

UPCOMING EVENTS & EDUCATION

October 10th, 2023

Monthly Board Meeting

Zoom

10-11am

IROMA Meeting

Gary Neal, Attorney at Law

Idaho Pizza Company 7-8PM

October 26th, 2023

2023 IAA Inaugural Fall Shootout

Idaho Sporting Clays

540 Sage Rd. Homedale, ID 83628

1:00pm.

IN THIS ISSUE

ECONOMIC CONFERENCE.....P.1
 2023 IAA TRIBUTE AWARDS.....P.2
 IROMA MEETING RECAP.....P.3
 RESIDENT RETENTION.....P.4
 NAA PRESS RELEASE.....P.5
 MANAGERS GROUP MEETING HIGHLIGHTS...P.6
 ECONOMIC CONFERENCE RECAP.....P.8
 IAA DUES RESTRUCTURING.....P.9

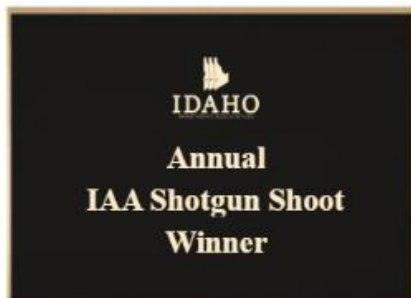


IDAHO RENTAL HOUSING

OCTOBER 2023

OFFICIAL PUBLICATION OF THE IDAHO APARTMENT ASSOCIATION

208-423-8173 | WWW.IAAHQ.COM | TYLER@IAAHQ.COM



Join us for our Inaugural IAA Fall Shootout!

When: Thursday October 26th, 2023

Start Time: 1 PM

Where: Idaho Sporting Clays

5040 Sage Road

Homedale, ID 83628

\$400 for a team of 4 or \$100 per person

Signage Sponsorship at a Station \$200

Event Details: Each team will shoot at 12 stations

Bring: Shotgun, 50 rounds of Ammunition, Ammunition holder, Protective Ear and Eyewear

Shotgun Shell Restrictions: Length must be 2 ¾ and Pellet size between 7 & 9

Register Here

2023 IAA Tribute Awards

CALL FOR NOMINATIONS!

Submit your entries of those who deserve to be recognized by the industry!

**The 2023 IAA Awards will be held on
February 3, 2024
Riverside Hotel
6:00 Reception 7:00 Dinner & Awards**



[Nominate Here](#)

2024 Nomination Categories

Individual Awards

- Property Manager of the Year (Over and Under 150 units)
- Assistant Manager of the Year
- Leasing Agent of the Year
- Maintenance Supervisor of the Year
- Maintenance Technician of the Year
- Regional Manager of the Year
- Independent Rental Owner of the Year
- Single Family Management Company of the Year

Property Awards

- Property of Excellence Treasure Valley
- Property of Excellence Northern Idaho
- Property of Excellence Southern Idaho
- Property of Excellence Eastern Idaho
- Development of the Year
- Best Landscape
- Best Leasing office or clubhouse
- Best Model
- Best Website

Associate Awards

- Supplier of the Year
- Service Provider of the Year

Humanitarian Awards

- Humanitarian of the Year (Industry Members)
- Humanitarian of the Year (Supplier Members)

IROMA

September 12, 2023

**Speaker: Seumas Hodges
President**

**Idaho Concrete Lifting &
Go Green Insulation**

208-912-0028

shodges@idahoconcretelifting.com

Topic: Lift n Level – Concrete Repair or Replace Solutions

Leveling applications for Sunken or Settled:

- Concrete Sidewalks & steps
- Interior floor slabs, Sunrooms with concrete floors
- Concrete pool decks, patios, landings
- Concrete roadways and parking areas

Seumas gave a great presentation on concrete options, give him a call!

October 10, 2023 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 for help ordering.

OCTOBER 10, 2023

**Gary Neal, Attorney at Law
Neal Colborn, PLLC**

208-994-3276 info@idahorealestatelaw.com

- **Real Estate Law**
- **Business transactions and entity formation**
- **Results-oriented advice**
- **Approachable counsel**
- **Cost-effective solutions**
- **Other property matters**

Please bring your questions and plan to attend!

