

Landlords Of Linn County

April 2010

APRIL 2010

SPECIAL POINTS OF INTEREST:

- Upcoming Meetings
- Joe Kelly Updates
- Evening "Networking Meetings"
- New member packages explaining membership benefits and training

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Upcoming Monthly Meetings

APRIL 8, 2010

Karl Cassell, Executive Director of CR Civil Rights, will be speaking on Fair Housing. April is Fair Housing Month.

NEW LOCATION! The monthly meeting will be held at the Clarion Hotel & Convention Center
525 33rd Avenue Southwest
Cedar Rapids, IA 52404

6:00 Social Hour; 7:00 Program.

MAY 13, 2010

"My Problem and How I solved it" panel discussion of members, vendors.

Location:
Clarion Convention Center
525 33rd Avenue SW
Cedar Rapids, IA 52404

6:00 Social Hour; 7:00 Program.

JUNE 10, 2010

Joe Kelly state lobbyist will talk about past and future legislation affecting landlords and property owners in Iowa



Joe Kelly updates from the state

SJR 2009....NULLIFYI NG MANDATED SPRINKLERS

From: Joe Kelly, State Lobbyist

Many of you have an interest in the mandated sprinkler issue. The Iowa Home Builders Association and Iowa Realtors Association pushed for bills earlier in the session that would not only overturn

the state rule on mandated sprinklers, but also would have overturned and prevented future sprinkler rules from cities and counties. That idea was not

approved.

The only option left is to have a resolution, which has the same effect as a law, to overturn the state administrative rule which requires sprinklers in one and two family new construction as of January 1, 2013. There isn't much time left in the session, but we will make a push to pass this resolution. It's been assigned to the Senate State Government



Added benefits means greater results for our members

Joe Kelly continued....



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Saturday 9:00-3:00
620 Center Point Road NE
Cedar Rapids, Iowa 52402

Committee. Senator Jeff Danielson (D-Cedar Falls) will floor manage the resolution and is in favor of it.

If you want to help, contact your Senator in favor of SJR 2009

LEAD BASE PAINT TRAINING

From Rita Gergely (via Joe Kelly)

This is the part of our web site where we are posting information about the regulations:

<http://www.idph.state.ia.us/>

Below is the list of Iowa Approved Lead Safe Renovator Training Providers.

Iowa Approved Lead Safe Renovator Training Providers

This is a list of training providers with links to their web sites/training schedules if it's available. If not, there is a phone number and email address to contact the provider. This list is getting longer every day. The direct link to the list of training providers is:

http://www.idph.state.ia.us/eh/common/pdf/lead/approved_lead_training_providers.pdf

Rita

Rita M. Gergely, M.Ag., Chief

Bureau of Lead Poisoning Prevention

Division of Environmental Health

Iowa Department of Public Health

321 East 12th Street

Des Moines, IA 50319-0075

Phone: 800-972-2026

Fax: 515-281-4529

From: Joe Kelly

Following Wisconsin, **Iowa has become the second state in the country to be federally authorized to administer and enforce the federal Lead-based Paint Renovation, Repair and Painting (RPP) program.** Effective April 22, anyone performing renovations or repairs for compensation must be trained and certified, and follow lead-safe work practices. Lead-based paint in the home is a major cause of childhood lead poisoning and the RRP rule places new requirements on property management companies, landlords, contractors, renovators and painters for lead-safe work practices to reduce the lead exposure of children. Before it was banned for residential use in 1978, lead-based paint was used in more than 38 million homes.

Joe Kelly will be our speaker for our June 2010 meeting. Be sure to plan ahead to attend this meeting!



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eh/lead_poisoning_prevention.asp#regulations

At the bottom of this paragraph, they will see:

Evening Monthly “Networking Meetings”

Thanks to everyone who has attended our evening meetings in 2010. Our attendance and feedback has been great!

