

Board meeting September, 1985

Present: John Neubauer, Virginia Peterson, Linda Bender, Harriet Danielson, Faye Vilimek, John Wilken (after 8pm), Ric Jorgensen  
Absent: Diane Munns, Gladys Burkhead, Wayne Shoemaker, Kerry Graham, Bruce Heilman, Jim Ryan, Mike Early, Dorothy Anderson.

Item 1. Resignation; Dorothy Anderson (letter of resignation attached)  
Question; should we replace her now?

Answer; We will replace Dorothy, Mike Early, Kerry Graham, Bruce Heilman (John Wilken) with four of the new board members. The above names, excepting Dorothy, are those board members who have failed to appear for four or more consecutive meetings. Our bylaws provide for the remaining members to replace those who have dropped out.

The four will be determined by drawing names out of a hat. They will serve November and December plus the following year.

Item 2. Question; did we ever have 1/2 of the board elected every year?  
Answer; No

Item 3. motion to ask absent board members for any reason not to be replaced. Motion passed.

Faye will ask Mike Early

Virginia will ask John Wilken

John will ask Bruce Heilman

Linda will ask Kerry Graham

Item 4. Fallfest brochures printed. All is well. Drake wants tour for parents of the neighborhood.

Item 5. Meeting notes. Some changes made, asked to members present and absent put on top of minutes. Accepted with changes.

Item 6. Financial. Because of anonymous gift, it was only necessary to transfer \$300 instead of \$500 as authorized for membership drive. Report accepted as presented.

6a. Financial. Motion to renew CD, take \$2000 from savings to invest in CD not to be tied up later than March 1986. Amended to allow treasurer to transfer from checking to savings as necessary. Motion passed.



DRAKE NEIGHBORHOOD ASSOCIATION

Annual Meeting, October 1985

Item 7. Drake revitalization. Ken Austin (head of revitalization committee and president of DMM) would like to create a task force to <sup>in</sup> implement ~~stuff~~ *decisions* Virginia Wants Drake trustee, staff member, and neighborhood <sup>leader</sup> in that field. John and Virginia volunteered Bruce Heilman and Joe Jester for business district. Gateway Ric Jorgensen, Elmwood John and Diane Munns, Historic District John. Don't know trustees yet for each group.

Roger Hewitt *and Virginia*

Item 8. Drake presidents reception for the neighborhood will be Monday, September 23. All members should receive invitation.

Harriet Danielson

Committee Reports

Item 9. University Relations - Making parents welcome.

Leo Green

Item 10. Special Events - Childrens Halloween party on beggars night.

Carly Smith

Item 11. Historic - December 8 House Tour

Secretary's note - for Vice-President, it was decided to have the board elect

Item 12. Membership - 82 memberships have come in so far. A letter, receipt and new membership card will be put in the mail for those who have paid. Still delivering brochures, too early to tell returns. We need to decide the best ways to use our membership dues money in the future.

Spacy Anderson

Item 13. Next board meeting October 9. Harriet will be gone until November. Contact Faye for any money needs.

Walter Hewitt

Secretary's note - the following notes may be incomplete due to the inability to make notes as fast as people talked. I tried to put down as much discussion as possible, but there are gaps. I also tried to note the speaker's name, but in some cases did not know who the person was.

COMMITTEE REPORTS

Membership - Mike Harbeck reported - Brochures were delivered to the neighborhood by Twin Challenge. Plans are to put all the members names and addresses on a computer at Drake and produce a directory. Also planned is to send to former members to inform them that their membership has lapsed.

Special Events - Spacy Anderson reported - There will be a children's Halloween party on Saturday, 10/26 at the Thoreau Center. It is from 6-8pm.

Historic - Spacy Anderson reported - The Christmas house tour will be December 8 from 1-4pm. There will be many houses. To raise funds a donation will be asked for, there will also be a bake sale.



DRAKE NEIGHBORHOOD ASSOCIATION  
Annual Meeting, October 1985

The following were elected to the Board of Directors for 1986:

Virginia Peterson, President

Vicky Malin, Treasurer

Dee Hanbeck, Secretary

John Neubauer

Roger Hewitt

Gladys Burkhead

Jim Ryan

Harriet Danielson

Roger Schoonover

Becky Pregler

Leo Green

Tony Cobb

Cindy Snell

Ron Anderson

Since no one ran for Vice-President, it was decided to have the board elect someone for this position from its' ranks.

