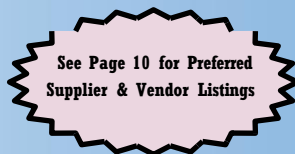


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UPCOMING EVENTS & EDUCATION

September 12th, 2023

Monthly Board Meeting **IROMA Meeting**
 Zoom Idaho Concrete Lifting & Go Green Insulation
 10-11am Idaho Pizza Company 7-8PM

September 13th, 2023

2023 IAA Economic Forecasting Conference
 Riverside Hotel Conference Room
 9:00am—Noon

September 20th, 2023

Meridian P.D. Apartment Community Managers Group Meeting
 Meridian Police Department
 10:00 – 11:30am

IDAHO RENTAL HOUSING

SEPTEMBER 2023

OFFICIAL PUBLICATION OF THE IDAHO APARTMENT ASSOCIATION

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

SEPTEMBER 13TH ECONOMIC FORECASTING CONFERENCE

REGISTER HERE

By Idaho Apartment Association

The 2023 IAA Economic Forecasting Conference will be Wednesday September 13th at the Riverside Hotel.

We are pleased to announce Christine Cooper, Chief Economist with CoStar Group will be back. Christine is a conference regular and Idaho favorite.

About Co-Star

CoStar is an industry leader in commercial real estate information, analytics and news. They provide clients with the data and tools they need to make smart decisions and stay ahead of the



Christine Cooper, Ph.D.

Chief Economist at CoStar Group

competition. Their extensive research operation delivers comprehensive data giving our clients a clear understanding of the transactions, trends, assets and players in the market.

Other Speakers

\$69 Registration

(includes Breakfast)

www.iaahq.com/events

Questions? tyler@iaahq.com

or call 208-423-8173

Schedule:

8:30 AM	Registration, Breakfast
9:00 AM	Welcome & Opening
10:00 AM	National Market Report
11:30 AM	Local Market Report
12:00 PM	Adjourn

(Continued on page 2)

Craig Shaul with the Idaho Department of Labor will



Craig Shaul

Idaho Department of Labor

report on the Idaho labor market and economy.



Jordan Brooks

Senior Market Analyst at ALN Apartment Data

Jordan Brooks with ALN Apartment Market Data will also return.

About ALN

ALN Apartment Data was founded in **1991** to provide

Apartment Locator Handbooks and computer software for virtually every Apartment Locator throughout the DFW Metroplex. Since that time, ALN has built a database of highly detailed apartment information which is updated monthly.

Member Education Center on www.iaahq.com

Grow Yourself Professionally by Earning a Credential!



CERTIFIED APARTMENT MANAGER

Certified Apartment Manager (CAM)

Earning your CAM credential gives you the knowledge to increase your community's net operating income. Whether you're new to apartment management or a long-time property manager, you'll enhance your skills, knowledge, and ability to effectively manage an apartment community and achieve its owners' investment goals.



CERTIFICATE FOR APARTMENT MAINTENANCE TECHNICIANS

Certificate for Apartment Maintenance Technician (CAMT)

Maintenance expenses are the single largest controllable element in any operating budget. This course acts as an introduction for new maintenance professionals or as a refresher for the veteran employee, teaching what it takes to run a cost-effective maintenance program.

National Apartment Leasing Professional (NALP)

Leasing professionals are the first people prospective residents meet and are responsible for generating traffic, conducting leasing demonstrations, overcoming objections and qualifying prospective residents. This program teaches all these skills and more.



NATIONAL APARTMENT ASSOCIATION

Education Institute

Certified Apartment Portfolio Supervisor (CAPS)

This program's curriculum emphasizes recruiting, retaining and engaging high-performing employees. You'll also learn how to analyze and report property and portfolio financial results, conduct due diligence and community takeovers and oversee management agreements.



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

IROMA

August 8, 2023

Speaker: Logan Wetherholt
Director of Business Development
CTR Cleanup & Total Restoration

158 East 52nd Street Boise, ID 83714
208-377-1877 logan@ctr-nw.com

Topic: Emergency Services

- Water Restoration
- Fire Restoration
- Mold Remediation
- Storm Damage
- Bio-Hazard

Logan had a great informational presentation! Thank you so much!
If you are interested in viewing his PowerPoint,
please contact Kathy @ kt@tarterpa.com

September 12, 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.

