

**DRAKE NEIGHBORHOOD PLANNING MEETING**  
**HOUSING SUB-COMMITTEE**  
**Thursday July 9, 2009 at 6:30pm**  
**Holiday Inn Express, 1140 24<sup>th</sup> Street**

- I. **Crime Free Multi-Housing Program—30-45 mins.**  
*Larry Davey, Des Moines Police Dept.*
  - a) Overview of the Program
  - b) Benefits to the landlords, tenants, and the neighborhood
  - c) Program participants in the Drake Neighborhood
  
- II. **Property Analysis – 30-45 mins.**
  - a) Review of property analysis (conditions and values)
  - b) Additional property analysis
  - c) Analysis by Quadrant
  
- III. **Neighborhood Conservation Services (NCS) Tools—30-45 mins.**  
*Mary Neiderbach, Senior City Planner*
  - a) Role of the City of Des Moines NCS Division
  - b) NCS Programs and Tools
  - c) Implementation in the Drake Neighborhood
  
- IV. **Open Discussion – questions, comments, and plan goals**

Next Meeting is Thursday August 6<sup>th</sup>, 6:30pm  
Continue Multi-family Housing Discussion

**Notes**

**Crime Free Multi-Housing Program**

Officer Larry Davey from the Des Moines Police Department (DMPD) gave an overview of the Crime Free Multi-Housing Program. Currently the program is for multi-family housing with 4 or more units. There are three phases to complete the program. The phases can be done in any order, in order to receive certification. Phase 1 is an eight hour management training workshop that the DMPD holds once a year. The training covers applicant screening, lease agreements, crime/drug activity prevention and other relevant topics. Phase 2 involves a “Crime Prevention through Environmental Design” (CPTED) survey of the property itself. In order to pass this phase, property owners must make the required modifications to their property which may include increasing lighting, door, window and lock standards, trimming trees and shrubs so the bottom six feet are clear, and key control devices. Phase 3 is tenant training, where tenants are invited to a social event and provided with education on crime prevention. With full certification, the facility receives signage to display around the property and use of the national logo in advertisements. The certification must be renewed on an annual basis and follows the property manager.

For more information on the Crime Free Multi-Housing Program, contact Officer Steve Anderson at 515-237-1591 or [slanderson@dmgov.org](mailto:slanderson@dmgov.org).

In addition to the multi-family program, the DMPD have a similar program for senior independent living communities. They eventually hope to expand the program to serve all sized rental units, however they do not currently have the staff resources to support this. One subcommittee member suggested that the workshop training classes be offered on weekends or split into multiple evening sessions to make them more accessible.

The subcommittee discussed working to amend City code so that it require CPTED certification as part of the permit or rental certificate process on multi-family / rental properties. This would be a long term strategy. To take more immediate steps, the group discussed creating opportunities for landlord / tenant education. Sadie Hildebrand, City Planner, noted that HOME, Inc. offers free housing counseling for tenants and has a handbook about landlord / tenant rights and responsibilities.

- (See [http://www.homeincdsm.org/support/housingsupport/rental\\_handbook.pdf](http://www.homeincdsm.org/support/housingsupport/rental_handbook.pdf))

The group discussed having the DNA offer more programs and services to the rental community in order to improve the relationship with landlords and tenants in the neighborhood. Some of the ideas included social events, special meetings, targeted newsletters / flyers, and a section with landlord / tenant resources on the DNA website. The group also talked about partnering with other neighborhoods to sponsor crime and safety workshops. Several members noted that the rental community may have a negative perception of the DNA, believing that it is not for them. The DNA should do more outreach to get these neighbors involved and promote ongoing communication. It was decided that another subcommittee will be formed to work specifically on this task with Kelli Beck-McKean volunteered to be involved.

### **Property Analysis and Neighborhood Conservation Services (NCS) Tools**

Will be covered at the August 6<sup>th</sup> meeting.

### **Open Discussion**

Kyle Larson, City Planner, gave the subcommittee an update on the project slated for 22<sup>nd</sup> Street and Forest Avenue. The City put out an RFP for a single-family, owner-occupied development in April. The RFP deadline was the end of May but no proposals were submitted. The Forest Avenue Planning Committee met on July 7<sup>th</sup> to discuss this and provide feedback. The Forest Avenue Committee suggested that staff investigate the feasibility of high quality, market rate rental. The housing subcommittee was asked for their input on the possibility of using the site for rental units. The group discussed the pros and cons then decided that they would support high quality rental units in that area, if the project were designed properly.