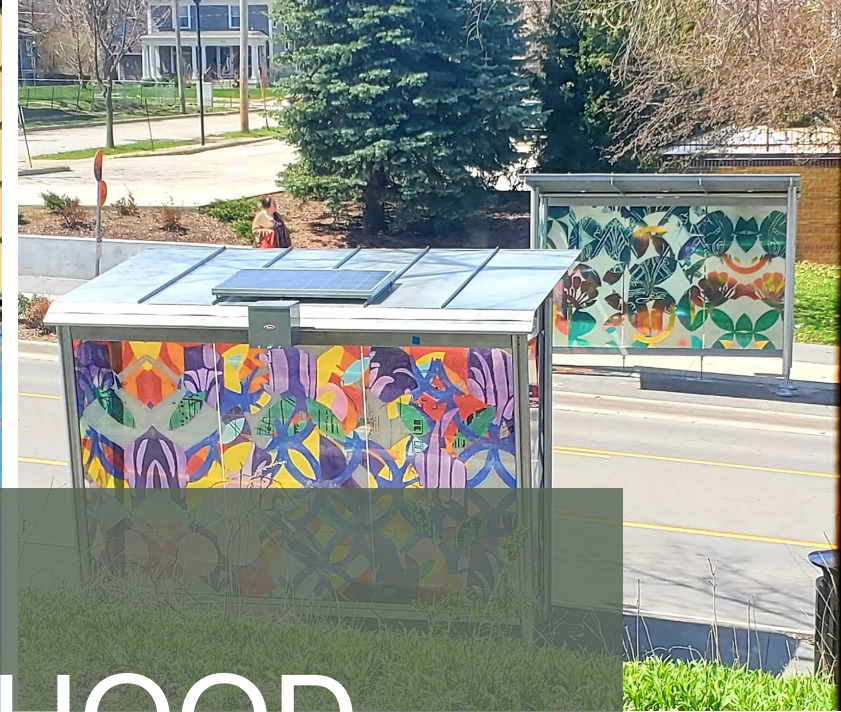
TOWNHALL  
FOODHALL  
| & APARTMENTS

A **HOLISTIC** APPROACH TO **AFFORDABLE** HOUSING AND **COMMUNITY** DEVELOPMENT

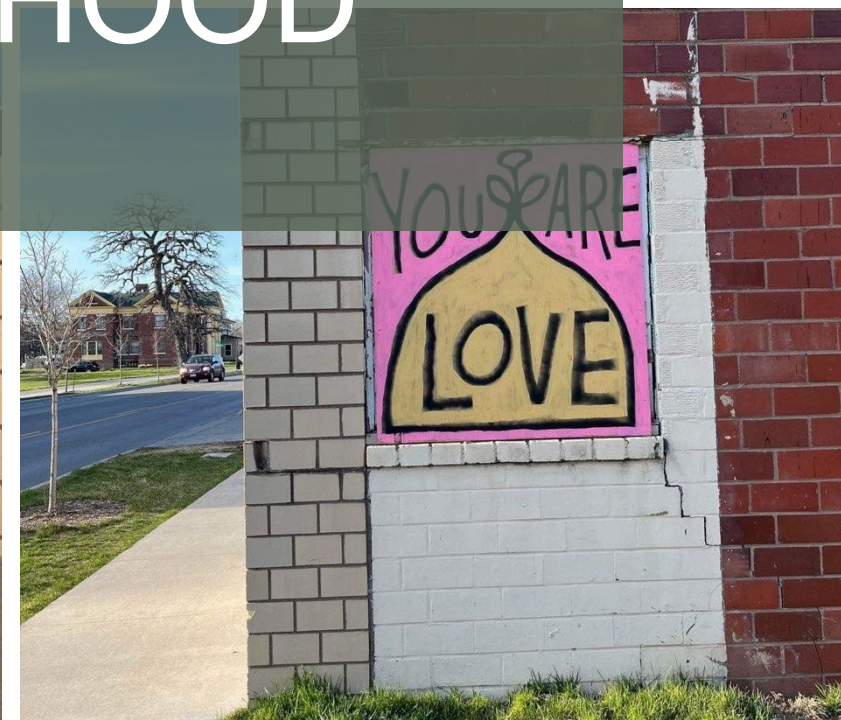
# THE PROJECT



**TOWNHALL FOODHALL & APARTMENTS**  
is a comprehensive model of neighborhood development that seeks to address the need for affordable housing while fostering inclusivity, community gathering, and economic opportunities.