The following also ran for the board:

Wayne Shoemaker

Chuck Irvine

Bruce Heilman

Connie Hagerman

Ron Carr

Kristi Mesicek

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#### COMMITTEE REPORTS

Membership - Mike Hanbeck reported- Brochures were delivered to the neighborhood by Teen Challenge. Plans are to put all the members names and addresses on a computer at Drake and produce a directory. Also planned is to send to former members to inform them that their membership has lapsed.

Special Events - Diane Munns reported - There will be a children's Halloween party on October 30 at the Thoreau Center. It is from 6-8pm.

Historic - Becky Pregler reported - The Christmas house tour will be December 8 from 1-4pm. There will be many houses. To raise funds a donation will be asked for, there will also be a bake sale.



## OTHER BUSINESS

John Neubauer talked about the task force for the proposed historic district. It is a team effort between us and Drake(?)

Roger Hewitt asked to give an announcement. There will be a meeting for discussion of the local option tax from 6:30-8:30 at Drake on October 30

The old and new boards will meet together for the next 2 months. Meetings are the 2nd Wednesday of the month at the 1st Christian Church.

Linda Bender brought up suggestions for bylaw changes discussed at the September board meeting. They are;

1. The Vice-President is also the President-elect for the next year.
2. Ex-officio members of the board could be appointed. These are people from other organizations who have a common interest. They would be non-voting members of the board.

Discussion on #2 included the points that this limits the President's term to 1 year, and that this person is in a leadership role for 3 years, as president-elect, president, and ex-president.

The discussion ended with the decision that if a person wants bylaw changes, that person should put the change in writing and send it to the board. Copies of the bylaws are available at the office.

Margie Langford brought up 1) restoring and rehabbing abandoned houses and 2) Turn the ratio back to single family owned homes. She feels that this is a priority in the neighborhood.

Virginia Peterson asked for an explanation of the adopt-a-house program where people can rehabilitate a house and return it to the market. Also, a law allows non-profit organizations to participate in the adopt-a-house program. Mike Hanbeck said returns on membership brochures indicate interest in the adopt-a-house program

Peggy Jester exhibited a number of her Drake Neighborhood genre paintings at the meeting.

Thank you to John Neubauer for his leadership as president (applause)

Mary Radcliffe (membership committee) said that the committee will send the list of people who signed up for committees at the annual meeting to the respective chairs .

John Neubauer said that committees will be asked to submit budget requests in November and December.

Question: How does the Drake computer connection work? Answer: Mike Hanbeck has made arrangements with Drake.



Board meeting October 9, 1985

Members present; Virginia Peterson, Linda Bender, Harriet Danielson, Diane Munns, Gladys Burkhead, Wayne Shoemaker, Faye Vilimek, Ric Jorgensen, Jim Ryan.

Members Absent; John Neubauer, Kerry Graham(resigned effective October), John Wilken, Bruce Heilman, Mike Early(resigned effective October)

Nonboard members; Peggy Jester

Item 1. Minutes changed and corrected on item 7, (see Sept. notes for changes. Approved.

Item 2. Financial report. Harriet didn't have a budget sheet because the Fallfest figures were not in when the report was written. The final figures show an income of \$899.91, expenses of 436.71, which makes a profit of \$453.00.

Harriet will be reinvesting CD#24495 plus she will add enough money to make \$2000 in a new CD.

Old Business

Item 3. Reports on members who have missed more than four consecutive meetings. They were to be called and asked if they had any objections to being replaced. Mike Early and Kerry Graham agreed with the proposal. John Wilken preferred to finish his term. (since the October 9 meeting, John has decided he will be unable to finish. He will be marked resigned in the attendance records effective November). Bruce Heilman was not notified, Linda was assigned to remind John. (I did. John prefers not to speak to Bruce about this.) Three people for certain will be replaced at the annual meeting.

