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**UPCOMING EVENTS & EDUCATION**

February 13, 2024

IROMA Meeting

Emergency Preparedness – Greg Stone Emergency Manager  
 Ada County Emergency Management  
 Idaho Pizza Company 7-8PM

5150 W. Overland Rd.  
**February 14th, 2024**

HD Supply Training

Edgewater  
 8:30am – 3:00pm

**April 24th, 2024**

New Member Meeting

Liberty Asset Group  
 4:30pm

April 16th, 2024

Fair Housing Conference/  
 Trade Show

Riverside Hotel  
 8:00am – 5:00pm

# IDAHO RENTAL HOUSING

FEBRUARY 2024

OFFICIAL PUBLICATION OF THE IDAHO APARTMENT ASSOCIATION

208-508-9013 | [www.iaahq.com](http://www.iaahq.com) | [tyler@iaahq.com](mailto:tyler@iaahq.com)

## 2023 IAA Tribute Awards

Congratulations to all our 2023 Winners!

### PROPERTY AWARDS

Best Website

Dovetail Apartments



Roundhouse

Best Landscape

Retreat at Silvercloud



Property Management

Best Model

Modern Craftsman  
Black Cat



Best Leasing Office/Clubhouse

Dovetail Apartments



Roundhouse

Development of the Year Winner

Olivia Apartments & Townhomes



Property of Excellence

Modern Craftsman  
Ten Mile



# 2023 IAA Tribute Awards

Congratulations to all our 2023 Winners!

## ASSOCIATE AWARDS

Supplier of the Year



Service Provider of the Year



## INDIVIDUAL AWARDS

Humanitarian of the Year

Angee Jensen



Single Family  
Management Company of the Year



Independent Rental Owner  
of the Year

Kris Ellis



Maintenance Technician of the Year

Sadic Didan



# 2023 IAA Tribute Awards

Congratulations to all our 2023 Winners!

## INDIVIDUAL AWARDS

### Leasing Agent of the Year

Dayne Byrnes



### Assistant Manager of the Year

Alexi Miller



### Maintenance Supervisor of the Year

Brad Adcock



### Property Manager of the Year under 150 Units

Emmie Smith



### Property Manager of the Year over 150 Units

Maureen Loney



### Regional Manager of the year

Angee Jensen





**IDAHO**  
APARTMENT ASSOCIATION

# Fair Housing Conference & Trade Show

## RACING INTO THE FUTURE!



**TUESDAY**  
16 APRIL 2024



**RIVERSIDE HOTEL**  
2900 W. CHINDEN BLVD,  
GARDEN CITY, ID



**VISIT OUR WEBSITE**  
[www.iaahq.com](http://www.iaahq.com)

### REGISTRATION COST

**EARLY REGISTRATION - \$69.95**  
(CLOSES MARCH 20TH)

**REGISTER NOW**

# Featured Speakers

**Bill Nye**

**Marci French**

**Lisa Trosien**



Thank you to our Sponsors!





**IDAHO**  
APARTMENT ASSOCIATION



# FAIR HOUSING CONFERENCE & TRADE SHOW

**THIS YEAR'S THEME**  
**RACING INTO THE FUTURE!**



**TUESDAY**  
**16 APRIL 2024**



**RIVERSIDE HOTEL**  
**2900 W. CHINDEN BLVD,**  
**GARDEN CITY, ID**



**VISIT OUR WEBSITE**  
[www.iaahq.com](http://www.iaahq.com)

## Thank you to our Sponsors!



FLOORING • CLEANING • RESTORATION



# Tradeshow Floor Map



<b>DIAMOND</b> (POWER PLAYERS)
<b>PLATINUM</b> (POWER PLAYERS)
<b>GOLD</b> (POWER PLAYERS)
<b>GOLD</b> \$700
<b>SILVER</b> \$600
<b>BRONZE</b> \$500