IROMA

RESIDENT RETENTION MAKE MOVE-IN EASY AND DELIGHTFUL

According to an oft-cited Kingsley Associates report, the renewal rate for renters satisfied at move-in is nearly 60% higher than for those dissatisfied at move-in. Less often mentioned is that only 19% of residents unhappy at move-in become satisfied by renewal time.

Therefore, your move-in process can play a big part in your ultimate resident retention success rate. On move-in day itself, there are many things the landlord or manager can do to make the resident's first day a pleasant one. For example:

- Ensure the home is in top condition and inviting for their arrival. Their new home should be sparkling clean, smell fresh, no sign of pests and the exterior should look well-kept.
- Nothing is more frustrating to a new resident than getting to their door and being unable to unlock it. Test your keys or controlled access locks to prevent this aggravation from spoiling the move-in experience.
- If possible, accompany the new resident to their new home. Conduct an in-person walk-through. Use this opportunity to orient them to key features and functionality of the home, such as appliances and waste removal procedures.
- A small move-in gift is a welcomed touch.
- Share staff contact information in case the resident has any service needs. If anything in their home requires attention, address it as quickly as possible.
- Use your resident app, text, or email to send a welcome message with a personalized greeting. For an extra special touch, provide a new-residents-only deal to a local restaurant for their first meal.

By Brian Duggin, MultiFamilyInsiders.com



Research Finds 93 Cents of Every Rent Dollar Keep Apartments Running

September 26, 2023 | Updated September 26, 2023

2 minute read

ARLINGTON, VA | September 26, 2023 – Updated **research** from the National Apartment Association (NAA) reveals that nationally, on average 93 cents of every rent dollar cover essential operational expenses and support local communities. In addition to national data, NAA’s research now provides insights for 37 states plus D.C.

“Just like every sector of the economy and countless American households, the rental housing industry has grappled with escalating costs in the face of record inflation,” said Bob Pinnegar, NAA President and CEO. “Rental housing is a narrow margin industry that is often mischaracterized, but the data shows the truth – 93 cents of every rent dollar keep apartments running and support the local community. As we continue to contemplate housing affordability challenges, it is vital to keep these necessary expenses in mind.”

The research uses new data derived from federally mortgaged properties, provided in part by Thirty Capital Performance Group, to expand and improve upon NAA’s previous Dollar of Rent analysis. Amongst the top expenses is the property’s mortgage which accounts for 46 cents. Further, 27 cents cover operating expenses like maintenance, insurance and utilities. And importantly, 11 cents go back into the local community through property taxes, funding schools, emergency services and other critical local needs.

“Our research helps bridge the gap between data and informed policymaking,” said Leah Cuffy, NAA Director of Advocacy Research. “A nuanced understanding of the dollar of rent can help avoid policies that inadvertently squeeze rental housing providers and, in turn, jeopardize their residents, employees and communities.”

The full dollar breakdown also includes costs like payroll and capital expenditures reserves, and can be found [here](#).



APARTMENT COMMUNITY **MANAGERS GROUP** MEETING HIGHLIGHTS



Date: September 20, 2023 Time: 10:00AM -11:30AM

10:00am Introductions

- Jennifer Abrao & Lindsay Maryon, Crime Prevention Specialists
 - MPD liaisons for the group
- Ada County Coroner's Office - Nicole Romero, Medicolegal Death Investigator

1. Allen Adams - Securitas Security
2. Baylee Brown - Rembrandt Park Apartments
3. Austin Jones - Keeneland Park
4. Dan Stewart - HD Supply
5. Jason Woodward - Boise Property Management
6. Kayla Bennett - Red Tail Apartments
7. Corthie Zhu - Red Tail Apartments
8. Stacey Oldroyd - Benchmark Apartments
9. Modena Allen - Gramercy Villas
10. Shivani Sami - Westridge Apartments
11. Ashley Meucci - Cherry Lane Apartments
12. Paige Schultz - Cherry Lane Apartments
13. Goran Gajic - The Lofts at Ten Mile
14. Tyler Wolters - Idaho Apartment Association
15. Jax Ace - Entrata Farms
16. Danyelle H. - Brickyard Townhomes
17. Chelsea Holzer - Pennwood Apartments
18. Lynnette Horton - CBW Properties
19. Andrea Martin - Proximity Management
20. Heather Bennett - Cortland Ten Mile

