

Better Landlording through Education

JOIN US FOR OUR JANUARY 23RD, 2018  
MEMBER LUNCHEON FEATURING:

## Rochelle Dietiker Cook Appraisal

The speaker for our January membership meeting will be Rochelle Dietiker from Cook Appraisal. Dietiker will discuss the results of Cook's multi-family residential survey of units in the Iowa City/Coralville area.



Rochelle started with Cook Appraisal in September of 1999. She received her B.A. degree from the University of Northern Iowa in 1994 and her M.A. degree in Education from the University of Iowa in 1999. Rochelle obtained her general

appraisal certification from the State of Iowa in August 2002 and her MAI designation in November 2011. She has served in a number of leadership positions with the Iowa Chapter of the Appraisal Institute, and was Chapter President in 2012. She has provided expert testimony before compensation commission hearings and PAAB.

## LANDLORDS DAY ON THE HILL

### News from Joe Kelly:

Landlords Day on the Hill is scheduled for Tuesday, February 6, in Room 304 of the Iowa State Capitol building. Room 304 is reserved from 8:00 am until 12:00 pm.

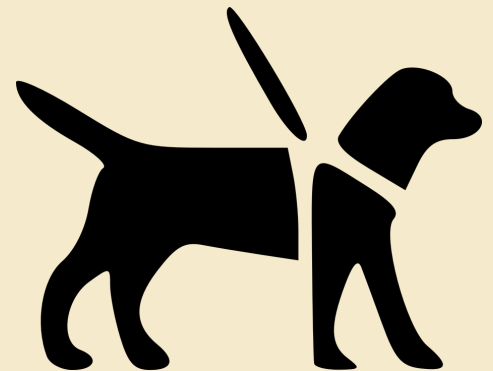


The official program for the morning will start at 9:00 am.

## SERVICE DOG/ASSISTANCE ANIMAL BILL INTRODUCED

House File 2001, sponsored by state representative Sandy Salmon (R) of Janesville, was recently introduced in the Iowa Legislature. This file calls for remedies for landlords to remove dogs and animals from rental properties which are misrepresented as service dogs or assistive animals.

The full bill can be found at: <https://www.legis.iowa.gov/legislation/BillBook?ga=87&ba=hf2001>



## 2018 - 2019 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 January 23rd, at 11:30 am at Flannigan's in the Iowa River Power Company, 501 - 1<sup>st</sup> 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, drink and dessert.*

Please RSVP by email ([apartmentassoc@gmail.com](mailto: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.**

## Calendar

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

**January 23:** GICAA lunch meeting, 11:30 am at Flannigan's in Iowa River Power Co.

**February 6:** Landlords Day on the Hill, Des Moines

**February 27:** GICAA lunch meeting, 11:30 am at Flannigan's in Iowa River Power Co.



## Recycling News



## IOWA CITY TRANSITIONING TO SINGLE STREAM RECYCLING

Beginning in January 2018, recyclables will no longer need to be sorted or separated at the curb.

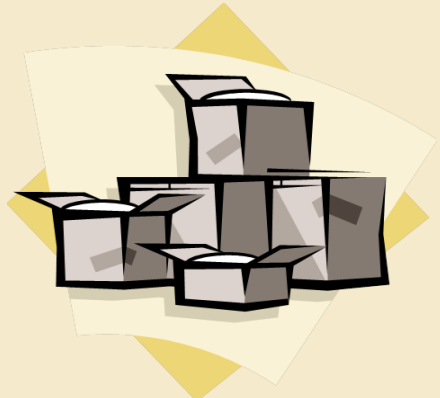
- Accepted materials will remain the same and be placed in the same bin
- Glass and plastic bags are not accepted
- Continue to use the blue recycling bin
- All cardboard should be 2' x 2' or less and can be placed in or under your bin
- Curbside pick up dates remain the same

Iowa City will also suspend its new weekly organics collection, which includes yard and food waste beginning Monday, February 5, 2018. Service will resume Monday, March 19. Curbside organics collection will take a break to conserve fuel and limit expenses during winter when there is minimal use. Food and yard waste pick up will continue to be offered during this time by appointment. Residents should call the City's Resource Management Division at (319)356-5151 at least 24 hours prior to their regular collection day to request a pick up.

## CARDBOARD BAN NOW IN EFFECT

As of January 2, 2018, cardboard is no longer accepted in trash collection in Johnson County. Cardboard can be recycled through curbside recycling or at any recycling drop-off location in Johnson County.

For more information on single-stream recycling and the cardboard ban, visit [www.icgov.org/recycle](http://www.icgov.org/recycle)



## WATCH FOR RENTS TO DECLINE AFTER 20 YEARS OF INCREASES

The Corridor Business Journal recently reported that Casey Cook, Founder of Cook Appraisal, predicts rents in the Iowa City area will be on the decline in the near future. Cook Appraisal recently completed a survey of more than 6,400 units in Iowa City, North Liberty and Coralville. The survey found that the rental market in the Iowa City area will be impacted by University of Iowa housing expansion. In the past two years, the U of I added 1,549 beds. This is in addition to the 1,567 privately-developed beds added in 2017. In 2018, 2,288 more beds are expected.



To no one's surprise, vacancies are up and will grow considerably by the end of 2018 from the current market-wide level of 4.7%. Older units within a mile of the Pentacrest will be disproportionately impacted. Concessions tend to blur the picture, but Cook expects rents to decline in 2018 after 20 years of increases. Cook recommends sprucing up old units and easing up on rents. Offer concessions to keep current tenants. Start marketing now. Tenants can afford to be selective.

## UTILITY DROPOFF BOXES RELOCATED AT IOWA CITY CITY HALL

The drop boxes for Iowa City utility payments and Mediacom cable payments have been relocated to Washington

Street to make way for the private development of Augusta Place, located behind City Hall. The drop boxes are now on Washington Street between the short term parking spaces and sidewalk outside the front entrance of City Hall, 410 E. Washington St. Residents can also mail payments, or pay online.



To learn more, visit [www.icgov.org/utilities](http://www.icgov.org/utilities).