# FOR THE NEIGHBORHOOD



# TEAM



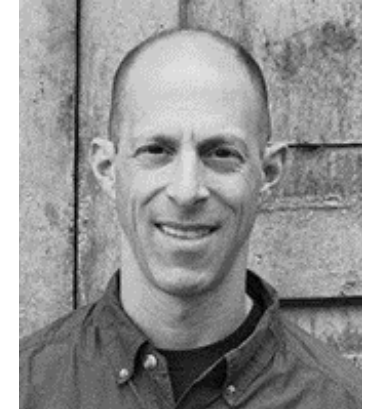
**Kuuku Saah  
Ntontan RE**  
Managing Partner



**Rocio  
Hermosillo  
Ntontan RE**  
Partner



**Ryan Osburn  
Ntontan RE**  
Project Manager



**Frank Levy  
Newbury Living**  
President



**Bob Rafferty  
Rafferty Group**  
Principal



**Brent Schipper  
ASK Studio**  
Architect

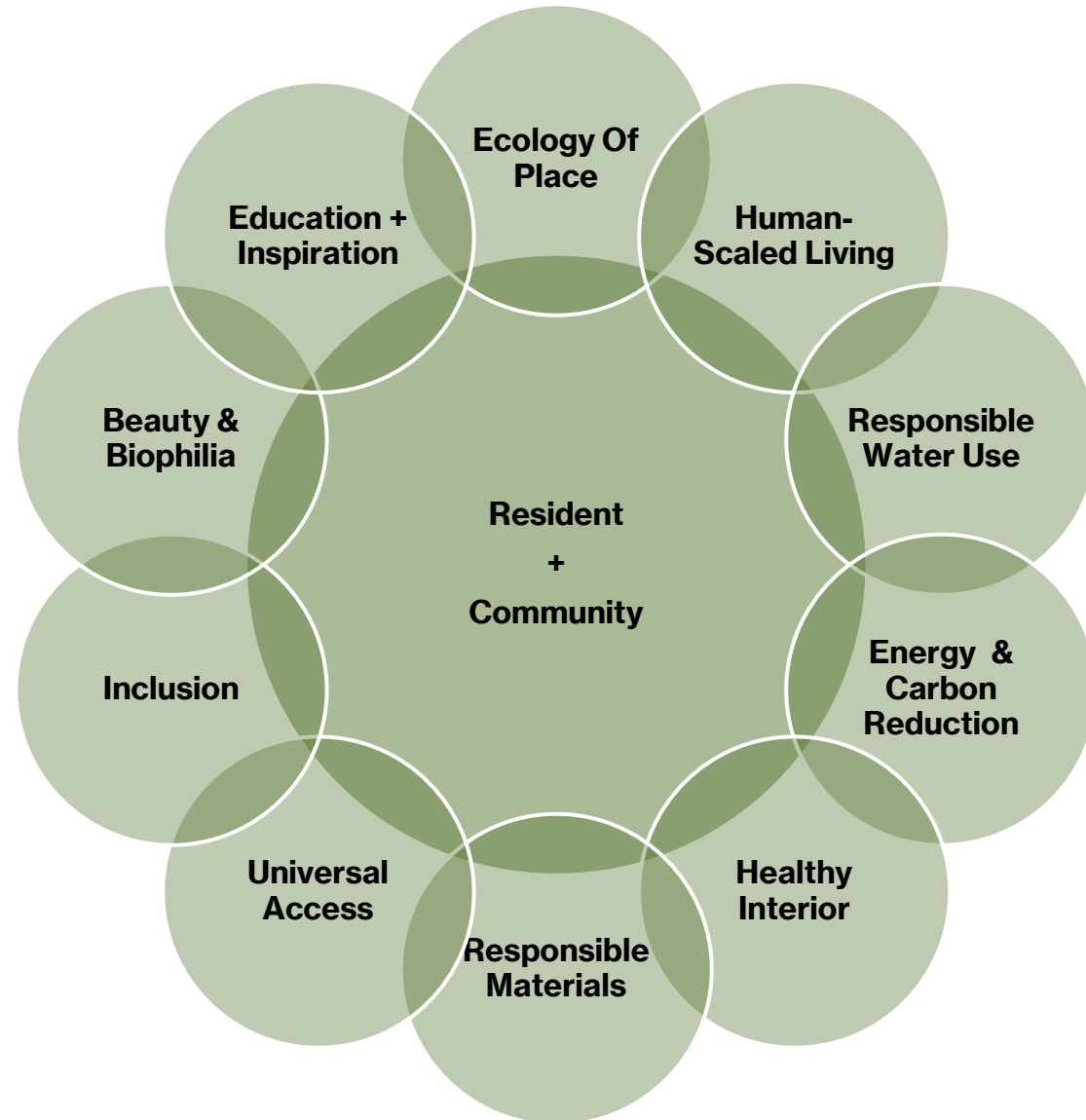


**Rachel Hoffman  
ASK Studio**  
Interior Designer



**Meshallah Muhamad  
ASK Studio**  
Interior Designer

