

Better Landlording through Education

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

Kirk Lehmann

Community Development Planner with the City of Iowa City

Speaker for the October membership lunch meeting will be Kirk Lehmann, Community Development Planner with the City of Iowa City.

The City of Iowa City is preparing a Fair Housing Study to help the City identify barriers to fair housing choice in the community and develop strategies to address those issues. Currently, the City is soliciting input through focus groups, interviews, public meetings, and a survey. Industry groups such as the Greater Iowa City Apartment Association are especially valuable in collecting information on specific issues including trends in the rental market or current policies and regulations that may affect fair housing choice.

Fair housing is the right to choose housing free from unlawful discrimination. Renters, homebuyers, and those seeking financing or insurance in Iowa City are protected from housing discrimination based on age, color, creed, disability, gender

identity, marital status, familial status, national origin, race, religion, sex, sexual orientation, presence or absence of dependents or public assistance as a source of income.



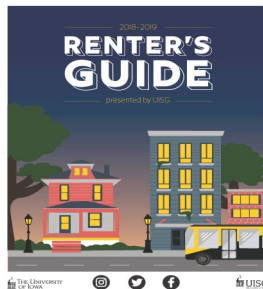
Kirk Lehmann is the Community Development Planner for the City of Iowa City. He helps administer \$1.2 million in annual federal grants and conducts ongoing planning processes to support community and economic development and to improve housing affordability in Iowa City. Lehmann also staffs the City's Housing and Community Development Commission. Previously, he worked as a planner with communities throughout the Midwest in both public and private sector roles. Lehmann holds a Master of Science Degree in Urban and Regional Planning from the University of Iowa and a Bachelor's Degree from Luther College.

UNIVERSITY OF IOWA STUDENT GOVERNMENT RENTER'S GUIDE

The University of Iowa Student Government (UISG) recently released its first Renter's Guide. The Renter's Guide is the result of a survey of 495 U of I students about their experiences renting properties off-campus. The survey was distributed in April 2018 via social media and a mass email to the student body. The guide includes information on the perceived level of service and quality tenants received from their landlords. Survey participants were asked questions relevant to their experience with their landlord or property manager during the last academic year. A landlord/property management company had to have at least three responses to be included in the visual comparisons (i.e., bar graphs and scorecard).

The Renter's Guide can be found on the UISG page of the University of Iowa website:

<https://uisg.uiowa.edu/assets/Uploads/UISG-RenterGuide.pdf>



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

Our next General Membership meeting will be held Tuesday October 23rd, 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 Alfredo, Grilled Chicken, 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.



Calendar

October 18 & 19 – Landlords of Iowa State Convention, Des Moines

October 23 – GICAA Lunch meeting 11:30 am at Flannigan's

November 19-23: U of I Thanksgiving Break

November 22 – Thanksgiving Day

November 27 – GICAA Lunch meeting 11:30 am at Flannigan's

December 2018 – NO GICAA Lunch meeting

FIRE PREVENTION NEWS

October 7-13 was National Fire Prevention Week. The National Fire Protection Association website has many helpful articles and flyers available for apartments as well as the general public. Visit their website at: <https://www.nfpa.org/>.

Facts About Fire Loss in the United States - 2017:

- Public fire departments responded to 1,319,500 fires in 2017, a slight decrease of 2% from the previous year.
- Every 24 seconds, a fire department in the United States responds to a fire somewhere in the nation. A fire occurs in a structure at the rate of one every 63 seconds, and a home fire occurs every 88 seconds.
- Seventy-seven percent of all fire deaths occurred in the home, a decrease of 4% compared to 2016.
- Home fires were responsible for 10,600 civilian injuries, or 72% of all civilian injuries, in 2017.
- An estimated \$23 billion in property damage occurred as a result of fire in 2017, a large increase, as this number includes a \$10 billion loss in wildfires in Northern California.

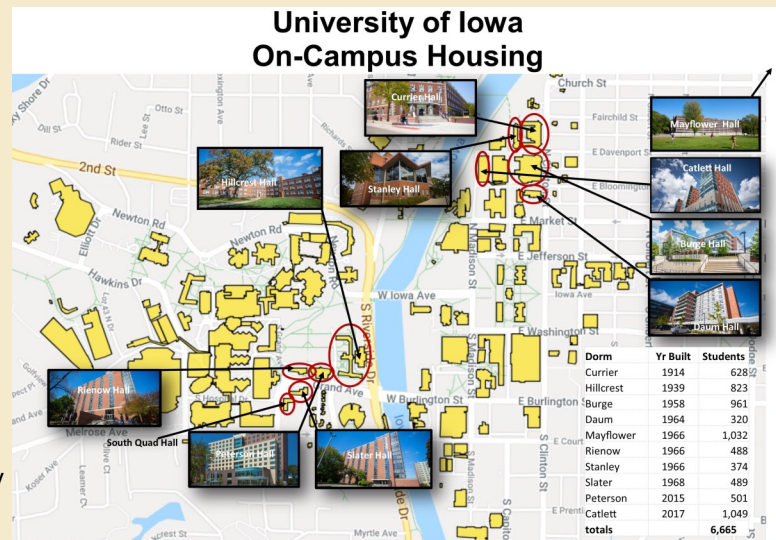


Second Year Experience

You probably have heard (or lived through) the University of Iowa's "First Year experience" of College Freshmen living on campus. Last year 95% of Freshmen took advantage of that experience living in a dorm.

According to a recent [Press Citizen article](#), the senior director of University of Housing & Dining is in the early stages of developing the "Second Year Experience" possibly beginning the fall of 2019. A task force made up of the consulting firm Brailsford & Dunlavey is leaning towards making on campus housing mandatory for Freshmen & Sophomores.

Currently only 15% of the sophomore student population live on campus. If the "Second Year Experience" is implemented, 65 to 75% of the sophomores will live on campus. This additional students living on campus could mean the University may need to *increase* the number of dorm beds an additional 3,500 beds to accommodate the sophomores living on-campus. This would translate into an additional five dorms with 600 beds each built by 2025 to house the additional students.



AND this is IN ADDITION to the additional off-campus [housing built](#) around the downtown area.

However, nothing is set in stone, but is something the University may implement before the start of school next August and if enrollment continues to decrease.

Even though the Second Year Experience is currently spun "for the benefit of the students", the real reason may be strictly financial for the school. According to another [Press Citizen article](#) just a few days ago, the Mayflower was operating this fall at 60% capacity. **Instead of housing up to 1,027 students, it currently has 631 residents.** "Housing officials began changing options at the dorm (discounting rent and removing beds from double rooms to make them single rooms) this year to encourage more returning students to live in Mayflower for their second year, [said Von Stange](#), senior director of University Housing and Dining."

The Mayflower is approximately 12 blocks from the Pentacrest. Each room has a kitchen instead of supplying meals like the other resident halls. Having kitchens has cost more in the past; however, this year the room cost was decreased by \$1,400 for the academic year to compete with the cost of a single room without a kitchen closer to campus.

IF the "Second Year Experience" is implemented by the University, the whole landscape of student housing may take on a totally different look.