

View this email [in your browser](#).



In today's issue...

- [Top News](#)
- [Headlines You May Have Missed](#)

A dark-themed advertisement for Entrata Renter's Insurance. On the left, it says "Everything to know about renter's insurance". In the center is a photo of a woman and a child looking at a laptop. On the right, the Entrata logo is displayed above a white button that says "Get the Guide".

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** - [Marketing: Taglines, Tools & Tight Budgets](#), Tuesday, May 9 @ 2:00 PM - 3:00 PM
- **FREE** - [Can You See Me Now? A Safe, Open, and Honest Conversation on Diversity](#), Thursday, June 15 @ 10:00 AM - 11:30 AM

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. Holcomb signs HEA 1575 into Law



On May 1, 2023, Governor Eric Holcomb signed into law **HEA 1575**, which is one of IAA's priority bills. HEA 1575 reforms the Fire Prevention and Building Safety Commission creating equal votes for industry and safety-oriented interests, but requiring a 2/3rds voting threshold for adopting new rules. Additionally, the commission will review a maximum of 3 codes per year; implement those rules 180 days after being effective to allow time for professionals to learn the new codes; and clarifies that local governments may not pass their own building codes and standards. This bill is in response to the commission seeking to pass 9 codes simultaneously earlier this year and IAA's concern regarding the impacts to the cost of housing. IAA would like to thank all the members who participated in the Legislative Action Alert last week, asking Governor Holcomb to sign the bill!

2. By the Numbers: Final Stats from the 2023 Indiana Legislative Session



This year a total of 252 bills passed the House and Senate out of 1081 introduced bills resulting in a passage rate of 23%.

House Stats: 138 bills passed out of 645 total bills or a passage rate of 21%. Note: 40 bills died in the Senate after halftime.

Senate Stats: 114 bill passed out of 436 total bills or a passage rate of 26%. Note: 53 bills died in the House after halftime.

3. U.S. Senate Banking Committee discusses Tenant Screening Reports



Last week (April 27, 2023), the U.S. Senate Committee on Banking, Housing, and Urban Affairs held a **hearing** titled "Oversight of the Credit Reporting Agencies." The three witnesses at the hearing were Mark Begor (CEO of Equifax, Inc.), Chris Cartwright (President and CEO of TransUnion), and Brian Cassin (CEO of Experian). While the focus of the hearing was credit reports, some time was spent on the impact of tenant screening reports on residents seeking rental housing, which oftentimes the resident never gets to see. A lot of focus was also made on adding utility payments and rental payments to credit reports to help residents build credit. According to the credit bureaus, adding this data could be the single biggest driver of future homeownership, as proof of a history of paying rent timely is parallel to someone being able to pay their mortgage payments timely.

4. HUD allocates \$5.4M to Indiana to help produce affordable housing



On May 3, 2023, the U.S. Department of Housing and Urban Development (HUD) allocated \$382M through the nation’s Housing Trust Fund to help state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households. **Indiana received \$5,391,554 in funding.** State affordable housing planners will use these funds for real property acquisition, site improvement and development, soft cost for the development of housing, demolition, financing costs, relocation assistance, operating cost assistance for rental housing, and administrative and planning costs. Click [here](#) for the HUD Press Release.

SIGNATURE SUPPLIERS



TOP NEWS CONTINUED

5. U.S. Senate Banking Committee discusses Addressing Housing Challenges



Last week (April 26, 2023), the U.S. Senate Committee on Banking, Housing, and Urban Affairs held a **hearing** titled “Building Consensus to Address Housing Challenges.” Witnesses at this hearing included Lou

Tisler (Executive Director of the National NeighborWorks Association), Venessa Brown Calder (Director of Opportunity and Family Policy Studies at Cato Institute), and Diane Yentel (President and CEO of the National Low Income Housing Coalition). Senators and witnesses spoke to potential solutions to help increase the supply of housing and prevent homelessness, such as giving developers easier access to capital, utilizing manufactured housing solutions in rural areas, creating home repair programs, eliminating unnecessary regulations, reforming existing voucher programs, funding permanent rental assistance, forgiveness of loans for multifamily housing in exchange for some tenant protections, and addressing the rising costs of flood insurance (which often impacts low-income renters). Each Senator also used their time to reference bills they each authored that should receive consideration to reform housing.