**REGISTER NOW**

**REGISTER NOW**

# IROMA

January 9, 2024

**Topic: Section 8, City of Boise and How it affects you!**

**Speaker: Deanna L. Watson**

**Executive Director: Boise City Ada County Housing Authority (BCACHA)**

**208-345-4907 e-mail: [dwatson@bcacha.org](mailto:dwatson@bcacha.org)**

- **Explanation of the Housing Choice Voucher Program (HCV)**
- **Benefits to the landlord**
- **How a landlord gets on the program**
- **Housing Quality Standards, annual inspections and recertifications**
- **Fraud Issues**
- **Boise Landlords can no longer chose to be exempt from accepting Section 8!**

***We thank Deanna for her time and expertise!***

***Reminder to pay your IAA dues for 2024, if you have not received an invoice:***

***Contact [tyler@iaahq.com](mailto:tyler@iaahq.com)***

***February 13, 2024 meeting at IDAHO PIZZA COMPANY, 5150 W. Overland RD., Boise, ID. Those wishing to eat dinner please arrive and order by 6:15 pm. Meeting starts at 7:00 pm. If you would like to pre-order your dinner, for instructions go to our website [www.idahorentalowners.org](http://www.idahorentalowners.org) for help ordering.***

**Topic: Emergency Preparedness**

**Speaker: Greg Stone**

**Emergency Management Manager @ Ada County Emergency Management**

**208-377-6790 e-mail: [gstone@adacounty.id.gov](mailto:gstone@adacounty.id.gov)**

- **Mitigation**
- **Preparedness Pointers and Guide**
- **Response & Recovery**
- **First Aid Kits & Plans**

***Please plan to attend and bring your questions!***

# IROMA

## INCREASE CASH FLOW BRING YOURS OR RENT OURS

"I signed a new lease today. My ads say 'Bring your own appliances or rent ours - refrigerator, stove, washer or dryer \$35 each'. Lots of people have their own and I was providing them for free all these years while they stored theirs in the garage.

New residents said, 'We want to rent the appliances. Your price is way cheaper than Rent-A Center.' They signed for all four appliances. \$140 additional rent each month x 12 = \$1,680 additional income per year. If the residents stay for 3 years = \$5,040 income. For that amount, we could easily replace all 4 if needed and still have profit leftover.

Now take those numbers times YOUR number of rentals. Do not be afraid of appliances. No harder to care for than any other part of a home. Our used appliance guy does service. If he cannot fix it from our phone call, we just swap it out. Done with a phone call. He gives us a deal on the replacement when he takes the broken machine for parts.

That is why a good relationship with a local used appliance dealer helps. We buy his good used appliances and keep a few spares on hand in a garage. We buy good stainless steel when possible. If not, we stay with white. No black or ivory. Stainless has been around long enough to hit the used market.

We also get refrigerators from builders who install basic stainless but new owners want top of the line. We invite the builder and his crew to our Christmas party and I give him a fat check as a gift.

Usually, the appliances in the home just stay right there for the next family. When they get older and tired looking, we either give them to the used dealer for parts or give them to a helper to use as a garage beer fridge. We consider appliances disposable.

For a long time, I would only buy new white refrigerators, so I had a warranty. The whole thing is not as complicated as it sounds. Do not be afraid of charging for appliances. Learn to deal with them and you can double your cash flow.

From: Brad @ Mr. Landlord Convention



# NAA Selects 2024 Diversity Leadership Program Participants

January 29, 2024 | Updated January 29, 2024

2 minute read

**ARLINGTON, Va. | January 29, 2024** – The National Apartment Association (NAA) has selected the participants for the Diversity Leadership Program (DLP) Class of 2024.

Founded in 2020, the DLP annually provides up to 15 individuals from diverse backgrounds an opportunity to grow and learn from leaders in the rental housing industry. Participants, who are considered junior to mid-level (3-7 years in rental housing), gain leadership experience through mentorship and training as part of the yearlong program. The program is a crucial aspect of NAA’s leadership diversification strategy intended to identify, mentor and engage individuals from underrepresented minority groups.

