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When it comes to resident communication,



the struggle is real

entrata

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TOP NEWS

1. EPA seeks to eliminate the presence of lead in housing/child care facilities



On Wednesday, July 12, the Environmental Protection Agency (EPA) proposed tougher standards on lead in paint in older homes and apartments, potentially triggering its removal in millions of buildings. **The new rules would almost completely prohibit lead in dust in older buildings. The only contamination allowed would be the lowest levels that current removal efforts cannot eliminate.** The EPA estimates that this change in rules will reduce exposures from 250,000 – 500,000 children younger than age 6.

Under the proposal, after testing results of a child show the presence of lead, inspections that find any level of lead in a home or child-care facility would require the location to be classified as a lead hazard. That would trigger requirements for disclosures to families or home buyers, and in some cases that lead be reduced to levels that are functionally invisible.

Bloomberg has the full story.

PREFERRED SUPPLIERS



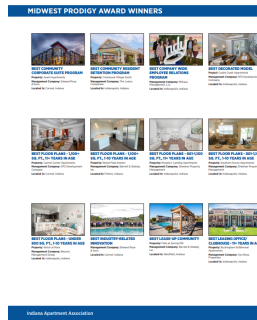
**AWARD
NOMINATIONS
NOW OPEN!**

OPEN NOW UNTIL AUG. 4!

Every year at the **Midwest Multifamily Conference** (MMC), IAA recognizes the individuals and communities that represent the finest in our industry.

Nominate your outstanding employees who go above and beyond to receive our **Award of Excellence**, or nominate your communities and what they do to receive our **Prodigy Award**. We will celebrate all winners during the two-day conference running **Oct. 26-27**.

ALL Prodigy Award winners will be featured on the front cover wrap of an Indianapolis Business Journal.



SUBMIT NOMINATIONS

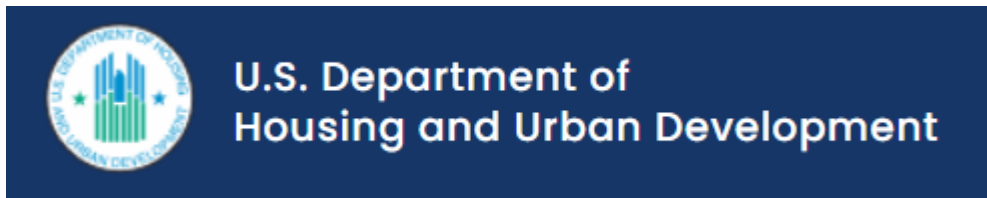
For more information on MMC, click [here](#).

SIGNATURE SUPPLIERS



TOP NEWS CONTINUED

2. HUD Releases Notice on Housing Trust Fund Allocation for Indiana



On Tuesday, July 11, 2023, the United States Department of HUD announced that Indiana received **\$5,391,554.02** as part of its allocation of the Housing Trust Fund. In total, \$382.4M was allocated nationwide. Click [here](#) for the full notice including funding for all states.

3. NSPIRE Inspects Public Housing July 1; Other HUD RAP's October 1



As of July 1, the U.S. Department of Housing and Urban Development (HUD) has the authority to begin inspecting public housing under the Final Rule for the National Standards for the Physical Inspection of Real Estate (NSPIRE) after July 1, 2023. As of October 1, that authority will expand to all remaining HUD Rental Assistance Programs. HUD published the **final NSPIRE** rule on May 11, 2023, that made changes to inspections for the Public Housing and Multifamily Housing programs. That was followed by the NSPIRE companion publications of the **final Standards Notice** on June 22, 2023, the **Administrative Notice** on June 30, 2023, and today's publication of the **final Scoring Notice**. To view the full press release, click [here](#).

4. HUD awards another \$30M to State and Local Fair Housing Enforcement Partners



On July 7, 2023, HUD announced more noncompetitive funding under the Fair Housing Assistance Program to provide protection against discrimination in housing. IAA has warned since the Biden Administration took office **that substantially more funding is being awarded annually for testing, education, and prosecution of these housing cases**. IAA is hosting two more Fair Housing Seminars this year that are offered virtually for **FREE** to help property staff remain educated on the latest developments and trends in fair housing enforcement.