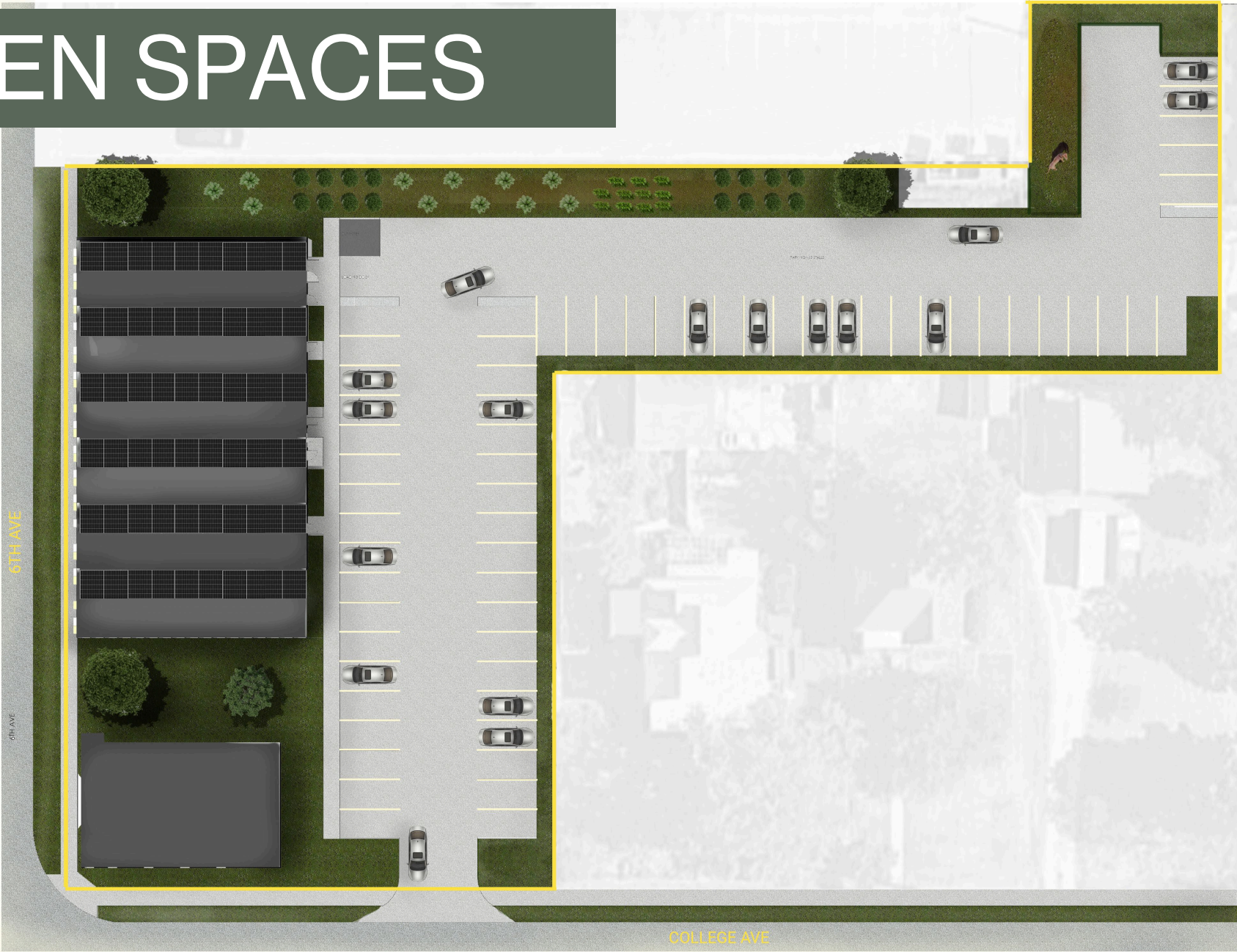
# LIVING BUILDING







# GREEN SPACES





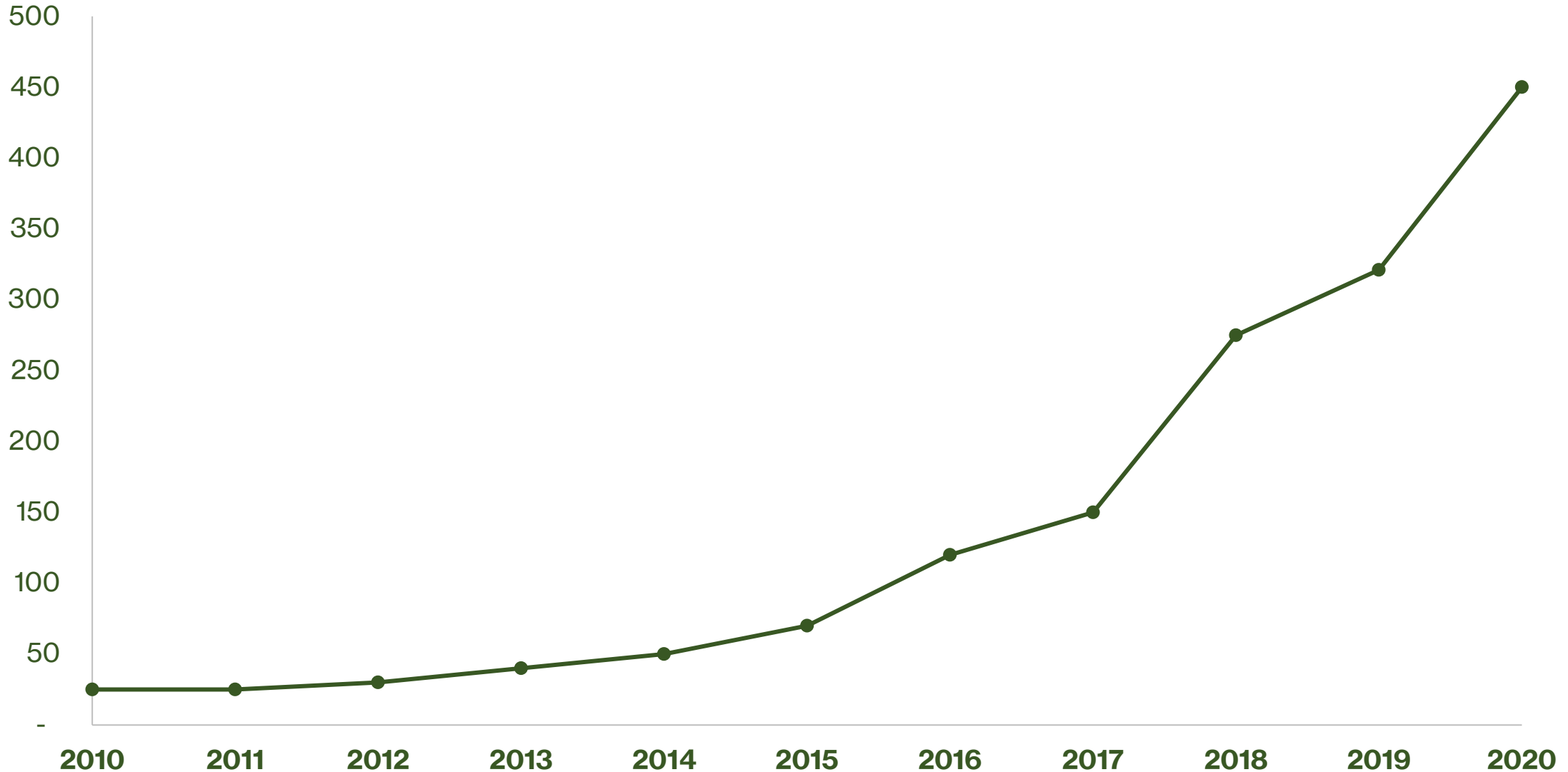
# FLOOR PLAN



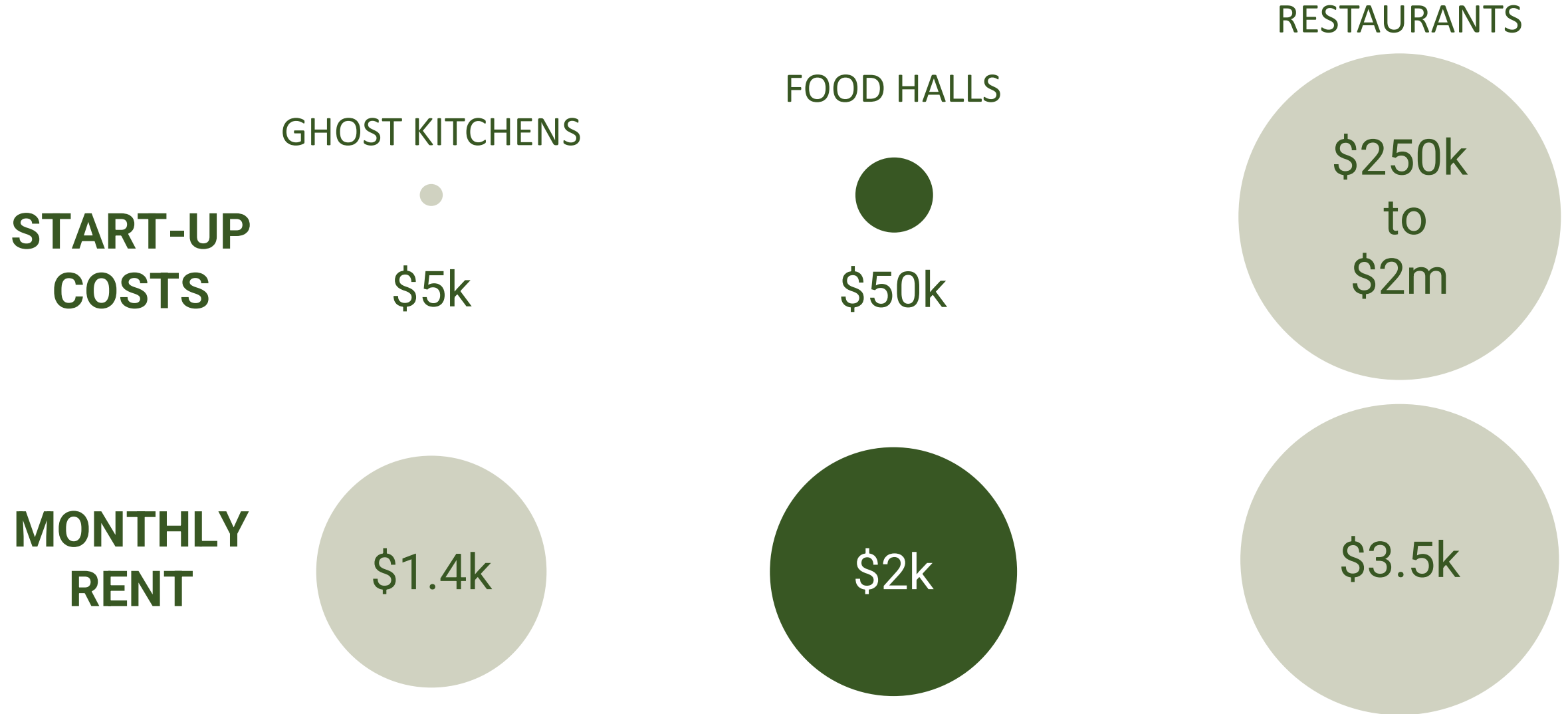


# COMMUNITY SPACES

# RISE OF THE HALL



# RESTAURANT COSTS



# THE FOOD HALL

**4**

**Kitchens**

**1**

**Coffee Shop**

**\$1,700**

**Rent**

**\$25k - \$50k**

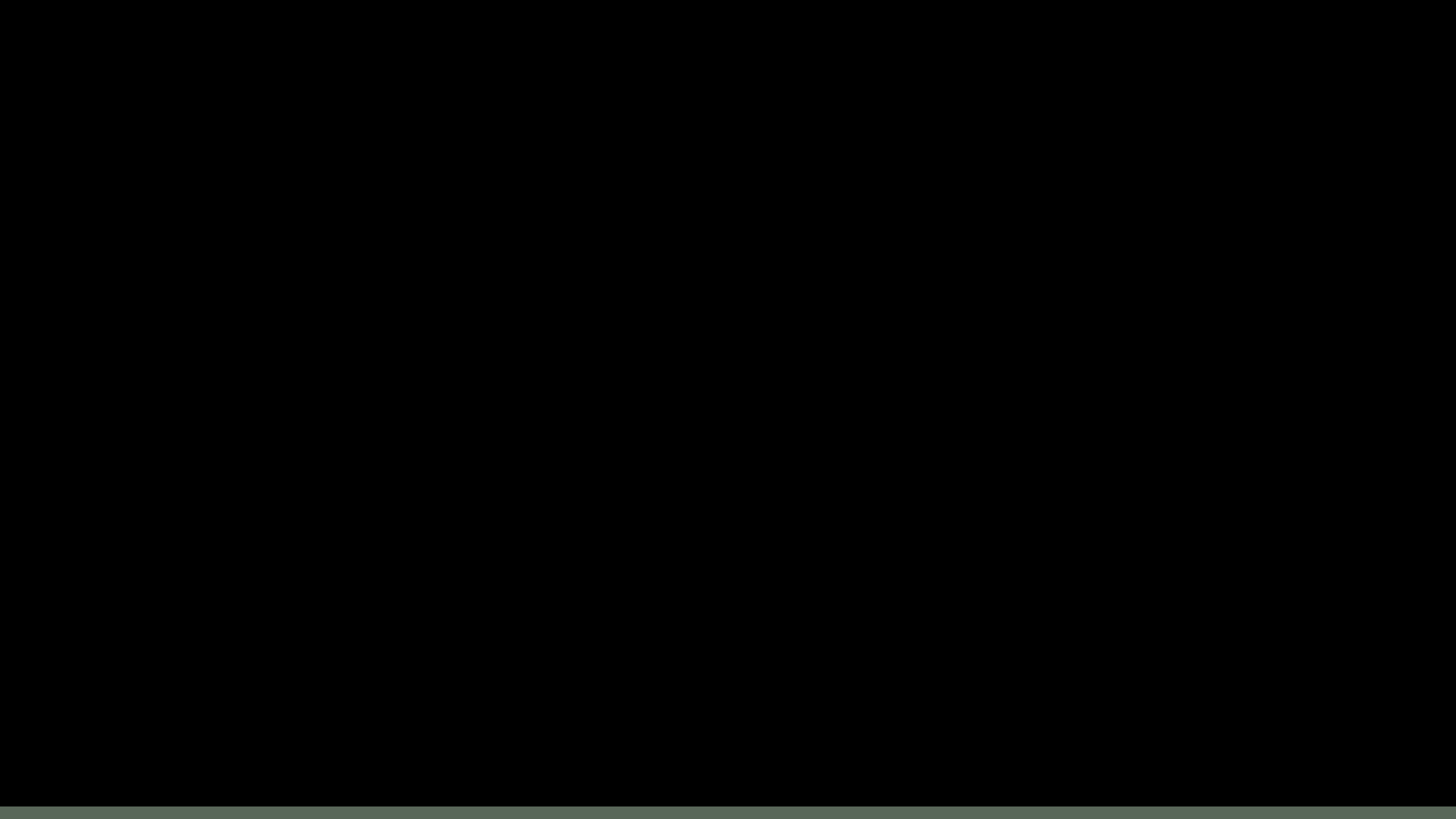
**Startup costs**

**5,000**sqft

**Indoor Community Space**

**2,000**sqft

**Green Space**



# FLOOR PLAN





# RESIDENTS AT THE CORE



# NUMBERS

**ESTIMATED COST**  
\$12,500,000

