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## UPCOMING EVENTS & EDUCATION

### Events

- [Maintenance Mania](#), Tuesday, April 11 @ 12:00 PM - 5:00 PM
- [Property Bus Tour](#), Wednesday, May 17 @ 8:30 AM - 4:00 PM

### Virtual Education

- **FREE** - [Fair Housing Basics](#), Tuesday, April 4 @ 1:00 PM - 3:00 PM
- [CPO - Certified Pool Operator Course](#), Wednesday, April 26 - Thursday, April 27 @ 9:00 AM - 5:00 PM
- **FREE** - [HUD's REAC \(Real Estate Assessment Center\) New NSPIRE Standards](#), Tuesday, May 2 @ 9:00 AM - 11:00 AM
- **FREE** - [Marketing: Taglines, Tools & Tight Budgets](#), Tuesday May 9 @ 2:00 PM - 3:00 PM

### Hybrid Education

- [CAM - Certified Apartment Manager Program](#), Monday, March 27 - Thursday, March 30 @ 9:00 AM - 5:00 PM
- **FREE** - [Active Shooter - Best Practices for Staying Safe](#), Tuesday, April 18 @ 10:00 AM - 11:00 AM
- [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
- **FREE** - [Electric Troubleshooting Seminar](#), Thursday, May 18 @ 9:00 AM - 12:00 PM

- **FREE - DTF-Delegation, Time and Feedback-How to Win AND Stay Ahead of Leadership**, Tuesday, May 23 @ 10:00 AM - 11:00 AM
- **SAL Visionary Leadership Program - Day 1**, Wednesday, May 24 @ 9:00 AM - 12:00 PM

## TOP NEWS

### 1. HUD Restores "Discriminatory Effects" Rule



On Friday, March 17, the Biden Administration, through the Department of Housing and Urban Development (HUD), issued a final rule that restored a 2013 agency discriminatory effects standard that established a three-part test for bringing disparate impact claims.

- Under the three-part test, HUD or private plaintiffs could bring a case if they believed that a discriminatory policy wasn't necessary to achieve a "substantial, legitimate, nondiscriminatory interest" or if a less discriminatory option is available.
- HUD's final rule cited that its new rule was more consistent with existing case law and the purpose of the Fair Housing Act.
- Click here to view [HUD's Press Release](#), a complete procedural history from [Bloomberg](#).

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### 2. Freddie Mac releases survey on Tenant Protections



In February 2023, Freddie Mac's released "[A National Survey of Tenant Protections Under State Landlord Tenant Acts](#)," which researched areas of landlord-tenant law in each of the 50 states, D.C., and

Guam. The report found:

- Three states have statewide limits on rent increases.
- Three states grant a right to counsel in an eviction proceeding.
- Seven states have laws prohibiting a property owner's use of certain information, such as a tenant's criminal history when screening tenants.
- Forty-four states have laws that prohibit eviction or other forms of retaliation by a property owner in response to a tenant's exercise of their legal rights.
- Forty-four states require property owners to give tenants notice of rent payment defaults before the property owner can begin the eviction process.

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### 3. HUD awards Indiana's FHCCI nearly \$700k in Fair Housing Funds for Education, Enforcement



The Biden Administration, via the U.S. Department of Housing and Urban Development (HUD), awarded \$54M to 182 fair housing organizations across the country. Nearly \$28M will support the efforts of national, state, and local fair housing entities working to address violations of the Fair Housing Act and helping to end discrimination in housing. HUD provided another \$25.4M in funding to its second and third year Private Enforcement Initiative grantees to also help with fair housing.

- Indiana's Fair Housing Center of Central Indiana, the only entity to receive funding in Indiana, received \$688,104 to help with education and enforcement of fair housing laws.
- The full press release from HUD can be found [here](#).
- IAA is hosting several free webinars discussing fair housing laws. **The next free webinar will occur on Tuesday, April 4, 2023 with Attorney Brian Adkins. Given the historic levels of funding for fair housing enforcement, it is important for every property to keep updated on the latest fair housing laws and trends. To learn more about the free course, click [here](#).**

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## PREFERRED SUPPLIERS

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## TOP NEWS CONTINUED

### 4. Indiana awarded \$1.7M in rental assistance and supportive services for formerly incarcerated individuals



Indiana Housing & Community Development Authority

Indiana received nearly \$1.7M to six Indiana not-for-profit entities to administer HOME-funded Tenant Based Rental Assistance (HOME TRBA) program. The funding will assist income-eligible households with at least one member who was formerly incarcerated. The program aims to increase housing affordability, stability, and choice for this population, which experiences homelessness at a rate almost seven times higher than the general population.

