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FACT CHECK

WTHR - Bill holding landlords accountable passes Indiana House



This week WTHR pushed a story indicating that the Indiana House passed a bill dealing with bad property owners. **This story is incorrect.**

FACT: The Indiana House passed a bill which would allow the Attorney General to **investigate non-profit corporations** that receive public funds and fail to meet their mission. Additionally, **it codifies basic record requirements for non-profit corporations** operating in Indiana, and **adds additional remedies for a court and the Indiana Attorney General** when non-profit corporations are willfully violating state law. Finally, the bill also grants a court the ability, upon petition by the Indiana Attorney General, to dissolve or put into receivership when a non-profit corporation commits gross mismanagement of property and assets.

HB 1075 (bill text in the link), as described by the bill's author and the Office of Attorney General, is targeting USA Gymnastics, an exotic animal non-profit corporation featured on the hit Netflix Show Tiger King, and JPC Affordable Housing Foundation. **This bill does NOT contain any new resident protections, nor does it allow the Indiana Attorney General to investigate landlord-tenant matters.** However, to read WTHR's story and the quotes from democrat lawmakers, one would think otherwise.

More information: [Indy Star](#) has an accurate write-up of HB 1075.

PREFERRED SUPPLIERS



TOP NEWS

1. FHA seeking comments on single Section 8 program regulation and single contract form



This week the Federal Housing Administration released an advance notice of proposed rulemaking for public comment regarding “an initiative under which MFH, in partnership with owners, tenants, and other program stakeholders, would move toward a single Section 8 program regulation and single contract form pursuant to which the Secretary would renew project-based Section 8 Housing Assistance Payments (HAP) contracts under section 524 of the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA).” For the complete notice and instructions regarding submission of comments, [click here](#).

2. EEOC Updates guidance on ADA and hearing disabilities



On January 24, the U.S. Equal Employment Opportunity Commission published an **updated Americans with Disabilities Act guidance** containing information about how the law applies to job applicants and employees who are deaf, hard of hearing, or have other hearing conditions. The new guidance answers questions about pre- and post-job offer inquiries; technologies that may enable free or low-cost reasonable accommodation; safety concerns; and new updated scenarios of potential discrimination that address technologies such as videoconferencing software.

PARTNER SUPPLIERS



UPCOMING EVENTS & EDUCATION

Events

- **Bowling for Rebuilding Lives**, Wednesday, February 8 @ 1:30 PM - 4:00 PM
- **Maintenance Mania**, Tuesday, April 11 @ 12:00 PM - 5:00 PM

Virtual Education

- **CPO - Certified Pool Operator Course**, Tuesday, February 28 - Wednesday, March 1 @ 9:00 AM - 5:00 PM
- **FREE - Fair Housing Basics**, Tuesday, April 4 @ 1:00 PM - 3:00 PM
- **CPO - Certified Pool Operator Course**, Wednesday, April 26 @ 9:00 AM - 5:00 PM
- **FREE - Marketing: Taglines, Tools & Tight Budgets**, Tuesday, May 9 @ 2:00 PM - 3:00 PM

Hybrid Education

- **EPA/CFC Certification Test Prep Course**, Wednesday, February 15 @ 9:00 AM - 1:00 PM - *Hybrid*
- **CALP - Certified Apartment Leasing Professional Program**, Tuesday, February 21 - Thursday, February 23 @ 9:00 AM - 1:00 PM (each day) - *Hybrid*
- **FREE - Mental Illness 101**, Thursday, March 2 @ 10:00 AM - 11:00 AM - *Hybrid*
- **FREE - REAC (Real Estate Assessment Center) Inspections**, Thursday, March 23 @ 9:00 AM - 1:00 PM - *Hybrid*

- **CAM - Certified Apartment Manager Program**, Monday, March 27 - Thursday, March 30 @ 9:00 AM - 5:00 PM - *Hybrid*
- **FREE - Active Shooter - Best Practices for Staying Safe**, Tuesday, April 18 @ 10:00 AM - 11:00 AM - *Hybrid*
- **SAL Visionary Leadership Program Kick-off**, Wednesday, April 19 @ 11:00 AM - 12:00 PM - *Online Only*
- **FREE - Disaster Preparedness**, Tuesday, April 25 @ 9:00 AM - 12:00 PM - *Hybrid*
- **FREE - DTF-Delegation, Time and Feedback-How to Win AND Stay Ahead of Leadership**, Tuesday, May 23 @ 10:00 AM - 11:00 AM - *Hybrid*
- **SAL Visionary Leadership Program - Day 1**, Wednesday, May 24 @ 9:00 AM - 12:00 PM - *Hybrid*

SIGNATURE SUPPLIERS



TOP NEWS CONTINUED

3. US DOL proposes rule on independent contractors



The U.S. Department of Labor (DOL) has issued a proposed rule that modifies the legal framework for determining whether a worker is an employee or an independent contractor under the Fair Labor Standards Act (FLSA). The proposed rule would eliminate the current independent contractor rule adopted by the Trump administration, which weighed two core factors (worker’s control over their work and opportunity for profit or loss) in determining the status of workers. The Biden Administration is proposing a “totality of the circumstances” approach, which balances all factors equally and will likely lead to more determination that workers are employees. This will especially impact gig workers. **Mondaq has the full story.**

4. Local: IPS delays vote on \$400M Operating Referendum.....again



On Saturday, January 28, the Indianapolis Public Schools Board of School Commissioners agreed to delay a vote on a \$400M operating referendum to support the district’s Rebuilding Stronger plan. The delay came a day after the Indianapolis Chamber of Commerce came out against the proposal citing that “more time and engagement was required to allow the community to fully vet the current proposal.” Early this year, IPS’ Board of School Commissioners approved a \$410M Capital Referendum, which will appear on the May 2 ballot for those voters within the IPS School district to consider. IPS has until February 17 to certify the operating referendum for it to be placed on the May ballot. IAA is closely monitoring this situation.



DID YOU KNOW?

Past Online and Hybrid Course Recordings Available!

Unable to attend one of IAA's FREE industry education courses? No problem! **Recordings of past webinars**, dating back to January 2022, are readily available on its website to members only. Need to brush up on **What HUD Paid Shoppers/Testers Look For That Can Get Your Property Sued?** IAA has your back.



Questions? Contact **Kara Harlan**, IAA's Professional Development Manager.

HEADLINES YOU MAY HAVE MISSED

- **IHCDA Announces Emerging Developers for Rental Housing Tax Credit General Set Aside (IHCDA)**
- **Property Taxes See Significant Increase (WOWO)**
- **Gas Prices Continue to Fall in Indiana (WBIW)**
- **Funding-boost bill for Indiana Public Health Program Advances (IBJ)**
- **Revolving fund for housing moves forward....without a price tag (Indiana Capital Chronicle)**
- **Indianapolis sees nation's highest rent rate increase (WTHR)**
- **House GOP rhetoric worries housing advocates about HUD funding (Roll Call)**
- **Lawmakers move bill tracking farmland lost — but say it's not anti-development (Indiana Capital Chronicle)**
- **Supportive housing teams announced (Indiana Capital Chronicle)**

Questions? Clarifications?
Contact the Government Affairs Team
[Email Lynne](#) | [Email Brian](#)



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