10:30am Ada County Coroner's Office

Steps taken by the Coroner's Office when someone dies at an apartment complex:

- Secure the apartment
- Document who, when, and how
- Find the Emergency Contact Information - but please do not notify
- If there is a key fob or smart lock that logs entry times, that can help narrow down the time of death.
- Does the decedent have a vehicle on the property?
- The Coroner's Office protects all property of the decedent.

(Continues on Page 7)



APARTMENT COMMUNITY **MANAGERS GROUP** MEETING HIGHLIGHTS



(Continued from page 6)

Next of Kin

- Spouse - must be legally married
- Adult children - must be biological children
- Parents - biological parents, not stepparents
- Siblings - Adult biological siblings

How the Ada County Coroner's Office Locates Next of Kin

- TLO
- Truepeoplesearch.com
- Fastpeoplesearch.com
- Ancestry.com
- Familytreenow.com
- Facebook

Unclaimed Decedent

- No legal next of kin or abandoned by next of kin
- Public Administrator - Ada County Treasurer's Office is notified of the death.
- Treasurer's Office will take possession of all personal property.
- Remembered with Compassion at Cloverdale Funeral Home

Coroner Seal

- We are required to seal property on all scenes where next of kin is absent or unknown. This could be a bedroom, entire residence, and includes vehicles.
- Property must remain sealed and protected until legal next of kin is notified and arrangements can be made.
- If there is blood or other biohazardous materials where the individual died, there are biohazard clean up companies who you can call to clean up the area.

Probate

- Probate is the court process to transfer titles of property of a decedent to his or her successors and pays any creditors.

What if the decedent has a will?

- Probate will be necessary to declare the will to be valid and to appoint the personal representative under the will. The personal representative can then carry out the terms of the will.

What if the decedent does not have a will?

- Probate may be required to make a determination of heirs and to appoint a personal representative to handle the estate.

11:30am Meeting concluded

Next meeting: November 15, 2023 at 10:00am

Topic: IMPACT

2023 Economic Forecasting Conference

We want to thank everyone who was able to attend our 2023 Economic Forecasting Conference. We had great speakers and look forward to seeing everyone again next year!



Thank you to our Table Sponsors!



Thank you to our Registration Sponsor!





2024 Owner Membership Fee Re-structuring

OWNER BENEFITS

- Legislative Advocacy at the state, local and national levels. IAA will work to eliminate gray areas and increase protections for owners and managers.
- Monthly Meetings to connect industry professionals and relay valuable education relating to property management, legal issues, industry trends and other timely topics.
 - Education Opportunities including specific seminars on Fair Housing, operational challenges and more.
- Legal Forms including leases, security deposit dispositions, legal notices and more.
- Engagement with the National Apartment Association including national speakers on federal issues, trends in the industry and more.
- Annual Education Conference and Trade Show to be held in April, highlighting products and services available and connecting industry professionals with valuable education and training.

OWNER/MANAGER

2023

0-9 units – 2023 rate \$99

10-24 units – 2023 rate \$149

25-50 units – 2023 rate \$225

51-99 units – 2023 rate \$275

2024

0-9 units – 2024 rate \$3.00/Unit plus \$100 Base Fee

10-24 units – 2024 rate \$3.00/Unit plus \$100 Base Fee

25-50 units – 2024 rate \$3.00/Unit plus \$100 Base Fee

51-99 units – 2024 rate \$3.00/Unit plus \$100 Base Fee

2023

100+ Units – 2023 rate \$325 base fee + \$1.00/Unit

2024

100+ Units – 2024 rate \$3.00/Unit plus \$100 Base Fee