**INCOME - RESIDENTIAL**  
33 UNITS  
\$240K/YEAR

**USES**  
LAND - \$1,350,000  
HARD COSTS - \$8,800,000  
SOFT COSTS - \$2,500,000

**EXPENSES - RESIDENTIAL**  
\$6,000/UNIT/YEAR  
\$200K/YEAR

# SUPPORT

The proposed project integrates an essential array of truly innovative and catalytic components for our district – equitable ownership and inclusive development, affordable housing that truly empowers residents, sustainable design, and accessible entrepreneurial opportunities.

**Breann Bye**  
**Executive Director, 6<sup>th</sup> Avenue Corridor**

The integration of sustainability, the focus on local entrepreneurship through the Food Hall, and the dedication to creating inclusive and affordable housing solutions demonstrate a holistic and forward-thinking strategy that will undoubtedly positively impact our community.

**Senator Izaah Knox**  
**17<sup>th</sup> District**

It's an impressive project that bundles sustainability and inclusivity into a project for a diverse neighborhood

**Carl Voss**  
**At-large, Des Moines City Council**

Fostering a future of sustainability in a neighborhood of such rich history will help connect the past, present and future in ways that will breathe new life into our community.

The Community Food Market concept is another exciting aspect of the proposal. It presents an opportunity to not only provide a unique culinary experience for residents but also to support local artisans and entrepreneurs.

**Kathy Hellstern**  
**President, River Bend Neighborhood Association**

The project would be a great 'win' for the city and the adjacent neighborhood because of its proposal to add vitality and density to the 6th Avenue corridor, which has already seen significant public investment by way of streetscape and transit improvements.

**City Manager**  
**City of Des Moines**

# WRAP-UP

A holistic approach to affordable housing development with the resident and community at the core.

**PARTNERSHIPS  
&  
FINANCING**

**BUILDING FOR  
THE  
NEIGHBORHOODS**

**LONG-TERM  
RESIDENT  
WELLNESS**