“Over the past four years, NAA has seen some of the most dedicated young professionals strive to advance both their careers and rental housing industry as a whole,” said NAA President and CEO Bob Pinnegar. “It’s my pleasure to welcome the next Diversity Leadership Program class and further our mission for a more diverse and inclusive workforce. I have no doubt that this group of future leaders will cultivate an industry in which every individual is valued and given the opportunity to thrive.”

The DLP Class of 2024 will meet virtually from March through November. Throughout the year, participants will take part in education sessions, reading discussions and mentor meetups. The program will conclude with a virtual graduation and capstone project presentation, where participants work in small groups to develop and identify a real solution for advancing diversity, equity and inclusion in rental housing.

Members of this year’s class are listed below. More information on NAA’s diversity, equity and inclusion (DE&I) efforts can be found [here](#).

**Joelis Barandica**  
CONAM Management  
*Florida Apartment Association*

**Stacey Bradley**  
Case & Associates  
*Apartment Association of Greater Wichita*

**Patricia Chesser-Martinez**  
Property Management Company  
*Apartment Association of Central Oklahoma*

**Rochelle Cole**  
Essential Property Management  
*Detroit Metropolitan Apartment Association*

**David Daily**  
Fairfield Residential  
*South East Florida Apartment Association*

**Jennifer Joseph**  
Realsource Properties  
*Atlanta Apartment Association*

**Patton Locke**  
AML  
*Apartment Association of Great Dallas*

**Melody Miles**  
Student Quarters  
*Atlanta Apartment Association*

**Khalil Muhammad**  
Essential Property Management  
*Detroit Metropolitan Apartment Association*

**Lauren Niziol**  
Red Cedar Advisory Services  
*Detroit Metropolitan Apartment Association*

**Rocio Simon**  
Greystar  
*Massachusetts Apartment Association*

**Lenora Woods**  
BGSF  
*Atlanta Apartment Association*



Boise Police is seeing another spike in catalytic converter thefts. Since the first of the year, there have been multiple reports from across the city. All the vehicles targeted in this string were either a Toyota Prius or a Ford Econo van, but it could happen to almost any vehicle. Hybrid vehicles, like a Prius have been targeted in the past due to the higher concentration of the metals used inside the converter. Larger trucks and van have also been targeted due to their height off the ground making the converter more accessible.

If you are wondering if your car has a catalytic converter, the answer is yes if you have a gas-powered vehicle manufactured after 1974. A catalytic converter is part of the exhaust system and can be accessed from underneath the vehicle. With a few tools a thief can remove your converter in minutes and cause extensive damage to the vehicle. Victims can expect a couple thousand dollars in repairs, depending on vehicle make and model.

Please be aware of individuals prowling in apartment parking lots, especially unknown subjects. Also be aware of individuals maneuvering low to the ground along the side and back of vehicles.

We encourage residents to park in **well lit** areas with good visibility from the buildings and around the property. If you have the ability to park in a garage, your vehicle will be better protected.

Investigations are ongoing into Boise’s recent catalytic converter thefts. Anyone with information or who witnesses suspicious activity around vehicles is asked to **call Ada County Dispatch at 208-377-6790**.



# Catalytic Converter Thefts

## THEFT INFORMATION

- Thieves use portable cordless cutting tools.
- Stolen for their precious metals.
- Typically taken from Toyota brand vehicles.
- Causes thousands of dollars in damage.

## PREVENTION TIPS

- Install an aftermarket security device.
- Park vehicles in a garage or well lit, well traveled areas.
- Always report suspicious activity.

**TO REPORT SUSPICIOUS ACTIVITY OR THEFT FROM YOUR VEHICLE, PLEASE CALL DISPATCH AT 208-377-6790.**

# 2024 Power Player Partners