Item 4. Task forces for Drake revitalization projects. A list of members will accompany next committee report, expected in November.

Item. 5 Move entered and approved to have John write a thank you note to Chris and Dianne Arns for all their work on Fallfest.

Item 6. Move entered and approved to have a letter written to the Coca-Cola Company thanking them for their support of Fallfest. The letter will be sent to the Arns and forwarded to Coca-Cola.

Item 7. Move entered and approved to list names of businesses who donated to Fallfest in the November newsletter. The newsletter will then be sent to the businesses. Wayne Shoemaker volunteered to send a note with if he



## Committee reports

Item 8. Beautification. Gladys would like to buy bulb spades for the association to use on the bulb planting project. Approved.

Item 9. Nominating committee. List of nominees attached. Since there is no one running for Vice-President, the committee suggests that the board select one from the new board.

Peggy Jester will have an exhibit of <sup>pictures of</sup> neighborhood homes during the meeting.

The committee was asked to make provisions for absentee ballots.

The committee will verify memberships before people can receive ballots.

Item 10. Special Events. Halloween party October 30 at the Thoreau Center. 6-8pm for children under 11. Plans are progressing nicely.

Item 11. Historic. There will be between 9 and 20 houses on the Christmas tour December 8. Plans going fine. The board suggested coffee at several locations to warm the wanderers.

Extra item; Suggestions for bylaw changes.

1. Vice-president is also the President-elect
2. Ex-officio members of the board.



BOARD MEETING NOVEMBER 13, 1985

Members present: John Neubauer, Virginia Peterson, Linda Bender, Harriet Danielson, Diane Munns, Gladys Burkhead, Wayne Shoemaker, Faye Vilimek, Ric Jorgenson, Jim Ryan(8pm)

Members Absent: none. All others have resigned.

1986 Board members attending: Dee Hanbeck, Roger Hewitt, Roger Schoonover, Becky Pregler, Tony Cobb, Vicky Malin, Cindy Snell.

Others: Mike Hanbeck

Item 1. Financial - 2 statements - Fallfest and regular. Approved (Secretary's note: Copies of these were misplaced. Would appreciate someone making a copy for the Association records.)

Item 2. Board meeting minutes approved with changes. Please look at notes for October for noted changes.

Item 3. Discussion of how best to fill 5 vacancies on board from the newly elected members. 7 of the 9 new board members came to the meeting. From those we decided to draw names. These 5 will finish the last 2 months of 1985 as voting members: Cindy Snell, Roger Hewitt, Becky Pregler, Roger Schoonover, Tony Cobb.

#### Committee Reports

Item 4. Beautification. Gladys displayed the map of the Witmer park lagoon which showed placement of daffodils.

Item 5. Historic. Plans for the tour are progressing. Becky asked for board members to volunteer. Ric suggested that members be stationed at each house. Ric also suggested letters to the President and Board of the Des Moines Housing Council and Neighborhood Housing. John said that if a letter was drafted, he would put it on DNA stationary and have it sent out.

Item 6. Special Events. The Halloween party was a success. We gave out tickets for games and food.

Item 7. Housing Committee. List of objectives attached.

Item 8. Membership. 50 new members, 100 renewals as of October. The list of current members will appear in the December newsletter. Question: should they be listed according to categories of payment? Decided to tell how many are in each category rather than tell individual names.



## Item 9. Task Forces

#1 Drake Trustees, Heilman, Early, Knapp, are looking for place for the Drake Law clinic.

#2 Gate way (23rd, 28th, U to Freeway) Ric Jorgenson chairs. They are fact-finding in the area to determine possibilities of building and traffic patterns. No time table as yet.

#3 Elmwood School. After initial meeting took a tour. Expert from Philadelphia studied Elmwood and met with the task force. The next step is whether we can generate enuf money for a feasibility study. The cost of the study is \$4000. Drake is asking the DNA to split the cost. John asked if other \$1000 should be brought up at budget meeting. Discussion that followed centered on the fact the meeting notes show no record of board approval to spend the money.

Motion to defer discussion until budget meeting in December. Passed.

