

Douglas Acres Neighborhood Association (DANA)

Minutes of Nov. 11, 2008, meeting

The meeting was brought to order. Linda Westergaard introduced our two speakers for the night: Tom Hockensmith, Polk Co. Board of Supervisors and Bob Mahaffey City Council Person

Tom spoke first and updated the group on projects that were being discussed in his meetings. He first spoke about the opening of the new county jail, and that about 13% of the persons in the jail have mental health issues. They are working on broadening projects to help these individuals and they are working on developing the capacity to handle more in those projects. Their current capacity is to help about 60 mentally ill persons and in the next year they want to triple this number.

The second issue Tom discussed was they are still looking for ways to find space to help with the courthouse overcrowding. Utilizing the Polk County Convention Center is being tossed around, and it would take a significant overhaul to make it work. They are also looking for other options.

They have also been discussing public communications issues. For example when large fires occur and police and fire and rescue teams are all working on this. There are no means of them being able to communicate to one another. They are evaluating a system to be put in that would cover the entire metro area.

Flood damage at Oliver Plaza was \$350,000.

The construction on E. 56th is coming along.

Bob Mahaffey then discussed Eastgate shopping area. The current owner has told the city that the project he was working on has not come forth. They have encouraged him to pursue something else and he continues to not pursue anything else. Tom and Bob are both very frustrated with this situation. Since he owns the land there are limitations on what they can force him to do. They have decided they are going to try to get some of the well known real estate investors around the city together to see if they can help them evaluate some options. They would also be glad if they could find someone that was interested in buying it from him that was a local person, who had some interest in what goes in that area.

They have also discussed the property of the old gas station at E. 29th and Euclid. They are looking at all the options.

Bob discussed the Franchise fee. It provides about 12.5 million dollars to the city. This in turn helps our property taxes not go up as much, as it is paid by all people shopping in the area not just the people who live here.

Bob spoke of the flooding in the Birdland area and Four Mile Creek area this summer. The city is spending about \$1.5 million to buy out those homes. They will not resell the properties there until the levee has been completed so those areas are more protected. The city is looking for

money to utilize to help cover the cost of some buyouts in the Four Mile area. They think they may get some FEMA money.

He also discussed the city budget. With all the economic issues going on, they are hoping they can maintain the services they have, if not they may have to cut something so taxes do not need to be increased.

He spoke about storm water rates. They are currently 8%. They have received federal mandates to work on this system.

They are widening E. 14th St. and making some changes in turn lanes etc.

He reviewed the new Grandview building and how it adds a nice touch to the east side, and all of the changes in the East Village adding to the area as well.

Linda Westergaard then conducted the business part of the meeting. The agenda is attached as attachment #1.

She announced The Salvation Army is looking for bell ringers for the holidays. You can go on their web site to get information.

It was motioned to give \$100 from DANA to a charitable organization by Dawn Stangl, and the motion was seconded by Phyllis Kellogg. It was voted on, and it was unanimous to give money for this.

Linda passed out a DANA calendar for 2009, and this will be attachment #2.

Linda also passed out a Rescue and Repair Refinance Fact Sheet and this is attachment #3.

David Dunn from the Des Moines City Planning Office spoke to the Steering committee at that meeting on Nov. 10. He told us that the DANA area has been chosen as a designated neighborhood. The city planning dept will now work with a committee from our neighborhood to help improve our neighborhood. This means there has been around \$600,000 dollars allotted to help improve the DANA area. We are looking for people to serve on a committee that will meet about once a month, for the next 18 months or so. This committee will learn about infrastructure and things that need to be updated, and talk about how and where to spend these dollars. If you are interested on serving on this committee please contact Linda Westergaard

We need somewhere around 15-20 people.

Our January 13th meeting will be a potluck starting at 6 am-Please come with a dish-it should be fun!!!!!!!!!!

Submitted respectfully
Dawn Stangl Secretary DANA

AGENDA
Douglas Acres Neighborhood Association
November 11, 2008

Welcome

Linda Westergaard

Approval of Minutes from the last meeting

Treasurers Report

New Business:

*Guest speakers this evening are Tom Hockensmith, Polk County Board of Supervisors and Bob Mahaffey, City Council Person. Questions?

*Douglas Acres Planning Committee

*Neighborhood Finance Corporation Loan
fact Sheet

January Potluck Dinner at 6:00 PM 2009

Calendar

Adjournment

Neighborhood Finance Corporation (NFC)
Rescue and Repair Refinance (R3) Loan Fact Sheet

Program Summary

Neighborhood Finance Corporation (NFC) has produced more than \$164 million in loans and grants since May of 1990 and, as a result, designated neighborhoods have experienced significant revitalization. Due to an increase in home foreclosures in Des Moines neighborhoods, NFC is offering a new mortgage refinance loan program that is designed to help home owners stay in their homes, avoid foreclosures and maintain neighborhood stability.

NFC received financial commitments from Bankers Trust, First American Bank, Principal Bank, US Bank and Wells Fargo in a combined total of \$3,250,000 to offer this special mortgage refinance loan. With an average loan amount of \$80,000, these funds will allow NFC to assist approximately 40 Des Moines households. By helping home owners prevent foreclosures, the Rescue and Repair Refinance mortgage loans will prevent neighborhood deterioration.

Program Eligibility

Home owners eligible for NFC's Rescue and Repair Refinance (R3) mortgage loan must:

- Be an owner/occupant of a home in NFC's current lending area.
- Meet NFC's traditional refinance loan guidelines with some exceptions, allowing for some mortgage delinquencies in the past 12 months.

This program may be ideal for borrowers who:

- Are current on payments but realize that their mortgage will soon become unaffordable or are experiencing some delinquencies but are not yet out of control;
- Have sufficient income to repay the refinanced loan;
- Want to remain owner occupants of their home.

Program Benefits

- Borrowers receive an introductory interest rate that is 1% above NFC's current lending rate.
- The borrower completes six home buyer education classes prior to and/or within 12 months of closing on their NFC loan. Classes provide information and advice intended to educate borrowers and lower their loan default risk.
- If the borrower remains current on payments: for 12 months, the interest rate decreases by .5%; for 24 months, the interest rate decreases by an additional .5%.
- After two years, if the Rescue and Repair Refinance loan borrower has remained delinquency free, the interest rate is the same for borrowers with good credit.
- R3 loan program borrowers will also receive a rehabilitation subsidy of up to \$10,000 toward home repairs to accommodate for homes that have suffered from deferred maintenance.
- There are no Adjustable Rate Mortgages offered with this program-the only interest rate change is the decrease earned over time.

*For more information about the Rescue and Repair Refinance loan, call **246-0010** or visit www.neighborhoodfinance.org.*

2009

Douglas Acres Neighborhood Association

Election of Officers
Pot Luck Dinner 6pm

January

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June

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Ice Cream Social

July

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National Night Out

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October

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November

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December

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27	28	29	30	31		



Board of Directors (2nd Monday of the month). Meets at 7:00 pm at HyVee, 2540 E. Euclid.



General Meeting (2nd Tuesday of every other month beginning in January). Meets at 7:00 pm (except where noted) at Staves Methodist Church, E 28th & Madison.

For more information, call Linda Westergaard at 453-7339.