This is probably one of the biggest changes for our organization but for good reason. We looked around the state of Iowa and talked to other landlord organizations and the most successful monthly meetings were in the evenings. We've had a number members ask for evening meetings because they work during the day.

We also feel rushed at our noon

meetings as people need to get back to work or their properties.

The new schedule is:

6pm drinks/social hour

7pm dinner

7:15-8pm presentation

There will be a short Vendor Spotlight at each monthly meeting

Again we want to create more of a monthly social gathering so our members can get to know each other more, ask questions and discuss landlord topics.

Of course some will prefer Noon meetings but we need to commit to this change and not switch back/forth and confuse the group!



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LinnForRent.com and yard signs

All landlords members who have paid their 2010 membership are eligible to receive LinnForRent.com yard signs for free!

If you paid your 2010 membership and you have not received your signs be sure and attend our next meeting and you can pick up your signs there.

There are large yard signs as well as 1/2 size directional signs.



Both signs have space for you to put your phone number and it gives the tenants a website to view your listing online.

If you haven't reviewed our online site yet go to <http://LinnAreaRentals.com>

For Rent yard signs will drive tenants to our website to learn more about the property for rent.

New Member Packages

ALL current paid members will receive a New Member Package after January 2010 for no additional cost!

New members after Jan 1, 2010 will pay a \$25 processing fee to receive the package.

The processing fee pays for the “New Member Package” and the package will include:

One/two 24”x36” coreplast “For Rent” sign and post

Two 8” x 36” coreplast “For Rent” directional signs and posts

CD containing most recent copy of Iowa landlord forms

Tri-fold brochures explaining our organization

Crime fee/drug free stickers for

your properties

(Additional signs can be purchased)

Attend the next meeting to receive your new member package.



Letter from the President

FEBRUARY 2010

Hello Members,
Well, 2010 is underway and hopefully Spring is just around the corner. Since



undertaking the Presidency in January, I have attended many meetings and will be providing and sharing

valuable information with our members. As President, please feel free to contact me regarding any questions you may have with regards to landlording or contact me if you feel there is an important issue within Linn County or the State of Iowa that Landlords of Linn County needs to be involved in.

As President, I hope to provide the membership with knowledge and information by using transparency within our organization. All information that affects the membership needs

to be shared with the membership. Please watch your emails for information updates.

I am looking forward to serving you for 2010. I'm hoping to make our organization bigger and better for our members. I may be contacted at 319-329-5378 (cell) or 319-362-1020 (office). My email is

President@LandlordsofLinnCounty.org.

Regards,

Stephanie Feuss
President

Refrigerators for Low Income Flood Impacted Tenants

Karla Goettel from FLOOD THEM WITH LOVE has fifteen (15) new in the box

refrigerators that need to be distributed to low income flood impacted tenants. If you have a tenant who you think may qualify please contact Karla Goettel at 319-366-1410 for specific qualification details.

Flood Them With Love is a non-profit,

partnering with Horizons.

These refrigerators are FREE to a qualified tenant. A FEMA number is required.



Changes to Public Housing Assistance Plan

February 22, 2010

COMMENTS TO THE MAYOR AND CITY COUNCIL REGARDING CHANGES TO THE PUBLIC HOUSING ASSISTANCE PLAN



- Change Re-Inspection Procedures for Annual Recertification:

As a result of the Landlords of Linn County participation, as well as several other public sector landlords in the Housing Services Lean Event, we would like to propose the following additions and changes to the Public Housing Assistance (PHA) plan:

- Adopt Local Preference:

The current process of offering housing involves pulling names from waiting lists based on date and time the application was filed, with no preference to the applicant's locality. Adopting a local preference would allow applicants that lived in Linn or Benton County at the time their application was filed to be offered housing first, before applicants residing outside the counties referenced. This change would allow the PHA to better service the local community. In addition, there would be savings in time and financial resources as a result of a decrease in both response time from non-local applicants and the costs of porting in applicant information.

