

DRAKE NEIGHBORHOOD PLANNING MEETING
HOUSING SUB-COMMITTEE
Thursday February 4th, 2010 at 6:30pm
Holiday Inn Express, 1140 24th Street

1. Neighborhood Resource Office – 30-45 mins.
Shallee Keenan, Program Coordinator
 - What is the Neighborhood Resource Office (NRO)?
 - Programs and resources available
 - Opportunities for the Drake Neighborhood to partner w/ the NRO
 - o ComNet Survey
 - o Newsletter/Website Assistance
 - o Organization of the association
 - o Leadership Training
 - o Volunteer Recruitment

2. Review and discuss the updated draft of the Housing Goals – 30-45 mins.

Next Meeting will be Thursday, March 4th, 6:30 pm
March topics: Polk County Assessor

Meeting Notes:

NRO / ComNET

Shallee Keenan, Program Coordinator for the Neighborhood Resource Office, gave a brief overview of how the ComNET survey works. Neighborhoods may use ComNET to record data about infrastructure issues – potholes, broken sidewalks, drainage issues, graffiti, etc. Prior to survey day, the NRO works with the neighborhood to map the routes. 10 routes (1-2 miles each) may be completed in a day. On survey day, 20 volunteers break into pairs of two and are assigned to walk each route. The data is recorded using a handheld device and then uploaded into the City of Des Moines' HEAT system. The neighborhood can then track the status of each item and see when it has been attended to.

Shallee stated that since the Drake neighborhood is so large, it would be best to do parts of the neighborhood on separate days. At this time she is unsure how many surveys the NRO will be able to complete this year, due to funding constraints. It was suggested that the DNA could fundraise and/or pay for a portion of the survey(s). Shallee will check to see how much it costs. Committee members discussed involving Drake students and scheduling a survey for late August / early September, possibly on consecutive days. Kyle Larson noted that there will be a significant amount of construction in the neighborhood this summer for the NIRP work. It would be best to wait until after NIRP improvements are complete. If the DNA wants to pursue ComNET for this year, let Shallee know asap.

Shallee also discussed the resources available to neighborhoods through the NRO. She can print newsletters at a low price, around \$0.07 per copy, given a week's notice. The NRO website does have a link for each neighborhood, and the DNA could create a page or have a link to the DNA website. Committee members asked if she provides assistance with website development. Shallee said she does not, other than basic assistance, but suggested looking at the tools available through Google. Patrick mentioned that Google offers a suite of tools to registered non-profit organizations for free. For more information, start with: <http://www.google.com/nonprofits>.

Forest Avenue Redevelopment Update

Sadie Hildebrand, City Planner, gave an update on the redevelopment project at 22nd and Forest. The City has found funding for a rental housing project and is currently putting together a Request for Proposals (RFP) to gauge developer interest. The funding requirements are 51% of the units in the project must be restricted to income at or below 80% of Area Median Income for 10 years with the remaining units available to any income. The City anticipates a \$60,000 per unit subsidy. Based on the size of the site, staff has estimated it could support a maximum of 18 units. The project would most likely be a two-story development, similar to the townhomes previously proposed as owner-occupied for the site. Because the City owns the land and would assist with funding, City staff has more control over the design and architectural features of the development. The site is also zoned NPC, which has stricter design review criteria. The City will likely release the RFP within the next month with the final application due to the state by the end of June.

Committee members stated that the units should not be smaller than the average home size in the area, and should be a "step up" in quality. One member asked if there would be garages as part of the proposal. Sadie stated that there will be additional points offered to developers who propose garages in their development plans. Staff is hoping the proposals will include garage parking. Committee members noted that the rental units could be converted to condos or at least market rate apartments later on. Sadie stated that the rents would most likely be market rate for the area. The committee also wants to ensure that any development be compatible with the historic character of the surrounding neighborhood.

Opportunity at 1238 22nd Street

Kyle Larson, City Planner, notified the committee that the City had just learned that Wells Fargo owns the house at 1238 22nd Street and is looking to donate it to a non-profit. Wells Fargo contacted Habitat for Humanity but Habitat declined due to the large size of the home. The home was last used as a duplex. Committee members suggested that HOME, Inc. would be a good candidate to take the home for a rehab project. Kyle indicated that City staff would be walking through the property in the next week or so and would provide an update to the committee at the next meeting.

Housing Goals Review

The committee reviewed the most recent iteration of the draft housing goals and suggested minor revisions. There was discussion about reorganizing the goal format. Currently there are no specific goals for the NW or SW parts of the neighborhood other than the neighborhood-wide goals. Rather than separating out goals specific to each quadrant, the group asked to have a column denoting the "focus area" for each goal. Kyle Larson and Amber Kobler will incorporate the comments received from the committee, revise the formatting, and update the goals for the next meeting.