

Better Landlording through Education

JOIN US FOR OUR SEPTEMBER 27TH, 2016 MEMBER LUNCHEON FEATURING:

THIS MONTH'S SPEAKER

Geoff Fruin

Iowa City's City Manager



Geoff Fruin, Iowa City's City Manager, will speak at the September membership meeting about current city issues.

Fruin has served as City Manager since August 2016. Fruin started his career in Iowa City in 2011 and served as the Assistant to the City Manager and later the Assistant City Manager for Iowa City.

Preceding his employment with Iowa City, Geoff spent more than seven years with the Town of Normal, Illinois where he held several positions concluding with his role as Assistant City Manager.

Before serving in local government, Geoff worked as a research assistant for the Urban Transportation Center at the University of Illinois at Chicago, as well as an intern with both the Chicago Transit Authority and the William J. Clinton presidential administration at the White House in Washington, D.C. He received his Bachelor's Degree from the University of Iowa in Business Administration and Master's Degree in Urban Planning and Public Policy from the University of Illinois at Chicago.

Geoff and his wife Jenny reside in Iowa City and have three children.

Geoff can be reached by calling 319-356-5013 or e-mailing geoff-fruin@iowa-city.org.

**** Due to a prior engagement, our speaker will begin promptly at 12:00 - or sooner - if all members who RSVP for lunch are present. The presentation will conclude at 12:40pm.**

2015 - 2016 Board

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Membership Meeting at Flannigan's in the IOWA RIVER POWER COMPANY

Our next General Membership meeting will be held Tuesday, September 27th, 2016, at 11:30 am at Flannigan's in the Iowa River Power Company, 501 - 1st Ave, Coralville.

Any interested member of the Association is welcome to attend starting at 12 noon. If you wish to have lunch, please arrive at 11:30. The buffet lunch will include: French Dip Sandwich, French Fries, salad, dessert & drink.

Please RSVP by email (apartmentassoc@gmail.com) or phone to Mark Rugeberg at (319)338-0435 with the number of individuals from your office or home who will be attending. Cost is \$12.00 per person. It is important to let us know if you will be attending and having lunch. If you do not RSVP and intend to have lunch, you may be asked to wait to serve yourself until we are sure that we can provide food for those who have RSVP'd.

The speaker will have the floor from noon to 1pm.

LUNCH IS \$12.00 AT THE DOOR.

Coralville Short-Term Rental Restrictions

From the Cedar Rapids Gazette; Madison Arnold

Homeowners in Coralville now face a much more difficult process to rent out their extra space via websites such as Airbnb.

The City Council unanimously passed an ordinance that says homes rented on a short-term basis — less than 90 days — must pass a rental inspection, be owner-occupied and have owners staying with the renters. The ordinance was amended to include a hotel/motel tax as well.

Officials from the Iowa City/Coralville Area Convention and Visitors Bureau as well as the Iowa Lodging Association had said previously they were concerned about these homeowners not paying the same taxes as hotels. In Coralville, the city charges hotel visitors 7 percent in taxes for up to 30 days during a stay.

"We've decided that it would be appropriate to add back in the 7 percent hotel/motel tax for the first 30 days," City Attorney Kevin Olson said, despite concerns about enforcement difficulties.

During the initial meeting on the ordinance last month, neighbors expressed concern that short-term rentals could become party houses, especially on University of Iowa football game days.

But [Airbnb users told The Gazette](#) they'd lose income, and travelers would lose a good housing option if the ordinance passed.

The ordinance passed 4-0, with council member Tom Gill absent from the meeting.



SHORT-TERM
RESIDENTIAL RENTALS

City Council Outlines

Affordable Housing Action Plan

From the Iowa City Press-Citizen; Andy Davis

By the end of 2017, Iowa City Council members and city staff plan to have completed or at least made significant progress on all 15 items in the city's affordable housing action plan.

With that timeline in mind, the council on Tuesday dove into the plan during its work session meeting and provided city staff with general directions for each of the items, generally supporting all 15 while intending to revisit each item over the course of the next year.

Discussion began with four items the city's Housing and Community Development Commission highlighted as priorities, the first of which is creating an affordable housing line item in the fiscal year 2018 budget.