6. U.S. Senate Banking Committee discusses extending the National Flood Insurance Program



On May 2, 2023, the U.S. Senate Committee on Banking, Housing, and Urban Affairs held a **hearing** titled "Reauthorization of the National Flood Insurance Program: Improving Community Resilience. The hearing invited three witnesses: Dr. Carolyn Kousky (Associate VP for Economics and Policy for the Environmental Defense Fund), Roy Wright (President & CEO, Insurance Institute for Business and Home Safety) and Patty Hernandez (Executive Directors for Headwaters Economics). The hearing focuses on the need for a long-term extension and solution for the National Flood Insurance program, as the program has been extended 25 times since 2017. The biggest issue for the program is affordability, as risk is reassessed through new maps, prices for flood insurance are rising rapidly. Oftentimes those in flood prone areas are some of the lowest-income Americans. There was also significant conversation around mitigating risks by relocating properties in flood plains to avoid repeated claims at the same property.

7. Senate Housing Subcommittee discusses Rural Housing



On May 2, 2023, the U.S. Senate Committee on Banking, Housing, and Urban Affairs' Subcommittee on Housing, Transportation, and Community Development held a **hearing** titled "Rural Housing Legislation." Specifically, the hearing discussed the Rural Housing Service Reform Act of 2023, which reforms Section 515 and preserves affordable housing for rural communities. Under the Section 515 program, properties are required to maintain affordability restrictions for the life of the loan but may exit the program to revert to market rate rents following the maturation of the original loan. As those properties become market rate, rural communities are not replacing that affordable housing stock, nor has congress given sufficient funding to maintain affordable housing in those rural communities. Senator Jon Tester (D – MT) spoke during the hearing regarding teachers in Bozeman, Montana who cannot find housing and instead are living in campgrounds.

8. Municipal Primary Election results; referendums see huge success



Tuesday, May 2 was election day for local governments, including school districts. There were several school referendums on the ballot, and some key primaries for general elections this fall for mayor. See the results below.

Referendums

Clinton Central Schools: Yes (84%); No (16%)
 IPS Capital Referendum: Yes (59%); No (41%)
 Speedway Schools Operating Referendum: Yes (79%); No (21%)
 Warren Twp (Indy) Schools Operating Referendum: Yes (52%); No (48%)
 Mishawaka School City Referendum: Yes (62%); No (38%)
 Highland School Referendum: Yes (47%); No (52%)
 Munster Schools Referendum: Yes (72%); No (28%)
 Tri-Creek Schools Referendum: Yes (34%); No (66%)
 Fremont Community Schools: Yes (46%); No (54%)

Key Mayor's Races

Evansville

Natalie Rascher (R) will face Michael Daugherty (L) and Stephanie Terry (D) for an open seat for Mayor.

Fort Wayne

Incumbent Mayor Tom Henry (D) will face Councilman Tom Didier (R) in the fall.

Indianapolis

Incumbent Mayor Joe Hogsett (D) will face Jefferson Shreve (R) in the fall.

9. Local: Town & Terrace to be razed



The City of Indianapolis announced on April 28 that it plans to raze Towne and Terrace, a long-troubled housing complex on the city's far eastside. The apartment community has become notorious for crime and other nuisances. The city does not have immediate plans for redevelopment. The Indy Star has the [complete story](#).

10. ICYMI – NAA seeks Stories demonstrating the important of rental screening



NAA in their advocacy against the Biden Administration's efforts to curtail or regulate resident screening is seeking member feedback and experiences reaffirming the importance of resident screening. NAA has provided some tips to telling your screening story, which can be found [here](#). Earlier this year, the Federal

Trade Commission (FTC) and the Consumer Financial Protection Bureau (CFPB) issued a request for information on resident screening practices as part of the White House Blueprint for Renters Bill of Rights. It is clear from this document and the questions asked of property owners that the Biden Administration seeks at the very least to put guardrails around resident screening or at the very worst drastically reform the resident screening process.

EXECUTIVE SUPPLIERS



HEADLINES YOU MAY HAVE MISSED

- [City takes next steps to develop troubled Town & Terrace property \(IBJ\)](#)
- [As Anti-Eviction Efforts Spread, US Cities Struggle to Staff Up \(Bloomberg\)](#)
- [Indiana lawmaker Ann Vermillion, who broke ranks with Republicans, stepping down \(Indy Star\)](#)
- [Libertarian Donald Rainwater announces 2024 gubernatorial run \(IBJ\)](#)

PARTNER SUPPLIERS



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



9200 Keystone Crossing, Suite 100
Indianapolis, IN 46240
(317) 816 - 8900
[Visit Our Website](#)

If you would no longer like to receive these emails, [unsubscribe here](#).