#4 Historic. Austin, Jim Grant, Kirk Patek(etc). The state (Jim Jacobson) sent a letter saying that this area is not worth considering. The task force feels that there is another reason, and is investigating. Drake has offered 4 buildings as part of the historic district.

## New Business

Item 10. The 7-11 at 22nd and University wants to expand. It wants to use the area of houses to the west of 22nd. The Commerce Commission wants them to use abandoned buildings of the south side. 7-11 doesn't want to work with the neighborhood. Suggested tracing ownership, try to get options on property, watch for zoning board meetings.

Item 11. Budget meeting December 11. Each committee will send a representative with a budget request. The committees are:

Membership

Beautification

Historic

Special Events

Housing

University Relations

Item 12. Ric said that John has volunteered to be the chair of a committee to develop neighborhood groups in the 3rd ward.

Meeting adjourned



11/13/85

## Drake Neighborhood Association

### Housing Committee

Objective: Fix-up or tear down abandoned or burned and boarded-up houses or commercial buildings, fix up shabby rental properties (not just to minimum code, although that's a good first step), fix up single dwelling eye-sores.

In short, make our neighborhood more attractive for all the Ozzie and Harriet Nelson families out there.

#### Suggested Method:

- Find and contact owners of worst offending properties and determine intentions. Ask for commitments. Keep accurate records of all contacts. Attempt to obtain voluntary compliance.
- If no action or response, use other leverage, particularly the city (inspection people anxious to help). Also, perhaps a letter campaign or a monthly (quarterly?) "dirty five" or "terrible ten" news release
- Set up recognition for owners who go above and beyond the norm.

#### Guiding Principles:

- Be cordial. We lose credibility if we're branded as a bunch of hotheads. Voluntary compliance is more effective than forced compliance.
- Establish a one-year campaign (and expect the going to be tough).
- Establish priorities to generate quick successes. Thus my suggestion is to go after abandoned properties first.
- Be consistent. Develop agendas and stick to them.
- Keep meticulous records when dealing with owners, including dates and synopses of conversations.
- Keep in mind that this isn't a matter of taste or wealth. A poor family with awful taste can still be a good neighbor.



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\*\*\* DRAKE NEIGHBORHOOD ASSOCIATION \*\*\*

MINUTES OF BOARD MEETING - 12 DECEMBER 1985

**ATTENDANCE:**

Board Members:

John Neubauer	Virginia Peterson	Linda Bender
Harriet Danielson	Diane Munns	Gladys Burkhead
Wayne Shoemaker	Faye Vilimek	Roger Hewitt*
Roger Schoonover*	Cindy Snell*	

\*Indicates members elected for 1986, filling vacancies for the remainder of the 1985 board year.

Absent Board Members: Ric Jorgenson Jim Ryan

1986 Board Members:

Dee Hanback	Vicky Malin	Ron Anderson
Leo Green		

Others: Mike Hanback

**1. Treasurer's Report:**

a. Account balances as of 30 November 1985:

Checking	1,888.68
Savings (C.D.'s)	<u>4,007.80</u>
Total	5,896.48

b. Major sources of income for 1985:

Membership Dues	2,797.00
Fall Fest '85	435.18
Salvage	416.55
Historical Book Sales	374.86

**2. Budget Hearing:**

a. Estimated funds available for 1986: See Attachment A

b. 1985 budget review and 1986 budget requests: See Attachment B



3. Old Business:

- a. Re. discussion at last board meeting about boards approval to spend money on the Elmwood feasibility study: John distributed a copy of a letter to Ken Austin of DDM dated 25 April 1985 re. joint venture. Virginia stated her notes for the April meeting (taken after the secretary left) show that the board moved to support John on approaching DDM for joint venture and that the study may cost \$7500.

(BREAK FOR COOKIES AND CIDER COURTESY OF VIRGINIA -- THANKS!)

- b. Re. Kinko bill for \$24.30 for unidentified copying: Kinko's will not charge us for this item since they did not get a signature.
- c. Re. Drake Park Playground: Virginia would like to ask Colette Barnette to head committee to investigate the best way to use the money budgeted for the playground. She would like to involve the neighbors and people who use the park in the decision.