HOME Tenant Based Rental Assistance funds and HOME-American Rescue Plan Supportive Services funds were awarded to six organizations:

- Affordable Housing Corporation is awarded \$400,000
- Aurora, Inc. is awarded \$200,000
- City of Vincennes is awarded \$200,000
- Family Promise of Hendricks County is awarded \$100,000
- Kokomo Housing Authority is awarded \$399,889.40
- Mental Health America of West Central Indiana is awarded \$399,767.67

### 5. BOLA -Residents using fake bank records in court proceedings



IAA has been contacted by our friends at Sandlin Ferguson, LLP that they have had multiple cases where residents facing eviction are using altered bank statements as evidence of payment of rent during an eviction hearing. These altered documents are hard to identify, but when the attorney started doing the math, the balances didn't add up correctly. Thus, we want all properties and their attorneys to be aware of this new tactic, which will likely spread to other courtrooms.

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## 6. Federal: Democrats offer bills that suspend evictions for federal employees and contractors during shutdown; debt limit



While officially introduced on March 1, 2023, two bills impacting evictions just hit the wires. [H.R. 1301](#) and [S. 640](#) (Federal Employees Civil Relief Act), introduced and co-sponsored by democrats, suspends the enforcement of certain actions against federal employees and federal contractors during a lapse in appropriations or during a breach of the statutory debt limit. The enforcement actions suspended include evictions and foreclosures. The bills also suspend income taxes and student loan payments. This bill likely won't advance in the republican-controlled House of Representatives.

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## 7. Local: IPS will implement Rebuilding Stronger plan without operating referendum – for now



On Thursday, March 23, 2023, IPS Superintendent Aleesia Johnson announced that the district would implement the Rebuilding Stronger overhaul of IPS schools, despite not moving forward with asking voters to support an operating referendum in May. PLEASE NOTE: The capital referendum is still on the ballot in May (up to ~\$0.22 per \$100 of assessed value). In order to fund the Rebuilding Stronger Plan, IPS originally sought \$413.6M over 8 years via an operating referendum. However, now Superintendent Johnson is stating that the district will be more intentional with its spending and will “cut costs in central services and operations to implement the entire plan.” However, Johnson warned a funding solution will be needed when the existing operating referendum expires in 2026. Thus, there is another operating referendum on the horizon for IPS. The question is whether it occurs in 2024, 2025, or 2026. IAA will provide updates, as we learn more, given the tremendous impact any referendum has on downtown Indianapolis property owners. [Chalkbeat Indiana has the full story.](#)

## PARTNER SUPPLIERS



## UPCOMING EVENT

### Maintenance Mania

Tuesday, April 11

Indiana State Fairgrounds - Harvest Pavilion  
(1202 East 38th Street, Indianapolis, IN 46205)

#### Agenda:

- 12:00 PM - 12:30 PM EDT - **Registration Opens**
- 12:30 PM - 1:30 PM EDT - **Open Practice**
- 1:30 PM - 3:30 PM EDT - **Maintenance Mania Competition**
- 3:30 PM - 5:00 PM EDT - **Networking & Awards Ceremony**

**Member Cost - Participation in Timed Events: \$74**

**Member Cost - Cheerleader: \$30**





Maintenance Mania is an action-packed competition dedicated to the hardworking maintenance staff in the multifamily industry. Join IAA for the Maintenance Mania competition, followed by a social hour where the game winners and Maintenance Appreciation Awards winners will be presented. Competitors and cheerleaders will enjoy seven industry-related challenges designed to test your skills and knowledge.

**DON'T FORGET:** Indiana winners will have the opportunity to go on to compete at the National Championship held at NAA Apartmentalize in Atlanta this June to earn the title of Maintenance Mania National Champion!

**NOTE:** Nominations are open for The Maintenance Appreciation Awards. These will be presented during the Maintenance Appreciation & Maintenance Mania awards program from 3:30 PM - 5:00 PM.

**Thank you to our Awards Sponsor: [Gene B. Glick Company](#)**



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## HEADLINES YOU MAY HAVE MISSED

- Multifamily projects lead to bigger-than-expected surge in residential construction (IBJ)
- Fed raises key rate by quarter-point despite bank turmoil (AP)
- Are apartments the future of downtown Indianapolis? (IBJ)
- Multifamily projects lead to bigger-than-expected surge in residential construction (IBJ)

## SIGNATURE SUPPLIERS



Questions? Clarifications?  
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