September 12, 2023

Speaker: Seumas Hodges
President

Idaho Concrete Lifting &
Go Green Insulation

www.gogreeninsulation.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 & parking areas

Please bring your questions and plan to attend!

IROMA

DO YOU REALLY KNOW WHAT THEY LIKE?

What is one of the most appealing features about your rental property? If you're just thinking or assuming you know that something is appealing about your property and hoping your residents like it, I would strongly encourage you to take the time to do an actual survey of your current residents.

Ask them what's one or two things they like best about the property they live in. It seems like a common-sense question to ask of your customers, but yet I would dare say that most of the landlords reading this newsletter have never considered formally asking their current residents what appeals to them most about the property.

Is your rental business customer-oriented? If you don't stop to ask people what they like, that lets me know that you may not really be customer-oriented. You may think you are, but if you really are, you would proactively find out from your customers (aka residents) what they actually like.

It's to your advantage for multiple reasons to be customer-oriented. By doing so, when you go to prepare for and/or fill a vacancy, you will be able to increase the odds that the next prospective resident will find your advertisement or rental home immediately appealing.

I know for me, I want to make sure that the thing that my residents say they like, I'm going to keep or add as an amenity in my rentals moving forward. It's important that you really know (not assume) what your customers like. Equally important, I'm going to promote it in my advertisement.

I'm going to also suggest that you go a step further when asking for a response from current customers. Offer them a small incentive for those who respond to your survey questions.

By Jeffrey Taylor, Founder and Senior Editor of Mr. Landlord

Broad Coalition of Housing Provider and Lending Associations Warns FHFA Against Rent Control

August 10, 2023, |
Updated August 10, 2023



2-minute read

Eighteen associations representing housing providers, lenders and residents today sent a [letter](#) to Federal Housing Finance Agency (FHFA) Director Sandra Thompson warning that mandatory rent control and rent stabilization policies will increase rents, reduce the capital needed to boost the supply of housing and ultimately hurt current and future renters. As FHFA considers changes for Fannie Mae and Freddie Mac-backed multifamily properties, the groups cautioned that rent control mandates will exacerbate the housing affordability crisis and that the best way to ease rising rents is to create voluntary incentives within Fannie Mae and Freddie Mac programs to expand the supply of much-needed affordable housing. The signatories asked FHFA to reject imposing rent regulation as a condition of Fannie Mae and Freddie Mac-backed financing and instead, create additional voluntary incentives within the GSE programs to expand the supply of needed affordable housing.

Research has proven repeatedly that mandatory rent control is a failed policy which does nothing to alleviate the root causes of housing affordability issues—namely the fact that our nation’s housing supply has not kept pace with the needs of our growing population. Rent stabilization disincentivizes rental multifamily housing investments across markets, particularly in communities of opportunity that already often have few affordable options. Moreover, rent regulation is not equitable as it does not target lower- and moderate-income renters that are in most need of assistance, support and stability. Instead, it incentivizes current renters to remain in place for longer periods of time and disincentivizes additional investments in housing, thereby limiting opportunities for others who do not have access to the rental housing market in favor of those that already do. This inequitable approach most impacts people of color who already have limited access to many housing markets, especially those with good schools, nearby public transportation and other amenities.

Implementing rent control would be contrary to the goal and mission of Fannie Mae and Freddie Mac to create more affordable housing opportunities for low- and moderate-income residents. In fact, a February 2022 study indicated that only 27 percent of firms surveyed said that they would be willing to keep their current investments, or add new ones, in rent-controlled markets. As FHFA considers policy reforms, rather than instituting counterproductive rent control measures, we strongly urge the agency to expand programs that increase the supply of housing, lower housing costs and enhance housing equity and availability.

APARTMENT COMMUNITY

MANAGERS GROUP



The Meridian Police Department Apartment Managers Group is designed to reduce crime, drugs, and high calls for service on multi-housing properties as well as provide an avenue for open communication amongst law enforcement and multi-housing property management.

Please join us:
The third Wednesday of every other month.
10:00AM-11:30AM

Meridian Police Department
1401 E Watertower St.
or 1223 E Watertower St
Meridian, ID 83642
In person or virtual via Zoom

Benefits to Attending Meetings:

- Create relationships with fellow managers
- Monthly training topics
- Stats and calls for service reports

Open lines of communication

Next meeting:
September 20th
Topic: Ada County
Coroner's Office



Meridian Police Department
APARTMENT COMMUNITY
Managers Group

Contact us:
Crime Prevention Unit
crimeprevention@meridiantcity.org
208-846-7300
meridiantcity.org/apartmentgroup



Register here!