Though the recommendation from the commission was to budget \$1 million annually, the council did not come to a firm agreement on an amount. Members generally supported a range of between \$500,000 to \$1 million.

City Manager Geoff Fruin said the amount and other details about funding sources would be explored in more detail during budget discussions later this year and into January 2017, including what sources the money would come from.

"Remember, this fiscal year that goes until the end of June, we have \$1 million" from the sale of the former side of the St. Patrick Church, Fruin said.

The council also generally agreed to provide 50 percent of that funding to the Johnson County Housing Trust Fund. Council member Susan Mims suggested that the funding provided to the trust fund be used to support regional affordable housing.

"This is a regional issue. We have people who live in one community, work in another, or live in one and go to school in another," Mims said. "I think, again, every additional unit built and developed that is affordable helps people in this whole area."

Fruin suggested, though, that for the first year the funding stay within Iowa City while allowing the city and trust fund to act more flexibility with the funding if a beneficial project were proposed in a neighboring community. Council members also generally supported the commission's recommendations to provide 25 percent of the funding to land banking, 5 percent to "emergent" or unanticipated situations as determined by the council, and 20 percent through the Housing and Community Development Commission to support supplemental aid tax credits and grant funding programs.

The council also directed staff to assemble a committee of staff, developers and stakeholders to explore a possible tax abatement program to support affordable housing and to devise an educational element for developers on the benefits of subsidized housing developments.

The fourth priority item would allow a greater number of affordable housing units to be built closer together. Not densely packed, Neighborhood Services Coordinator Tracy Hightshoe said, but in a way that would increase the amount of affordable housing.

"The problem with the existing model is that you have one specific address ... and you can't put any affordable housing in a bubble around that," she said during the meeting. "We're just making those bubbles smaller and freeing up more areas of town."

Hightshoe will lead the effort and collaborate with staff in other departments in order to meet the end of 2017 goal.



Hazardous Waste Disposal Available in Coralville

Safely dispose of household hazardous waste at a free collection event on Friday, October 7, from 10:00 am to 1:00 pm in the parking lot behind Coralville City Hall, 1512 7th Street.

Hazardous wastes can be found throughout the home, especially in the garage, kitchen, bathroom, and basement. Words such as DANGER, WARNING, and CAUTION on the labels are signals of hazardous waste. Hazardous chemicals don't belong in the garbage, down the drain, or waterways.

Residents can bring one box of hazardous waste per household for free disposal. To dispose of additional items, please call 319.356.5185 to make an appointment at the Hazardous Waste Collection Facility. Please note that latex paint, which can be dried out and put in the trash, will not be accepted. A list of acceptable items can be found on the city of Coralville website.

This free collection event is sponsored by the City of Coralville in partnership with the Iowa City Landfill and Recycling Center. Coralville residents can get rid of household hazardous waste year-round by appointment at the Hazardous Waste Collection Facility at the landfill (3900 Hebl Avenue, Iowa City) at no charge (call 319.356.5185). For more information, please call Jennifer Jordan, Recycling Coordinator, at 319.887.6160.

Landlords of Iowa State Convention

The 2016 Landlords of Iowa State convention will be held October 20-23 in Fort Dodge. Convention cost for Landlords of Iowa members is \$100 per person if paid by September 30, and \$125 per person after September 30. The convention will include: Thursday dinner, Thursday social hospitality, Friday lunch & dinner, and breakfast with a Starlite room reservation. The 2016 convention will be focused on landlord/tenant issues. Room cost is \$88 for Single/Queen rooms, \$104 for Double/Queen rooms, \$104 for Single/King rooms, and \$128 for King Suite (with sleeper sofa).

WHAT: Landlords of Iowa 2016 State Convention
WHEN: Thursday, October 20 to Sunday October 23
WHERE: Best Western Starlite Village
1518 – 3rd Ave. NW
Fort Dodge, IA
(515)573-7177

Calendar



Greater Iowa City Area Apartment Association meetings are held on the **4th Tuesday of each month at Iowa River Power Company.**

- September 27:** GICAA member lunch
- October 1:** University of Iowa home football vs. Northwestern (Homecoming) 11:00 am
- October 20-23:** Landlords of Iowa State Convention – Fort Dodge
- October 22:** University of Iowa home football vs. Wisconsin – time TBA