

JOIN US FOR OUR MARCH 27TH, 2018 MEMBER LUNCHEON FEATURING:

Fire Marshall Brian Greer Iowa City Fire Department

The speaker for our March 27 meeting will be Iowa City Fire Department Fire Marshal Brian Greer. Greer joined the Iowa City Fire Department in 1991 and has held the positions of Firefighter, Lieutenant, Captain, Battalion Chief, and most recently has served as Fire Marshal for the past 4 ½ years. As Fire Marshal, Greer is responsible for all code enforcement including inspections, acceptance testing of fire protection systems, plan review, and other related items. Fire investigation is another area of responsibility. The fire marshal is assisted by personnel on the Fire Investigation Team (FIT) with fire investigations. The fire marshal, along with all personnel on the department, is also responsible for overseeing the public education activities of the department.



Greer will present information on at the meeting on statistics for residential fires, false alarms, responsibility of owners/landlords related to fire safety, and will have time for a question and answer session.

IOWA CITY YARD WASTE CHANGES

Yard waste stickers are no longer required in Iowa City, instead a \$2 fee is being charged to monthly utility bills, alongside trash and recycling fees.



Residents can use their own 20-to-35 gallon yard waste container, limit of 50 pounds, or an official City organics cart in either 95-gallon or 25-gallon sizes when they are made available later this year. More information to come later this spring.

Continue to set out bundled yard waste as in the past, but official City of Iowa City yard waste bags are no longer required. Any equivalent paper yard waste bag can be used. Plastic yard waste bags will not be collected.

The City's yard waste and food waste programs are one in the same. To participate, simply combine food scraps and yard waste in the same container for pick up on your regular curbside collection day. Don not place food waste in paper yard waste bags. Learn more at www.icgov.org/foodwaste.

Weekly yard and food waste collection has resumed as of Monday, March 19.

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 March 27th, 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 Barbeque Pork, Salad, Chips, Fruit and Dessert.

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 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.

**GICAA.org Website has
RESOURCES!!**

Check it OUT!

Go to www.GICAA.org.

Click on "Documents & Forms" at the top of the home page. Check out "Public Documents". These forms are available to Landlords and Tenants to use without a password.

On that same webpage are forms for Association Members only. These include Rental Agreements, Check-in forms and Check-out forms - all of these forms need a password to access.

Let us know if you need the password.

IOWA CITY RENTAL HOUSING OCCUPANCY CHANGES

Last month the speaker for our GICAA lunch meeting was Stan Laverman, Senior Housing Inspector for the City of Iowa City. Laverman discussed changes to Iowa City rental housing which have been proposed as a result of the new state law banning occupancy limits based on familial status.



The following is information presented by Laverman about Housing and Zoning Code changes:

CHANGES TO STATE LAW:

- After January 2018, municipalities are prohibited from enforcing any regulation that limits occupancy of rental property based on the existence of familial relationship.
- Our current zoning code regulates occupancy based on the definition of “Household,” which includes a limit on the number of “unrelated persons” that can live within residential dwelling unit.
- In a college town like Iowa City, without reasonable controls on occupancy, singles, couples, families, and retirees have a difficult time competing with groups of students for available single family homes and duplex units, which can instead be rented and operated as de facto rooming houses.
- Goal of the proposed recent changes to the Housing Code and these proposed changes to the Zoning Code are to establish a balance between short term rental opportunities and students and long term housing options for more permanent residents.

HOUSING CODE CHANGES:

- Cap on the number of single family and duplex rentals allowed in neighborhoods close to campus;
- A limit on the amount of space within a dwelling unit that can be used as bedrooms;
- A requirement for a minimum amount of shared living space within the dwelling unit (living room, dining, room, kitchen areas, and similar)
- Enhanced safety requirements and enforcement.

