

DRAKE NEIGHBORHOOD PLANNING MEETING
HOUSING SUB-COMMITTEE
Thursday August 6th, 2009 at 6:30pm
Holiday Inn Express, 1140 24th Street

- I. **Property Analysis Review - 30-45 mins.**
 - a) Review of property conditions, values, etc.
 - b) Additional property analysis
 - c) Analysis by quadrant

- II. **Neighborhood Conservation Services (NCS) Tools - 30-45 mins.**
 - a) Role of the City of Des Moines NCS Division
 - b) NCS Programs and Tools
 - c) Implementation in the Drake Neighborhood

- III. **Open Discussion – questions, comments, and plan goals**

Next Meeting is Thursday September 3rd, 6:30pm
Continue Multi-family Housing Discussion

Meeting Notes:

Property Analysis Review

Amber Kobler, Planning Intern, reviewed the results of the property analysis with the subcommittee. The group discussed a wide range of property characteristics, based on data from the Polk County Assessor. The analysis broke the neighborhood into quadrants and looked at how sections of the neighborhood differed from one another in terms of property values, size of homes, number of rental units, and number of home sales. Each quadrant will require different goals and strategies.

The group was interested in seeing the NE quadrant split into two sections, with 27th Street as the dividing line. They felt that these two areas differ significantly enough from each other to warrant a split for comparison purposes. The group would also like to see how demographic data from the census overlays with the property analysis. This information will be provided at the next meeting.

Neighborhood Conservation Services (NCS) Tools

Sadie Hildebrand, City Planner, reviewed the tools for housing that are available through the City's Neighborhood Conservation Services division. While many of these tools are intended for low-moderate income residents, they may be useful if the neighborhood association wants to target certain homes for repair or rehabilitation.

The programs administered by NCS include: homeowner (minor repair, lead based paint, & technical assistance), homebuyer (new construction and acquisition rehab), rental (new construction and acquisition rehab), jumpstart (flood relief), Thrivent loans, and the Neighborhood Stabilization Program (foreclosures).