



# AAGGW

## APARTMENT ASSOCIATION OF GREATER WICHITA



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# MAINTENANCE MANIA!



Maintenance Mania is finally making it's return to AAGW! Please join us on Thursday, November 11th at 1:30 PM at Chicken N Pickle to cheer on the participants as they compete for the opportunity to attend Nationals in San Diego, CA! Also up for grabs is the coveted Spirit Award that will go home with the Management Company that has the best cheering squad.

November 11, 2021

A big thank you to our local Maintenance Mania Sponsors!!



## Member of the Month

By: Cody Stout, Maxus Properties

This month's Member of the Month is Kurt Yowell with Harvest Property Management. Kurt has been a member of the AAGW for several years as he found the AAGW and NAA as great connections for his private rental properties at the time. He has since shifted and started Harvest Property Management with his business partner which broke ground in April 2021. He says that his goal each day is to "provide people with a good, safe and rewarding living situation." He was elected to the Board of Directors this year and says his greatest benefit from the AAGW is training opportunities, learning best practices, and camaraderie. He is a great networker and has shown himself to be a great addition to the Board of Directors. We are grateful to have Kurt's support and dedication to the AAGW.



**Kurt Yowell**  
Harvest Property Management

NAA reports that apartment vacancy rates register lows not seen in decades.

Apartment vacancies are at an all-time low—again—going back three decades. September was the fourth consecutive month of record-breaking low vacancies at only 2.7%, according to a RealPage analytics blog by Jay Parsons, Deputy Chief Economist and Vice President of Asset Optimization.

“The fact that more new renters are entering the front door, but fewer existing renters are leaving out the back door is an unprecedented phenomenon that translates to a severe shortage in rental housing availability at every price point and in essentially every city across the country,” says Parsons.

Among the 150 largest U.S. metros, 140 came in with a vacancy rate under 4%, 113 metros were below 3% and 48 were below 2%. Orange County, Calif., and Providence, R.I., were the top two metros, both with vacancy rates of 1.12%. Riverside, Calif., at 1.37% and San Diego at 1.53% followed. Detroit, Cincinnati and Milwaukee were the only top 15 metros not on the coasts.

Apartment completions are at a three-decade high of more than 362,000 during the past 12 months. Meanwhile, retention is peaking at 58% in September 2021 compared to the previous high in the spring of 2020 at just shy of 58%.

# UPCOMING EVENTS

<p><b>Thursday, November 11th, 1:30 PM - 3:30 PM</b> Chicken N Pickle - Wichita Maintenance Mania</p>
<p><b>Wednesday, November 17th, 12 :00 PM - 1:00 PM</b> AAGW Office Supplier’s Council</p>
<p><b>Thursday, November 18th, 11:30 AM - 1:00 PM</b> AAGW Office Board Meeting</p>
<p><b>December - TBD</b> Give Back Event</p>
<p><b>Saturday, January 29th, 5:00 PM - 9:00 PM</b> Kansas Star Event Center Ballroom The Star of Excellence Awards</p>

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