Currently there is a requirement to conduct a re-inspection of repair items for annual recertification inspections. This process requires a significant amount of labor, and in turn, financial resources. The Landlords of Linn County supports a modification to the PHA plan to state that the option to forego a re-inspection of annual recertification would be applicable if both the property owner and tenant verified, in writing within the 45 days, that the requested repairs were completed. This change would pertain to annual re-inspections solely; there would be no change to the initial inspection process, and the re-inspections on those properties would be completed.

- Pre-Briefings Notification:

The Landlords of Linn County would advocate an addition to the PHA plan to provide the briefing material electronically. Currently the briefing with applicants is a 1-2 hour process. By having the required disclosures and brief-

ing material available online, the applicants may review this material prior to the briefing. This would considerably reduce the time necessary to cover this material during the briefing as well as give the applicant the opportunity to prepare any questions they may have regarding the information referenced.

Landlords of Linn County supports the proposed changes referenced as a financial benefit to the city's public housing program. In addition, we support these as a means of labor and cost savings for



landlords, whose financial resources are greatly impacted by the program.

Respectfully,

Landlords of Linn County

NEW RULES FOR SERVICE OF EVICTIONS

A. SERVING NOTICES

1. These notices include:
 - a. 3-day notice of nonpayment of rent § 562A.27(2)
 - b. 3-day notice to quit § 648.3
 - c. 3-day clear and present danger § 562A.27A(1)
 - d. 7-day notice of noncompliance § 562A.27(1)
 - e. 7-day notice of termination of tenancy § 562A.27(1)
2. These notices can be served on the tenant as follows: § 562A.29A(1)
 - a. **Acknowledgement** of receipt of the notice § 562A.29A(1)(a)
§ 648.3(2)(a)
 - ▶ Signed and dated by the tenant or someone over the age of 18 who resides in the unit
 - ▶ All occupants are deemed served by one notice
 - b. Personal service pursuant to I.R.Civ.P. 1.305 § 562A.29A(1)(b)
§ 648.3(2)(b)
 - ▶ Service under this section must be by **private process server** or **sheriff** I.R.Civ.P. 1.302(4)
 - c. Mailing by both regular and certified mail **and** by posting the notice to the rental unit § 562A.29A(1)(c)
§ 648.3(2)(c)
 - ▶ Must be posted to the **primary entrance door** of the rental unit
 - ▶ Must state the **date of posting**
 - ▶ Service of notice by mail is deemed completed **four days** after the notice is post-marked for delivery § 562A.29A(2)
§ 648.3(3)
3. All notices may be given by the landlord or agents, except for personal service pursuant to I.R.Civ.P.

B. CERTIFIED MAIL

- ▶ **Certified mail** is defined as any mail where the post office provides a receipt to prove mailing § 618.15(1)
1. There is **no requirement** that the tenant sign for the mail
 2. Service of notice by mail is deemed completed **four days** after the notice is post-marked for delivery § 562A.8(2)
§ 562A.29A(2)

Ross F. Barnett
Joseph F. Wallace

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3/8/2010



C. HEARING DATE

1. The F.E.D. may not be filed until the expiration of the three-day quit period
2. There must be **three full days** between the date of service of the F.E.D. and the eviction hearing § 648.5
3. The Clerk of Court must set the eviction hearing no later than **eight days** from the date of filing § 648.5(1)
4. The Clerk of Court may set the eviction hearing up to **fifteen days** from the date of filing, upon the request or consent of the Plaintiff § 648.5(1)