4. COMMITTEE REPORTS:

Housing Committee: Currently focusing on 26th and 27th Streets. Will write letter to the owner of each property with suggestions (letter is currently on hold, but will be submitted to the Board for approval prior mailing). The committee will meet with people who live on those streets.

5. All bills and deposits for 1985 should be given to Harriet by 27 December.
6. NEXT MEETING: 8 January 1985. Virginia would like to use that meeting to discuss the needs of the Association.
7. MEETING ADJOURNED.



\*\*\* DRAKE NEIGHBORHOOD ASSOCIATION \*\*\*

ATTACHMENT A

ESTIMATED FUNDS AVAILABLE FOR 1986

Cash on hand*:	5,896.48
Additional Book Sales:	50.14
Christmas Tour Proceeds:	280.00
Book Sales Pledge - 1986:	500.00
December Operating Expense:	(84.72)
Owed to Special Events:	<u>(38.30)</u>
Estimated Cash As of 1/1/86*	6,603.60

\*Includes the \$1,000 Blount Foundation Grant



ATTACHMENT B

1985 BUDGET REVIEW AND 1986 BUDGET REQUESTS

REQUESTOR/USAGE	1985 BUDGET	1985 EXPENDITURES	1985 BUDGET NOT SPENT	(1985 INCOME)	1986 BUDGET REQUEST
BEAUTIFICATION: For Wittmer Park daffodils and Kingman tree maint.	535	162	373	0	543
UNIVERSITY RELATIONS:	50	0	50	0	395
SPECIAL EVENTS:	50	12	30	0	50
SALVAGE SALES:	100	0	100	417	0
HISTORICAL: For tours and verbal histories.	100	100	0	280	350
Video Slide Show					1,500
MEMBERSHIP:					
For Membership Drive	862	710	152	2,797	735
For Directory	0	0	0	0	300
Total				<u>2,797</u>	<u>1,035</u>
PLAYGROUND:	1,000	0	1,000	0	1,000
OPERATIONS:	1,080	1,018 *	62	0	1,500
FALL FEST '85:	0	586	0	1,021	0
ELMWOOD FEASIBILITY:					
Blount Grant					1,000
Booster Memberships					<u>1,000</u>
Total					<u>2,000</u>
COTTAGE GROVE HISTORIC DISTRICT APPLICATION:					
1985 Book Sales					425
1986 Book Sales Pledge					<u>500</u>
Total					<u><u>925</u></u>
TOTAL 1986 BUDGET REQUESTS					8,755
TOTAL 1986 BUDGET AVAILABLE					<u>6,604</u>
BUDGET OVERRUN					2,151



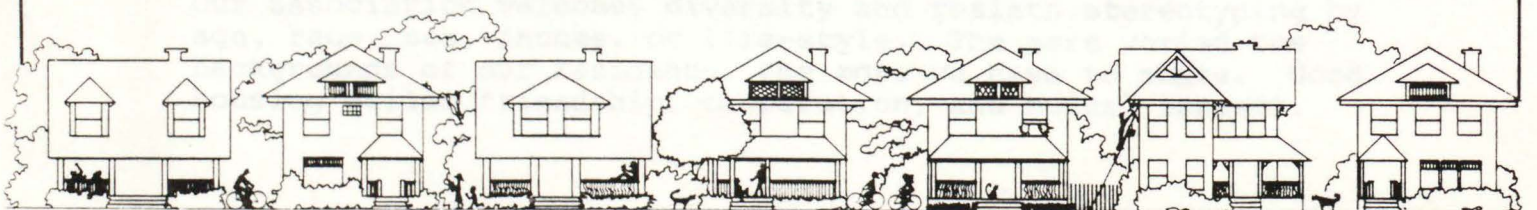
## DNA HOUSING PHILOSOPHY

Operating with a broad volunteer base and belief in participatory democracy, in value for money, and in "good neighbors," the Drake Neighborhood Association emphasizes:

cooperation over competition,  
human values over profit motives,  
group processes over authoritarian systems  
ecological preservation over commercial expediency  
personal responsibility over bureaucratized systems  
long-range values over short-term profits.

