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**Energy Sustainability Management:
How to Achieve your ESG Goals and
Increase Property NOI**

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Tell Governor Holcomb to sign HEA 1575

IAA has learned that Governor Holcomb's office is getting pushback from public safety interests who want to see IAA's priority bill, HEA 1575 vetoed.

In Mid-2022, the Indiana Fire Prevention and Building Safety Commission set a schedule to review all of Indiana's building codes and standards (electrical, plumbing, fuel gas, mechanical, building, fire, energy conservation, existing buildings, and the general administrative rules). The goal of the Commission is to enact all these codes at once and implement them within 30 days. They are currently attempting to review one new code per month.

Adopting all these codes at once will drastically increase the cost of housing for rental housing developers and make it nearly impossible to develop affordable housing in Indiana.

HEA 1575 fixes the review process and creates fairness for housing providers by:

- Mandating no more than 3 codes be reviewed in any calendar year
- Giving housing stakeholders an equal voice on the Commission giving our industry a say in which national codes and standards are adopted in Indiana.
- Requiring a 6-month delay on implementation of new codes and standards to allow the building trades time to learn the new codes.
- Requiring that no building code or standard can be updated sooner than 5 years, unless an emergency or conflict exists.

Click [here](#) to send Governor Holcomb a message to sign HEA 1575 into law. It takes less than 30 seconds.

UPCOMING EVENTS & EDUCATION

Events

- **Property Bus Tour**, Wednesday, May 17 @ 8:30 AM - 4:00 PM
- **FREE - Supplier Council Meeting**, Wednesday, June 28 @ 10:00 AM - 11:00 AM

Virtual Education

- **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

- **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

PREFERRED SUPPLIERS



TOP NEWS

1. State Lawmakers slip downtown property tax in Budget



Indiana Statehouse Republicans slipped into the state budget language that allows the City of Indianapolis to establish a special taxing district for all properties in the Mile Square. Unlike Economic Improvement Districts, which IAA reformed to require consent of at least 50% of property owners among other guardrails, this new taxing district has zero guardrails. IAA was never contacted by our republican friends about this language. Instead, we discovered the language on Page 235 of the conference committee report released 36 hours before the vote. This language never went through the committee process and was not heard in the House or Senate. Make no mistake, this trick was intentional and our knowledge about the provision was purposely hidden so that IAA would not be able to remove the provision due to time constraints. This unprecedented move by Republican leadership to exclude IAA from providing input on a significant tax increase impacting our industry will be discussed with leadership in both the House and the Senate.

This taxing district, and the revenue generated by annual special assessments on properties downtown, will provide operating revenue for a low-barrier homeless shelter (which received \$20M in the state budget) and will supplement Downtown Indy Inc.'s budget and services, which include cleanliness initiatives, homelessness outreach, and providing "safety ambassadors." IBJ has an [article](#) on the new taxing district.

2. FYI: Deadline to file property tax appeals June 15



The deadline to file a property tax appeal is Thursday, June 15. This is for the 2023 pay 2024 assessment year. Property owners have 45 days from the date the assessment is mailed to appeal.

SIGNATURE SUPPLIERS



TOP NEWS CONTINUED

3. IndyRent Re-opens its Portal



IndyRent's long awaited return to providing rental assistance to those residents facing eviction will be April 27. The program will continue to target those residents with an active eviction filing against them. The program will be funded by \$6.7M from ERA 2 dollars, but the Hogsett Administration continues to apply for more funding from the federal government. Since July 2020, IndyRent has provided \$178M in rental assistance to 60,000 approved applicants. Renters making less than 80% of Indianapolis' median income will be eligible. For a family of two, the annual household income cap is about \$58,450. For a family of four, the income limit is \$73,050.

Applications for assistance can be made for up to six months of rent and while tenants can reapply, they cannot receive more than 12 months of total rental assistance in this new round of funding. Under the new IndyRent Program, changes have been made to the program to speed up the process of cutting checks to renters or property owners. Property Owners now have the option to pre-register their properties and will have a shortened timeline of five days to respond to applications. The city aims to have a 30 day turnaround for renters after submitting an application.

Six community organizations will assist the city in processing the applications: John Boner Neighborhood Centers, Indianapolis Urban League, Edna Martin Christian Center, Community Alliance of the Far Eastside, Hawthorne Community Center and Community Action of Greater Indianapolis Inc.

- [Indianapolis Relaunches Rental Assistance Program](#) (IBJ)
 - [Facing eviction? Indyrent is reopening applications for \\$6.7M in rental assistance](#) (Indy Star)
 - [Mayor Hogsett, Community Partners to relaunch IndyRent program](#) (WISH TV)
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4. South Bend City Council repeals and replaces its Rental Safety Verification Program



On April 4, the South Bend City Council introduced an **ordinance** replacing the existing Rental Safety Verification Program to reflect current practices in South Bend. The new RSVP Ordinance is 15 pages long and seems on its face to have some issues and potential conflicts with state law. For now, South Bend does not have a fee for their program (and only inspects 20% of the units). IAA has sent that ordinance to Russell Brown for inspection to determine if any provisions in the ordinance are unlawful.

On Monday, April 24, the South Bend City Council held a public hearing on the ordinance during Second Reading, and also considered the bill on third reading. The committee unanimously passed the ordinance.

IAA knew we would not be able to stop the ordinance on the council level, as there is only one single republican member and South Bend has had a similar ordinance for years. More information will be sent to members once the legal analysis is complete.

5. HUD to introduce rulemaking on Housing for People with Criminal Records



U.S. Department of
Housing and Urban Development

On Monday, April 24, HUD announced that it will introduce rulemaking to change regulations governing public housing agencies and HUD-subsidized housing providers to prevent unnecessary denials of housing assistance to people with criminal history records. HUD will also issue guidance to help determine what convictions are relevant to health and safety and how to conduct individualized assessments of criminal histories. It appears from the HUD press release that future guidance may direct property owners to disregard older convictions and those convictions not involving violence (i.e. drugs). IAA will update members once these rulemaking notices and guidance documents become public. Click [here](#) for the HUD Press Release.

Earlier this year, the Federal Trade Commission (FTC) and the Consumer Financial Protection Bureau (CFPB) issued a [request for information](#) (RFI) on resident screening practices. NAA is asking members to give real life examples of why screening is important to properties. They hope to use these stories in their advocacy. Members can complete the survey [here](#).

EXECUTIVE SUPPLIERS

HD SUPPLY
MULTIFAMILY SOLUTIONS

Rent.

HEADLINES YOU MAY HAVE MISSED

- [More money means more funding decisions for Indiana lawmakers as session nears end \(IBJ\)](#)
 - [Housing bill loses some support following Senate amendments \(ICC\)](#)
 - [Cities reviving downtowns by converting offices to housing \(U.S. News\)](#)
 - [Legislature backtracks, offers property tax relief \(ICC\)](#)
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PARTNER SUPPLIERS



Questions? Clarifications?
Contact the Government Affairs Team
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