

**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-304
JULY 22, 1996 AGENDA**

| SUBJECT: | TYPE: | SUBMITTED BY: |
|---|---|--|
| NAB DESIGNATED NEIGHBORHOOD EVALUATION | ◆ RESOLUTION ORDINANCE RECEIVE/FILE | JIM GRANT COMMUNITY DEVELOPMENT DIRECTOR |

SYNOPSIS —

It is the role of the Neighborhood Advisory Board (NAB) to recommend to the City Council and the Polk County Board of Supervisors which neighborhoods should participate in the Neighborhood Revitalization Program. The goal of the program should be to work with a total of nine neighborhoods. The Revitalization Program is at full capacity with the implementation of nine Designated Neighborhood Plans.

The NAB recommends the establishment of a new protective *Charter* classification for former Designated Neighborhoods. This new classification would support and empower the neighborhood association as the guardian and implementor of the Neighborhood Action Plan and of issues affecting the revitalization and quality of life of its residents.

The NAB recommends removing the remaining three neighborhoods: Woodland Heights, Union Park, and ACCENT from Designated status and into the new *Charter* classification. This would ensure the ongoing development of the Neighborhood Action Plans and would protect the revitalization investments.

The NAB recommends ongoing designation for three neighborhoods described as transitional-negative or distressed in accordance with the conditions outlined. These neighborhoods are: North Park and River Bend, with the recommendation that they be combined under River Bend, and Capitol East.

FISCAL IMPACT —

Establishes the need to continue to fund the Neighborhood Finance Corporation (NFC) to support neighborhood revitalization.

Identifies a need for redevelopment funds to stabilize transitional-negative or distressed areas.

RECOMMENDATION —

Approval of the Neighborhood Advisory Board's recommendation, effective January 1, 1997, contingent upon City Council referral to the NAB to work with City staff to amend the Neighborhood Selection Policy to include the *Charter Neighborhood* classification.

BACKGROUND —

In February of 1990, the City Council initiated the Neighborhood Revitalization Program. At that time, four neighborhoods were designated: Capitol East, Beaverdale, North Park and Columbus Park. Subsequently, five neighborhoods were added: Woodland Heights (1991), River Bend (1991), Union

Park (1992), Chautauqua Park (1992) and ACCENT (1992). In December of 1993, Beaverdale, Columbus Park, and Chautauqua Park were removed from designation. The most recent neighborhood selection occurred in May 1994 with the addition of Capitol Park, Highland Park and the Carpenter/Drake Park neighborhoods.

By participating in the Neighborhood Revitalization Program, a neighborhood organization has the opportunity for the development of a Neighborhood Action Plan, participation in NFC programs, and special consideration in the Capital Improvements Program funding process.

On May 24, 1993, by Roll Call No. 93-2028, the City Council approved the Neighborhood Selection Policy. This policy states that the City should actively work in a total of nine neighborhoods. These neighborhoods should be distributed as follows: two stable, five transitional, and two distressed. At this time, the Revitalization Program is at capacity with nine active Designated Neighborhoods.

The policy also states that prior to the selection of new neighborhoods, the current approved Neighborhood Action Plans should be reviewed to make sure there are sufficient resources to implement them.

Staff from the Neighborhood Development Division of the City's Community Development Department prepared a report entitled *Action Plan Implementation Activities in the Designated Neighborhoods* for the active Designated Neighborhoods (excluding the most recent designations, Capitol Park, Highland Park, and Carpenter/Drake Park neighborhoods). This report was forwarded to City Council and the City Manager's Office in May 1996. City staff reviewed the report with the evaluated neighborhoods. The NFC reviewed the report and commented on the level of resources that would be needed to implement outstanding activities.

At their June 19, 1996, meeting, the Neighborhood Advisory Board amended the staff recommendation to establish a new classification, *Charter Neighborhood*, for former Designated Neighborhoods. This would ensure the ongoing development of the Neighborhood Action Plans and would protect the revitalization investments. The NAB recommended that Woodland Heights, Union Park, and ACCENT be designated as *Charter Neighborhoods* with changes in the conditions as noted below.

The following shows the staff recommendation with the NAB language revisions in **Bold**:

Woodland Heights, phase-out make a Charter Neighborhood with conditions:

- NFC financing for new infill through 12/31/98.
- NFC financing through ~~6/30/97~~ **9/30/97** for a ~~limited area~~ **24th Street and Linden Avenue** and for condition 3 & 4 houses.
- Seek CDBG funding for landscape buffer between commercial and residential areas along Linden Avenue.

Union Park, phase-out make a Charter Neighborhood with conditions:

- Make text changes in the Union Park section of the staff report as recommended by Union Park.
- NFC financing through ~~6/30/97~~ **9/30/97** for a limited area and for condition 3 & 4 houses.
- Address E. 14th Street Corridor issues.
- Traffic Safety Improvements at E. 14th St. and Guthrie.

ACCENT, ~~remain Designated~~ make a Charter Neighborhood with conditions:

- ~~NFC financing through 1/1/98. Re-evaluate neighborhood at that time.~~ Limit NFC funding to a targeted area. Funding should continue to be available neighborhood-wide for home improvement loans to houses rated as condition 3 or 4 based on the City's 1996 Housing Condition Survey for this area, and for Infill Construction on vacant lots in the neighborhood. Re-evaluate the targeted area 1/1/98.
- Pave unpaved streets—use Assessment Subsidy as available neighborhood-wide.
- City staff will assist with Urban Renewal-TIF implementation, a housing redevelopment survey, sidewalk replacement, and 7th Ward ditch improvements.

Capitol East, remain Designated with conditions:

- NFC financing through 1/1/98. Re-evaluate the neighborhood at that time.
- Additional CIP project funding.
- Develop E. Grand Commercial Corridor.
- Aggressive redevelopment strategies.
- Create a Development Corporation.
- Continue to support existing investments with resources.
- Enhance area surrounding Lucas Elementary School.

River Bend remain Designated with conditions:

- NFC financing through ~~6/30/2000~~ 9/30/2000. Re-evaluate neighborhood at that time.
- Additional CIP project funding.
- City staff will assist implementing down zoning.
- Implementation of the Sixth Avenue Revitalization Plan.
- Create a Development Corporation.
- Develop a policy for identifying and preserving historic structures.
- Continue to work with City staff to reduce crime and promote a more positive image.

North Park remain Designated and be integrated into River Bend.

The differences between the staff and the NAB are:

- Change limited NFC financing deadlines dated 6/30 to 9/30.

- Woodland Heights: Specified the location of the limited area eligible for continued full NFC funding.
- ACCENT: Moved to *Charter Neighborhood* status.
- ACCENT: Limit full NFC funding to a targeted area that covers nearly 50 percent of the residential structures in the neighborhood.
- ACCENT: Broadened the paving program to neighborhood-wide.

The NAB concurred with the staff recommendation to retain Designated status for Capitol East, River Bend and to combine North Park with River Bend.

The NAB recommendation was approved and forwarded to the Des Moines Action Board for informational review, to the Plan and Zoning Commission for review and comment at their July 18, 1996, meeting, and to the City Council for action and referral to the Polk County Board of Supervisors.