## HOUSING GOALS

1. Pride and vitality in cultural/economic diversity through assistance to low-income home ownership within stable middle-class base.
2. Housing to encourage self-esteem and to discourage stereotyping and prejudice (via irresponsible or inflated rent subsidies, multi-units leading to social, racial, economic, age, gender, or other isolating conditions or encouraging "bad neighbors").
3. Planning for long-range quality as well as short-term needs;
4. Enhancement of structural and natural resources.
5. Increased owner-occupancy in single-family and multiple units;
6. Down-zoning when/where possible (i.e. from R3 to R2); upscale more subtle signage when/where possible.
7. Responsible rental practices; consistent, honorable enforcement of zoning and inspection standards.
8. Incentives for restoration, quality renovation, beautification.
9. On-going historic preservation and education efforts.
10. Commercial development and new construction consistent with citizen welfare, quality neighborhood character. aesthetic values. These include the following:
  - (A) safe environment with broad opportunities for educational, cultural and spiritual growth;
  - (B) attractive, well-maintained homes of all types and sizes, and improvement of existing housing stock;
  - (C) only commercial development in the best interests of residents and suitable to the long-range welfare of neighborhood and educational traditions;
  - (D) preservation and enhancement of natural beauty.





**PRESERVATION**

We want to preserve the quality of our housing stock so that the Drake Neighborhood remains a desirable place to live. Owner-occupancy promotes upkeep and improvement, but we also welcome responsible landlords and tenants who strive to maintain property values. We support renewed efforts by government to prevent decay and abandonment.

**RESTORATION**

We support restoration and renewal. Structures should be saved from demolition whenever possible, but hopelessly derelict buildings should be removed promptly. We welcome incentives and tax credits that encourage renovation.

**HISTORIC RECOGNITION**

We believe it is especially important to preserve and restore the historic architecture of our neighborhood, and to promote its appreciation.

**INVESTMENT**

We encourage lenders to make more funds available under affordable rates and flexible terms. We ask real-estate agents to promote home-ownership in our neighborhood.

**LAWS**

To eliminate nuisances, we support more effective enforcement of stronger ordinances. We believe that housing inspection standards must be conscientiously applied, and that zoning classifications must reflect neighborhood sentiment (ie. down-zoning from R3 to R2 when possible). We also favor the restriction of unsightly commercial signage. For the protection and benefit of all socio-economic groups, we ask that government housing programs be wisely administered under sensible rules.

**NATURAL RESOURCES and BEAUTIFICATION**

To enhance the beauty and desirability of our neighborhood, we seek to preserve and develop natural resources such as trees, parks, greenbelts, gardens, and playgrounds.

**NEW CONSTRUCTION**

While opposing projects that harm the neighborhood, we welcome new residential and commercial developments that genuinely serve the best interests of the community. We believe that the appearance, character, and function of a new building must be in harmony with its setting.

**THE HUMAN CONTEXT**

Our association welcomes diversity and resists stereotyping by age, race, sex, income, or life-style. The more varied the backgrounds of our residents, the more we have to share. Good housing builds friendship, cooperation, and mutual respect.



## TEN SUGGESTIONS FOR IMPROVING OUR CITY

1. Establish a "sunset" ordinance for continued certification of grandfathered sub-standard rental housing. In the future, any housing safety requirement passed should include a specific date by which existing housing will be brought to compliance. It need not be a short period of time, but should be finite. Existing housing should be certifiable by creative, alternative means if equal safety and quality of life for residents can be demonstrated. The burden of proof should be on the property owner.
2. Make housing certificates revokable for reasons of public nuisance if tenants are a continuing problem in their neighborhood. A bar owner can lose his license if customers impact a neighborhood adversely, why not a landlord?
3. Establish an Architectural Advisory Board, with appointees from local neighborhood groups, to review building permits for major rehabilitations and new infill construction in order to ensure compatibility with existing structures. (Similar to the Historic District Zoning board but to review plans for the entire city.)
4. Require that no more than 49% of any multi-family building's revenue be from public subsidy unless the building is owned by a non-profit public housing agency.
5. Improve the solid waste collection system in order that closed containers can be handled by the collection system. Open garbage containers and fragile bags too often result in trash and waste being strewn through a neighborhood. Many municipalities use special containers that are much more durable and secure than those used in Des Moines.
6. Make national code standards applicable in Des Moines for all trades. Any deviation from national codes should be made only after extensive study and justification by overwhelming evidence of local conditions differing from national conditions.
7. Require all major repairs to existing structures to be inspected by local authorities. In order to make this fair and equitable, provide means for property owners and maintenance personnel to demonstrate expertise and obtain building permits for work on property owned by them or their regular employers.