GROUP UPDATES



» SECURITY SURVEYS

Want to increase safety and security on your property?

We can conduct a security survey for you!

With apartment complexes having a lot of people in one place, increasing the sense of security while on the property will increase residents wanting to stay there.

We will walk the property and talk to you about specific safety and security standards, which can reduce crime.

If you have any questions or would like to set up a security survey at your property, feel free to send us an email and we can get it scheduled. At this time, we also can address any issues you may be having on the property.



Gramercy Villas Security Survey - Kudos to them for having a safe and secure property!

» IDAHO APARTMENT ASSOCIATION TRADESHOW



Last week, we attended the Idaho Apartment Association Reverse Tradeshow.

We were able to provide attendees with information about this group and what we can provide to property managers.

The IAA is a great resource for property managers in the Treasure Valley. We hope to see you at their events in the future!

Check them out at: <https://www.iaahq.com/>



REMINDER: Our meetings are hybrid. Join us via zoom or in person.



CONTACT US: CRIMEPREVENTION@MERIDIANCITY.ORG

UPCOMING MEETING: SEPTEMBER 20TH, 2023 10:00AM-11:30AM

TOPIC: ADA COUNTY CORONER'S OFFICE

REGISTER HERE:





2023 Business to Business Exchange Reverse Trade Show

THANK YOU TO ALL WHO ATTENDED

Baron Properties
BELFOR Property Restoration
Charter Construction, Inc.
Pacific Golf & Turf
Winn Outdoor Washing
Securitas Security Services USA, Inc.
HD Supply - (Dan Stewart CAS)
Signature Solutions
Roundhouse
Meridian Police Department

CBW Properties
Multifamily Utility Company
Ferguson Enterprises
Superior Technologies
Resto Clean
Rent.
Our Pet Policy
CTR - Cleanup & Total Restoration
Kennedy Wilson

Directory of Preferred Suppliers and Vendors

“Members doing business with Members”

Advertising & Media

Realtor.com
Jennifer Marvin
805-223-9413
Realtor.com

Apartment Listing

American Falls Housing Authority
afhousing@hotmail.com

Apartment Locators Home Finding Service

James Asroui
208-939-6106
info@apartmentconnector.com

Apartments.com

Michele Davis
509-688-5233
mdavis@costar.com
www.apartments.com

Apartment List

602-743-3262
jboyt@apartmentlist.com
www.apartmentlist.com

Housing Idaho.com

208-331-4743
lesliep@ihfa.org
www.idahohousing.com

Rent Path

208-841-5652
Traviswilson@rentpath.com
www.apartmentguide.com

Attorney

Law Offices of Kirk A. Cullimore
www.cullimorelaw.com
kirkjr@cullimore.net

Neal Colborn, PLLC

James Colborn
208-343-5931
gln@idahorealestatelaw.com

Sperry Law

Kristopher Sperry
208-609-9005
Kris@ksperrylaw.com
Cleaning and Restoration

A Fireman's Chimney Sweep

Bryan Fredrickson
208-890-4588

BELFOR Property Restoration

KaLynn Cooper
208-386-0009
kalynn.cooper@us.belfor.com

Bio-One Boise

Travis Nichols
208-505-8731
info@bio-oneboise.com

Bio-One Idaho Falls

Justin Turley
208-881-2321
info@bio-oneidahofalls.com
www.biooneidahofalls.com

CTR Cleanup & Total Restoration

208-377-1877
charlotte@ctr-nw.com
www.ctr.nw.com

Disaster Kleenup

Serving Treasure Valley
208-941-6697

joe.blackwood@iddk.com

www.iddk.com

PCAM Services Inc.

Shaun Eshgh
425-202-7733

ServPro of Boise

208-375-0300
btewell@servproboise.com

Surface Restoration

720-416-7151
tanya@surfacerestoration.net

System Kleen & Restoration, Inc.

Kent Mortensen
208-371-8878
systemkleen@gmail.com

Winn Outdoor Washing

Kolbe Winn
208-985-4105

Collections

Genesis Credit Management
844-662-9001
bill@genesiscred.com

Construction & Repairs

A Grade Quality Painting
agradequalitypainting@gmail.com
agradequalitypainting.com

Buss Mechanical Services Inc.

