

GREATER IOWA CITY AREA APARTMENT ASSOCIATION

November 2017
Newsletter
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Better Landlording through Education

**JOIN US FOR OUR NOVEMBER 28TH, 2017
MEMBER LUNCHEON FEATURING:**

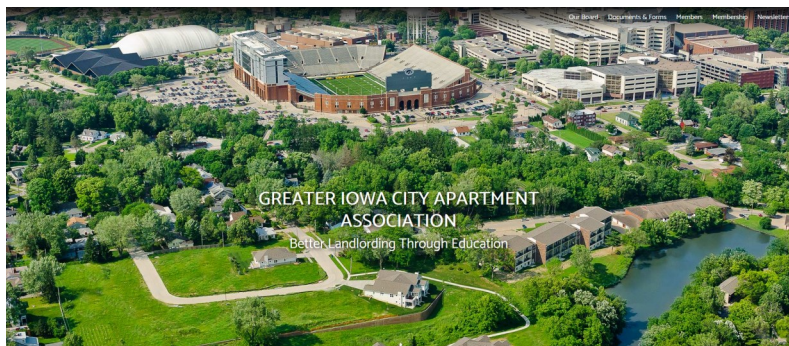
Crissy Canganelli
Executive Director of the Shelter House



The speaker for our November membership meeting will be Crissy Canganelli, Executive Director of the Shelter House in Iowa City. Canganelli will discuss Shelter House's FUSE Program. **FUSE – Housing First is a Shelter House project formed by the Collaboration Committee of the Local Homeless Coordinating Board based off of two nationally recognized models: FUSE and Housing First. FUSE – Housing First is a 3-step model that has been well-researched and proven to be effective to help the hardest-to-house individuals, often times referred to as “frequent users.”**

NEW LOOK FOR GICAA WEBSITE

Check out the Greater Iowa City Apartment Association website's new look! The website was recently updated and includes many of the same features plus new information. Find the latest newsletter, member directory, move in/move out checklists, and more.



Visit the website at: <https://gicaa.org/>.

2017 - 2018 Board

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

Board :
Jim Houghton
David Kacena
Celeste Holloway
Kyle Vogel

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

Our next General Membership meeting will be held Tuesday November 28th, 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 Chicken Salad Croissant, salad, fruit and dessert.

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.

KNOW WHAT TO DO IF A COMPLAINT OF DISCRIMINATION OR HARASSMENT IS FILED AGAINST YOU

The City of Iowa City's Office of Equity and Human Rights is available to assist businesses, landlords & property managers on questions concerning unlawful discrimination and harassment. Staff has recently put together a memo about what to do if a complaint is filed against your business for business owners, landlords and property managers. A memo on this topic, as well as other memos on unlawful discrimination, is available online at icgov.org.

If you have additional questions, please email humanrights@iowa-city.org or call (319)356-5015.

Click this link to download the memo from the City of Iowa City:
<https://www8.iowa-city.org/weblink/0/edoc/1762597/memotobusinesses%20whattodocomplaintfiledagainstyou.pdf>



CITY OF IOWA CITY

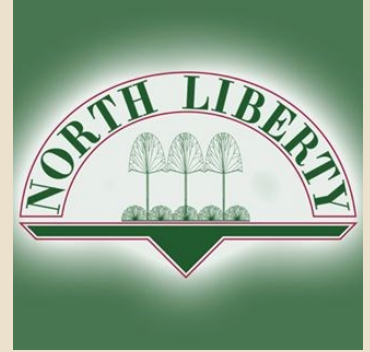
CITY OF IOWA CITY
HUMAN RIGHTS COMMISSION
410 E. Washington St.
Iowa City, IA 52240
www.icgov.org/humanrights
356-5022 or 356-5015
humanrights@iowa-city.org

NORTH LIBERTY RENTAL OCCUPANCY CHANGES

Due to the recent change in Iowa law which overturned a city's ability to limit occupancy based on familial status, the City of North Liberty has been considering changes to their city code.

Possible changes presented by North Liberty staff include:

- Limiting single-family rentals of up to 800 square feet to three adult residents and up to five adult residents for any dwellings of more than 800 square feet in size.
- Limiting the number of adults allowed per bedroom to two
- Limiting the number of vehicles parked on the premises to four per unit



City Administrator Ryan Heiar says there is no way city staff can think of to maintain their current regulations and stay in compliance with the new state law. According to Heiar, the worst-case scenario is the city does nothing and the number of occupants allowed in single-family rentals balloons, potentially having no limit in some neighborhoods. That, he says, would cause problems with parking, nuisance complaints and the lowering of property values.

Iowa City Rental Permit Restrictions

At the November 21 Iowa City Council meeting, the council voted 7-0 on the first reading in favor of changes to Iowa City Rental Permit requirements.

Following are minutes from the meeting:

Rental Permit Requirements - Ordinance amending Title 17, entitled "Building And Housing," Chapter 5, entitled "Housing Code," to establish a rental permit cap and to strengthen the minimum requirements for rental housing. (First Consideration)

Comment: The City, like many cities around the country, currently regulates occupancy based upon its definition of "family." In April the legislature adopted a law to prohibit municipalities, after Jan. 1, 2018, from enforcing any regulation that limits occupancy of rental property based upon the existence of familial relationships. This ordinance mitigates the impacts of increased occupancy levels in rental housing on neighborhood stability and housing affordability by establishing a rental permit cap and strengthening the minimum requirements for rental housing.

Correspondence included in Council packet. (Deferred from 11/6.)

Action: First consideration as amended, 7/0.



COPPER PIPE THEFT ON THE RISE

Do your properties have unlocked utility rooms? Regular check-ups of these rooms may be something to add to your "to do" list. Copper pipe theft is a growing issue, and is happening in Iowa City. A recent heat call on the west side of Iowa City led to a local landlord finding that approximately 10 feet of copper pipe on water heaters had been cut off.

Copper is valuable and can be sold for a profit. Abandoned homes and rental properties are targets for copper thieves. Keeping furnace and boiler areas locked, installing cameras or only allowing residents access to these areas can help prevent copper theft.



Calendar

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

November 28: GICAA Membership meeting – 11:30 am Flannigan's

December 18 – January 15: University of Iowa Winter Break

December 26: NO GICAA Membership meeting