TEN SUGGESTION FOR IMPROVING OUR CITY (CONTINUED)

8. Provide local registration and certification of home-improvement contractors. Certification to be obtainable by posting a bond reasonable to the type of work to be performed and evidence of proper insurance coverage. Provide mediation services in order to help settle disputes short of legal action.
9. Provide greatly improved enforcement of existing requirements for housing health and safety. Be very certain that a valid reason exists for a requirement and then enforce it. Too many times City Legal permits a landlord to make small progress toward compliance in exchange for reinstatement of a certificate. We should properly train our housing inspectors and then stand behind them. The sad effect of the current system is that some slumlords are able to sell properties on contract with a certificate to a buyer less able to work the system. The new buyer is not able to obtain an certificate and thereby loses the property back to the slumlord along with all money and improvements he has been able to put into it.
10. Although the Action Center has contributed greatly to neighborhood revitalization, Des Moines seems ready for a "citizen's ombudsman" paid by the city and responsible for referring problems to city departments and agencies and following up on them. (If the state of Iowa can provide this service for convicted felons, Des Moines can provide it for law-abiding taxpayers.

Dan Bolt  
Sherman Hill



Thursday @ 8:00

## Drake Neighborhood Association

### Housing Committee

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- Keep meticulous records when dealing with owners, including dates and synopses of conversations.
- Keep in mind that this isn't a matter of taste or wealth. A poor family with awful taste can still be a good neighbor.



Compiled listing of housing problems: not in any order by priorities or importance: turned in by all the neighborhood groups for the January 28th, 1989, Housing Forum:

1. Need for overall beautification:
  - (a) Trash, debris, litter, and violations of the Des Moines "Beautification Ordinance"
  - (b) Lack of enforcement of ordinances and laws already on the books
2. Burned out and/or abandoned houses
3. Lack of homeowner occupied housing:
  - (a) lack of financial incentives for homeowners
  - (b) Inequities in banking and financial institutions' loan policies for homebuyers
  - (c) Inequities in property tax assessments and insurance rates
4. Vacant lots
5. Absentee landlords who allow deterioration of housing
  - (a) Need for codes of conduct and responsibility by renters
  - (b) Need for better networking and communication between renters and landlords
  - (c) Lack of consistency in housing inspections
6. Lack of design guidelines for new construction and rehabilitation of older homes
7. Zoning, city planning, or city effort that does not consider appropriate neighborhood development
  - (a) Need for public hearings on neighborhood issues before the city takes action on plans that affect that neighborhood
  - (b) Lack of neighborhood involvement in city decision making
  - (c) Lack of communication and correspondence between city government and neighborhood groups before final decisions are made on neighborhood issues



- 8. Lack of utilization of priority boards by residents with problems
- 9. Lack of communication within the neighborhood itself
  - (a) Insufficient newsletters informing residents of issues and activities
  - (b) Need for more neighborhood social gatherings and activities
- 10. Federal regulations that work against the needs of the neighborhood
- 11. Housing programs that force low income housing into inner city neighborhoods in unequal proportion to other areas of the city
- 12. Crime: particularly drug dealing and arson
- 13. Lack of adherence to quarter mile distance rules pertaining to group homes, shelters, and half-way houses
- 14. Traffic congestion in certain areas where streets need widening
- 15. Deteriorating walks and curbs - *12 1/2 Ft. Back is city - city obliged to replace*
- 16. Homeless people and families -
- 17. Need for more media attention to housing problems that is balanced and positive-
- 18. Need for more funding and support for Neighborhood Housing Services (NHS)

Please address these defined housing problems and initiate possible solutions to these various neighborhood difficulties... Thank you for your attendance and continued concern and efforts.