D. SERVICE REQUIREMENTS FOR THE F.E.D.

1. The F.E.D. can be served on the tenant as follows:
 - a. **Acknowledgement** of receipt of the notice § 648.5(2)(a)
 - ▶ Signed and dated by the tenant or someone over the age of 18 who resides in the unit
 - ▶ All occupants are deemed served by one notice
 - b. **Personal service** pursuant to I.R.Civ.P. 1.305 § 648.5(2)(b)
 - c. **Posting** § 648.5(2)(c)
 - (1). Supported by affidavit of **two attempts** at personal service
 - (2). Mailed by regular mail
 - (3). Mailed by certified mail
 - (4). Posted on the rental unit
 - ▶ Both attempts can be made on the same day
 - ▶ Must state the **date of posting**
 - ▶ Service of notice by mail is deemed completed **four days** after the notice is post-marked for delivery
 - ▶ **No requirement that the tenant sign for the mail**
2. Service under this section must be by **private process server** or **sheriff** I.R.Civ.P. 1.302(4)

Ross F. Barnett
Joseph F. Wallace

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3/8/2010



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FILL—Flood Impacted Landlords



Caption describing picture or graphic.

representing flood impacted landlords. The group, now formally named (FILL - Flood Impacted Landlords), is a continuation of the grass-roots efforts of the CRSBRG in conjunction with Landlords of Linn County in supporting the needs of flood impacted landlords in Cedar Rapids and the surrounding areas.

landlords have been largely been ignored during the 16 months. Delays and eligibility requirements associated with current CDBG funding have left many landlords unable to rebuild.

Those interested in additional information, may contact FILL by email - fill@q.com. Interested individuals should include their name and other contact information including mailing address and phone number for periodic updates regarding FILL activities.

Contact: Mari Davis, representative from CRSBRG - FILL (fill@q.com) RentalSolutions/Home Locators (319)364-8478 or 373-1553

The Cedar Rapids Small Business Recovery Group (CRSBRG) announced Wednesday, October 14, 2009, the expansion of the originally formed subgroup

It is estimated 50 per cent of all flood impacted housing in Cedar Rapids is owned by landlords, yet the needs of



City's Section 8 Housing Offers Path to Homeownership

Generally associated with providing rent assistance, the City of Cedar Rapids' Section 8 Housing Choice Voucher Program also offers eligible families the opportunity to become homeowners. So far in 2009 there have been three (3) families that have transitioned from being a renter to a homeowner. This transition was made possible in part by the City's Section 8 Housing Program. As with all families who become homeowners for the first time, the stories of these three families vary. One of these families was kind enough to share their story:

Diane, a participant in the City's rent assistance program since 1998, had been thinking in recent years of

buying her own home. While renting had filled a need, she wanted to establish a permanent residence. By having such a residence, her family could have greater security and stability. The idea of homeownership also appealed to Diane in terms of having a place she could continue to live in during her retirement years.

In the last two years Diane, with assistance from the Family Self-Sufficiency staff, worked towards her goal of homeownership. Since Diane had maintained a good credit score over the years, her primary focus was to complete the required homeownership classes and continue to save money for the home purchase. On September 1, 2009,

the realization of Diane's goal became a reality. Diane and her family now reside in a home they can call their own, thanks in part to the Section 8 Housing Choice Voucher Homeownership Program.

If you have any questions about this program, please call the Cedar Rapids Housing Services Office at 286-5872.



P. J. KALB
Sales

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Cedar Rapids, IA 52404

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We want your ideas and feedback!

Our primary goal is to offer more benefits and tools to both our landlord and vendor members.

By harnessing current technologies we now offer a website for tenants to look for current properties “For Rent”, and contact the owners.

Our website has become the place to find a unit for rent! Landlord members pay nothing for this service, only their annual membership!

Vendors have new opportunities to advertise not only to our landlords but to tenants visiting our website!

We are counting on you, our members to get the word out about our new website. We will by distributing attractive yard signs and directional signs to bring more tenants to your properties. Combine that



Do have an idea where to host a monthly meeting?
Do you want to host a monthly meeting?

with newspaper advertising and our website will be connected to social network sites like Facebook and Twitter!

As always we are open to any other ideas or feedback you might have.

Send your comments/ideas to:
Membership@LandLordsOfLinnCounty.com