

DRAKE NEIGHBORHOOD PLANNING MEETING
HOUSING SUB-COMMITTEE
Thursday October 1st, 2009 at 6:30pm
Holiday Inn Express, 1140 24th Street

- I. **Drake University On & Off Campus Student Housing Plans – 45 mins.**
Guest: Dan Garringer, Drake University Real Estate Office

- II. **Good Neighbor Policies for Tenants – 30 mins.**
Review similar initiatives from other cities
Discuss the potential for similar efforts in Drake

- III. **Housing Goals Brainstorming Session – 30 mins.**

Next Meeting is Thursday November 5th, 6:30pm

Meeting Notes:

Drake University On & Off Campus Student Housing Plans

Dan Garringer, from Drake University's Real Estate Office, talked to the group about the residential properties that the University owns. Drake currently has 4,382 full time students, approximately 1736 of which live in dorms on campus. 307 students live in Sororities or Fraternities, and 328 live in Drake West. There are about 218 students renting through the University's Real Estate Office at this time. Drake owns 62 homes in the neighborhood and has been working to remodel all of them inside and out, including landscaping. During the rehab the homes are being returned to their original single-family layouts. All of these properties are rented to students or faculty, and undergo a yearly inspection. The University does have off campus living policies that they give to student renters each year. Drake University Security monitors the properties. There are currently no major expansion plans. The Drake University Master Plan can be seen on the University's website at:

<http://www.drake.edu/selfstudy/resources/2/CampMasterPlanReport-05.pdf>

The subcommittee is interested in finding a way to encourage Drake University graduates to continue living in the neighborhood, particularly by creating a connection between students and the community during their tenure at Drake. Subcommittee members agreed that the DNA should provide some sort of welcome material for incoming students each year with information about the neighborhood association, and perhaps a student membership rate. Another idea was to partner with the Drake Area Business Association to offer discounts at area businesses to DNA members.

Good Neighbor Policies for Tenants

Kyle Larson and Amber Kobler, City Planners, handed out a number of brochures and booklets that the City of Iowa City has used in a "good neighbor" program for both student and non-student renters, as well as new community members in general. After looking through the

materials, the subcommittee discussed putting together similar handouts for the rental community in the neighborhood. The group reiterated the need to send the message to renters that they are an integral part of the neighborhood, and that they are valued as part of the community. Another idea to get renters and landlords more involved is to include rental properties in the house tour.

One subcommittee member asked if Des Moines has a nuisance property ordinance, like the City of Iowa City. While Des Moines does not have the same type of ordinance, Ed Leedom noted that there is a “habitual violator” policy. If a property has received three complaints within three years, it can result in up to \$750 in fines. The charge is against the person, not the property. While the City of Des Moines does not make information about complaints publicly available, the NBSD officers do track this information.

Housing Goals Brainstorming Session

As decided at the last meeting, the subcommittee spent the last half hour discussing goals for the plan. Some of the ideas included:

- Form a volunteer committee to coordinate and organize volunteer efforts (and continually recruit new volunteers to avoid burnout)
- Create a resource handbook (similar to some of the Iowa City handouts) with information about living in the neighborhood
- Host a housing fair
- Reach out to, and have representation from, all areas of the neighborhood
 - o Get the rental community involved
- Improve the perception of the neighborhood
 - o Promote the neighborhood through realtors and brokers, come up with the “Top Ten” reasons to relocate to the Drake neighborhood

In addition, the subcommittee discussed partnering with organizations like Habitat for Humanity or HOME Inc. to tackle some of the issues in the neighborhood. The Ingleside Hills neighborhood group has established an excellent working relationship with First American Bank to address some of the housing issues in their area of the neighborhood. DNA members expressed interest in learning from Ingleside Hills’ success. Members of the two neighborhood groups discussed using the planning process as an opportunity to identify common issues and establish a relationship that will allow them to work together going forward. One example for this partnership is addressing the number of contract sales in the NE part of the neighborhood, which are of concern to both Ingleside Hills and Drake representatives. The subcommittee invited representatives from Ingleside Hills to attend future housing committee meetings and other planning committee meetings (Infrastructure/Streetscape, Commercial, Crime & Safety) as well.