Marggie Buss
208-562-0600
JRS Home Solutions
Kyle Shehee
208-386-0280

Idaho Pool Remolding

Scott Heusser
208-495-5047

Precision Concrete Cutting

Aleshea McDonald
801-427-9740

Communications

Key Texting
Craig Holmes
510-708-7485
craig@thatkey.com
www.keytexting.com

Mitch Whited

208-342-5880
allelectricidaho@yahoo.com

Financing

Washington Federal Bank

Bryan Churchill
208-338-7380
bryan.churchill@wafd.com

Fitness Equipment

Boise Fitness Equipment
Scott Wilde
208-884-0885
scott@boisefitnessequipment.com

Flooring

Cost Less Carpet

Bryan Wippel
208-378-0279
costlesscarpet@gmail.com

Great Floors

208-884-1975
b.embree@greatfloors.com

Ideal Floors

208-377-3600

PG Long Floor Covering

208-850-4502
brian@pglongfloorcovering.com
www.pglongfloorcovering.com

Sherwin Williams Floorcovering

208-362-9773
sw8622@sherwin.com

Insurance

Alta Claims & Insurance Services

Edward Canavan
714-403-2978

Geico Treasure Valley

Nathan Bude
208-9176050

SentryWest Insurance Services

Tiffany Thompson
801-272-8468
Tiffany.thompson@sentrywest.com

Renters Legal Liability

Julie Larson
801-783-3565
julie@rlinsurance.com

Western Reporting

Brent Rasmussen
801-308-0005
brent.rasmussen@westernreporting.com
www.westernreporting.com

Internet, TV & Phones

Sparklight
208-323-6811
Katie Flores
Katie.flores@sparklight.biz

Quantum Fiber

208-412-0010

Landscaping

Cutting Edge Landscape

208-378-4588
johnb@cuttingedgelandscape.com

Diamon Lawns

Garrett Wilde
208-484-5568

U.S. Lawns

Boise Area
208-463-4317
Twin Falls Area
208-934-6255

Laundry Services

Hainsworth Laundry Company

Melissa White
800-529-0955
melissa@hainsworthlaundry.com

Maintenance Supply

HD Supply Facilities

Dan J. Stewart
208-514-9920
daniel.stewart@hdsupply.com
www.hdsupplysolutions.com

Ferguson Enterprise

Mike Murphy
208-593-1865

Mortgage Finance

CBRE

Shawndy Behne
505-837-4997
Shawndy.behne@cbre.com

Paint

Sherwin Williams
208-362-9773
sw8622@sherwin.com

Pest Control

Boise Pest Pros
Logan Kimball
208-908-4680
rvoss@spraguepest.com

Sprague Pest Control

Richard Voss
208-338-8990
rvoss@spraguepest.com

Property Management

Commercial Northwest Property Management
208-344-0288
maryanne@commercialnw.com

Evans Property

Rene Evans
208-251-8697
revans@gatecityrealestate.com

PODS LLC

Rudy Espinoza
971-804-1397

Proximity

Shannen Floyd
208-288-5560
shannenf@cbhhomes.com

Square One Property Management, LLC

208-488-4276
crossfieldmeridian@gmail.com

Reputation Mgmt

Curbvue
530-556-4900
michelle@curbvue.com

Security

Signal 88 Security
208-340-5446
dcrowell@signal88.com

ADT Multi-Family

Jeanette Mendez
480-292-2330
jjmendez@adt.com

Software Landlord Tech

Logan Miller
208-906-8886

Satellite Services

Superior Satellite
208-426-9800
supersatidaho@gmail.com
www.superior-satellite.com

Scent Marketing

Aire-Master of Gem State
Patty Thies
208-250-9221
gemstate@airmaster.com
www.airmaster.com

Staffing Services

InterSolutions Property Management Staffing Specialists

Kris Burleson
kburleson@intersolutions.com
www.intersolutions.com

Tenant /Pet Screening

Western Reporting
Brent Rasmussen
801-308-0005
brent.rasmussen@westernreporting.com
www.westernreporting.com

Utility Billing

MultiFamily Utility Co.

Scott Rawley
619-963-6200
srawley@multifamilyutility.com

Wholesale

Costco
208-321-8745
w761mkt03@costco.com