Upcoming Fair Housing Classes

- July 18 – **Maintenance Fair Housing**
- August 29 – **Fair Housing Trends** (Taught by Fair Housing Attorney Brian Adkins)

5. Indiana Courts: Property Owner's lawyer fights back against Small Claims Court



On July 12, 2023, the Indiana Court of Appeals **reversed a Small Claims Court judge** who refused to grant interest on attorney fees in a post-judgment interest calculation after a damages hearing. Despite what is clearly stated in statute, some courts have begun a practice of eliminating interest from attorney fees to help residents, which is a dangerous precedent that could spread to damages directly impacting property owners. Sandlin Ferguson LLP's Jeremy Ferguson obtained the ruling, which can be relied upon in all Small Claims Courts in Marion County.

IAA commends Jeremy Ferguson (Sandlin Ferguson, LLP) and Piccadilly Management for appealing the case and obtaining favorable case law for the industry. As some judges refuse to comply with existing laws, appeals are the only method of accountability.

6. Local: South Bend introduces an Ordinance extending protected status to the Homeless



Councilwoman Lori Hamann filed a proposed ordinance for First Reading on July 10, 2023, amending the city's Human Rights Ordinance to prohibit discrimination based on being homeless. This protection applies for education, employment, access to public conveniences and accommodations, and the purchase or leasing of real property. Violations of the statute are prosecuted by the South Bend's Human Rights Commission. To read the full ordinance, click [here](#).

MEMBER SPOTLIGHT



Dog parks are essential in the "battle of amenities" among property management companies. We've developed the only hybrid turf designed specifically for dogs, so you can attract and retain residents with your dog park, it's called Natura™. A "hybrid turf" means that grass grows through Natura, providing all the benefits of artificial turf along with natural grass. Eliminate resident complaints about your dog park being too muddy and unusable when it's wet. Natura installs easily by your existing landscaping crew, at a cost of about 1/4th of traditional artificial turf installations. [Natura-turf.com](https://natura-turf.com)

Turn your dog park into a desired amenity. Call or email Tim Petch for a quote.

314-548-3012

Tim.Petsch@grassworxllc.com

UPCOMING EVENTS & EDUCATION

Events

- **New Member and New Employee Meet & Greet**, Thursday, July 20 @ 10 - 11 AM
- **2023 Cornhole Tournament**, Thursday, Aug. 17 @ 3:30 - 6:30 PM

Virtual Education

- **FREE - Maintenance Fair Housing**, Tuesday, July 18 @ 10 AM - 12 PM
- **FREE - 5 Step Decision Making Formula**, Thursday, July 27 @ 9 - 10:30 AM

New Member and New Employee Meet & Greet

LAST CHANCE TO REGISTER!

Get the most out of your membership with the Indiana Apartment Association. You will learn the best ways to utilize all association resources. Following the presentation, we will split into groups for Q&A. All new members, new staff of existing members, and members looking to learn more about the association are welcome. Join us to ensure you are utilizing all the resources available to you!

Date: Thursday, July 20

Time: 10-11 AM

Location: IAA, 9200 Keystone Crossing, Suite 150
Indianapolis, IN 46240

REGISTER HERE

EXECUTIVE SUPPLIERS



HEADLINES YOU MAY HAVE MISSED

- Editorial: Sen Young puts needed emphasis on affordable housing** (The Republic)
- Resets Damp Affordable Housing Supply – As government protections end, landlords are free to charge** (WSJ)
- More renters facing eviction have a right to a lawyer. Finding one can be hard** (NPR)
- Rent Prices are up in Indianapolis** (Axios)
- South Bend ramps up effort for affordable housing, redevelopment in city center** (IIB)

PARTNER SUPPLIERS



Questions? Clarifications?

Contact the Government Affairs Team

[Email Lynne](#) | [Email Brian](#)



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