PROPOSED ZONING CODE CHANGES:

1. Delete sections of the zoning code related to “grandfathered occupancy.” Since there will no longer be a stated limit on the number of unrelated persons, there is no need for any grandfathering of occupancy.
2. Cross reference to Housing Code is added for clarity.
3. Amend parking requirements for single family and duplexes:
 - a. For 1-bedroom and 2-bedroom units: 1 parking space, plus one additional parking space for each adult occupant beyond 3.
 - b. For units with 3 or more bedrooms: 2 parking spaces plus one additional parking space for each adult occupant beyond 3.
4. Limit occupancy of accessory apartments to 2.
5. Change the rear setback requirement for single family and duplex units in RS-8, RNS-12, RS-12, RM-12, RNS-20, and RM-20 Zones within the Central and Downtown Planning Districts.
For lots 100 feet or less in depth = remains the same at 20 feet
 - a. For lots greater than 100 feet in depth = lot depth – 80 feet.
6. Increase side setback for Multi-Family and Group Living Uses to 10 feet to be consistent with standard in the Riverfront Crossings Code.
7. Limit the number of bedrooms within attached single family and duplex units to 4.

Continued on page 3 ...

UPDATE FROM JOE KELLY – LANDLORDS OF IOWA LOBBYIST (cont.)

8. Mirror changes made to the Housing regarding bedroom size in attached single family, duplexes, and multi-family units:
 - minimum size: 100 square feet
 - Bedrooms that exceed 225 square feet or with any dimension greater than 16 feet will count as two or more bedrooms.
9. Add a minimum open space requirement for residential uses:
 - a. A. Multi-family and Group Living Uses: 10 sq.ft. per bedroom, but not less than 400 square feet (same as Riverfront Crossings) with no dimension less than 15 feet.
 - b. B. Detached Single Family: 500 square feet required in the rear yard with no dimension less than 20 feet.
 - c. Duplexes: 300 sq. ft. per unit required in the rear yard, with no dimension less than 12 feet.
 - d. Attached Single Family: 150 square feet required in the rear yard, but may also be in upper floor terrace or screened in porch above a garage, with no dimension less than 10 feet.
 - e. Minor Modification available to provide relief in cases of severely constrained lots, but then occupancy will be limited to no more than 1 adult per 100 square feet of open space.
 - f. Amend descriptions of Residential Use Categories.
 - g. Add language introducing the concept of “Single Housekeeping Unit”
 - h. Add exception to clarify that if there is more than one residential lease issued per dwelling unit or if there are locks installed on bedroom doors that create de facto rooming units, then the use is classified as a Group Living Use.
 - i. Add language to Group Living Use category that describes more clearly what a rooming unit is – private unit with locked door to prevent other members of the group from entering the private rooming unit when the roomer is not present.
10. In Chapter 14-9A, amend definitions:
 - a. Amend definition of Household deleting reference to familial status and adding reference to “housekeeping organization”
 - b. Add a definition of adult – persons over 18 years of age
 - c. Clarify definitions of roomer, rooming house, rooming unit, and farm dwelling
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 - b. Add a definition of adult – persons over 18 years of age
 - c. Clarify definitions of roomer, rooming house, rooming unit, and farm dwelling
12. Add a section to the Housing Code to address occupancy limits for single family and duplex units that do not meet the minimum parking or open space requirements in the zoning code.
 - a. Existing single family and duplex rental units that are not in compliance with the open space requirement in the zoning code may not be expanded.
 - b. Existing single family and duplex rental units that are noncompliant with the number of required space are allowed 3 adults or in the case of a 1-bedroom unit, 2 adults.
 - c. A new rental unit must be brought into compliance with open space and parking requirements. A minor modification is possible in certain circumstances, but occupancy limited accordingly.
13. Correct definition of “duplex” in the Housing Code.
14. Add a clause to Housing Code to address existing rental units that have bedroom space that exceeds 35% of the habitable space.

NOTE: On March 20, The Iowa City Council voted 7-0 on the first reading of an Ordinance amending Title 14, Zoning and Chapter 17-5 Housing Code – “to amend and clarify regulations related to occupancy of residential dwellings and to establish standards to ensure adequate parking and open space for both rental and owner households that promote safe, healthy, and stable residential neighborhoods.”

Calendar

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

March 27: GICAA lunch meeting, 11:30 am at Flannigan’s in Iowa River Power Co.

April 24: GICAA Lunch meeting, 11:30 am – Flannigan’s in Iowa River Power Co.

