

Better Landlording through Education

JOIN US FOR OUR SEPTEMBER 26TH, 2017
MEMBER LUNCHEON FEATURING:

MidAmerican Energy

Speakers for the September membership meeting will be MidAmerican Energy. Representatives from MidAmerican Energy will provide information on landlord agreements and energy efficiency programs.



GICAA BOARD WELCOMES NEW MEMBER

The GICAA Board of Directors welcomed new member **Ludmilla Scott** in August. Scott owns and operates several small businesses including rental units in the Iowa City area. She received a Bachelor of Business Administration degree from the University of Iowa Tippie College of Business in 2007. She is married and has two daughters attending elementary school. In her spare time she leads a Girls Scout troop and organizes and participates in a New Year play for the Russian community. Ludmila is fluent in Russian.

GICAA MEETING WITH CITY OFFICIALS

Several members of the GICAA met with City of Iowa City Housing officials Doug Boothroy and Geoff Fruin over the summer to discuss potential changes to occupancy standards in Iowa City rental housing. A separate email will be sent with details of these meetings. After these meetings, Iowa City Administrative Staff developed a memorandum outlining their ideas for ways to limit occupancy and other proposed changes to rental housing requirements. This memorandum has been included in the City Council packet for next Tuesday's meeting.

The meeting will be Tuesday, September 19, 2017, starting at 5:00 pm at City Hall. Interested GICAA members are encouraged to attend this meeting.

2017 - 2018 Board

President:
Chris Villhauer
Vice-President:
Tony Vespa
Secretary:
Michelle Lamkins
Treasurer:
Mark Ruggeberg

Board :
Jim Houghton
David Kacena
Ludmilla Scott
Celeste Holloway
Kyle Vogel

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

Our next General Membership meeting will be held Tuesday September 26th, 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, chips, salad, dessert and drink.

Please RSVP by email (apartmentassoc@gmail.com) or phone to Mark Ruggeberg 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 will 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.

LANDLORDS OF IOWA ANNUAL CONVENTION

The annual Landlords of Iowa Convention will be held in Burlington, Iowa at the Comfort Suites, October 19th and 20th. Highlights of this year's convention include:

- **Attorney Garrett L Griffin** of Sandberg Phoenix and von Gontard, PC from Kansas City, Missouri will speak at 8 am Friday October 19 about property ownerships and limiting liability, buy sell agreements, advanced asset protection, wealth transfer while minimizing transfer taxes, etc.
- **Mr Landlord, Jeffrey Taylor** – Founder of MRLANDLORD.COM website, the most visited Q & A Forum on the Internet by rental property owners where answers and tips are provided by fellow rental owners across North America, professional property managers, CPAs, and real estate attorneys. Taylor will speak on Friday afternoon, October 19. More details to be announced.
- **Des Moines attorney Jodie McDougal.** McDougal is back by popular demand and will be discussing several hot topics at 6pm Friday evening, October 19. Topics will include the recent passage of HF134 Occupancy bill and HF 146 Landlord Eviction notice, Section 8 housing vouchers, the results of the recent Iowa Supreme Court cases and how they affect our business, and if time allows Service/companion animals. Time will be allotted for Q & A on recent landlord news events.

Due to high demand, the convention hotel is full and a block of rooms has been reserved at Pzazz Resort and Entertainment Complex Hotel (www.thepzazz.com) Catfish Bend Casino and Fun City are right next door. Cost is \$79 for a room in the family section and \$99 in the adult section for Thursday night and \$126 or \$139 for Friday night. For room reservations, call (866)792-9948. Please call ASAP as they will release the block of rooms if they are not used.



IOWA CITY COUNCIL MOVES FORWARD ON RENT ABATEMENT



One of the 15 steps in the Affordable Housing Action Plan was presented at a City Council meeting Tuesday night dealing with rent abatement in emergency situations. It was the council's first consideration of the item, and it passed, 7-0.

Stan Laverman, the city senior housing inspector, said housing inspectors look for accommodations that are not in compliance with housing code, meaning essentials such as water, sewer, electrical, and heat are not available, to be eligible for rent abatement.

They also are looking to make sure there are no "health or life safety issues," Laverman said.

In addition, properties that are being rented without a rental permit will automatically be assumed as "not in compliance with housing code."

"It is important to note that 'not in compliance with housing code' is up to the City Council officials," Laverman said.

This step does not deal with actual vacating of the property but instead works to help the tenant involved in dismal rental situations. Laverman highlighted that this is in compliance with state code.

This is a "city initiated action with notice provided to both the tenant, the landlord, and if the landlord is different from the property owner, they are notified as well," Laverman clarified.

If the rent is abated for any reason, landlords are not allowed to evict tenants for failure to pay rent.

Mayor Jim Throgmorton questioned Laverman by asking whether "staff has reached out to landlords so that they know what is going on with this action."

Laverman said that at this time, staff members have not been in contact with the landlords, but they were generally aware. He said he feels it was straightforward, but said housing staff can re-notify the landlords as this action gets through the final stages.

Throgmorton also expressed concern with making sure students are aware of the action.

City Manager Geoff Fruin addressed this, saying, "Students need to be aware they cannot just withhold rent payments; it is crucial that the staff makes this decision."

Benjamin Nelson, the University of Iowa Student Government City Council liaison, agrees with the action.

Nelson said that this "acts as an extra protection for [students] in case they may have an unresponsive landlord or have poor quality apartments."

He also noted the importance of letting students know they must have permission from the city in order to withhold their rent from their landlords. It is not acceptable to not make rent payments based on your own opinion on the quality of the rented space.

Nelson "appreciates the council taking time to add these protections for students and low-income residents."

Laverman said not all the steps are done in the plan. The Affordable Housing Action Plan is meant to improve Iowa City housing.

Calendar

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

September 23: U of I home football (Penn State)

September 26: GICAA Membership meeting-11:30 am Flannigan's

October 24: GICAA Membership meeting – 11:30 am Flannigan's

October 19 - 20th: Landlords of Iowa Convention, Burlington, Iowa