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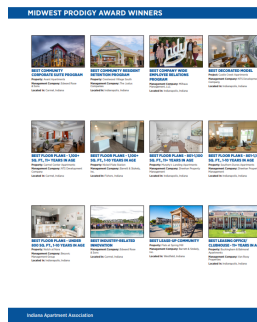
When it comes to resident communication,  **the struggle is real**  [Download Now](#)

 **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 the Indianapolis Business Journal.



SUBMIT NOMINATIONS

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

TOP NEWS

1. NAA Action Alert: Stop Federal Rent Control!



On May 30, the Federal Housing Finance Agency (FHFA) issued a Request for Input on tenant protections. This exercise could result in the adoption of a range of negative policies including national rent control, a "source of income" mandate requiring acceptance of Section 8 vouchers, just cause eviction requirements that effectively prohibit non-renewals, and extended notice procedures for residents in federally-backed properties, to name a few.

As the FHFA considers expanding federal landlord and tenant requirements on Fannie Mae and Freddie Mac-backed properties, it is essential for members of the rental housing industry like you to provide perspective about your business practices. The feedback FHFA receives will inform their future decision-making, so it is critical that the agency hears directly from our industry. This is your chance to engage directly to protect your business and your communities from potential harmful policies!

The deadline to submit comments is July 31. [CLICK HERE](#) to participate in this action alert.

PREFERRED SUPPLIERS



TOP NEWS CONTINUED

2. Biden Administration Makes Disclosure Push on Rental Fees



On Wednesday, July 19, the Biden Administration announced it is working with Zillow, Apartments.com, and AffordableHousing.com to disclose all rental fees they could be charged when signing a lease. The effort from the administration is to create transparency and competition in the marketplace so that residents are not surprised by these fees. The Biden Administration refers to application fees, background credit fees, trash collection fees, and other fees as "junk fees." While the administration is not limiting these fees, it is strongly encouraging state governments to enact limitations. [Bloomberg has the full story](#), including the politics behind this recent action.

- Also: [White House Fact Sheet](#) and [HUD Research Brief on Rental Fees and strategies to cap or eliminate them](#).

3. SCOTUS to Hear Case on Drive-by Website ADA Claims



The United States Supreme Court scheduled oral arguments for October 4, 2023, on a case to decide whether a self-appointed ADA “tester” has standing to challenge a place of public accommodation’s failure to provide disability accessibility information on its website, even if the tester lacks any intention of visiting that place of public accommodation. The implications of this decision are huge for drive-by ADA lawsuits, which are on the rise with website accessibility. The U.S. Chamber of Commerce, Retail Litigation Center, and National Association of Homebuilders were among several organizations offering Briefs in support of businesses on this topic. IAA will provide updates on this case, [Acheson Hotels, LLC v. Laufer](#), including when an opinion/decision is published.

4. ICYMI – Indianapolis Benchmarking Does Not Become Enforceable Until 2026



IAA received notification that at least one multifamily housing lender has requested plans regarding compliance with Indianapolis’ Energy Benchmarking Program, which was enacted by the Indianapolis City-County Council in the summer of 2021. IAA wants to remind members that the program became effective June 1, 2023 for properties greater than 100,000 square feet and June 1, 2024, for properties greater than 50,000 square feet. Please note that pursuant to [Section 710-109 of the Indianapolis Municipal Code](#), the penalties section for non-compliance does not take effect until January 1, 2026.

IAA also has a webinar on this topic, which can be found [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

SIGNATURE SUPPLIERS



UPCOMING EVENTS & EDUCATION

Events

- **2023 Cornhole Tournament**, Thursday, Aug. 17 @ 3:30 - 6:30 PM

Virtual Education

- **FREE - 5 Step Decision Making Formula**, Thursday, July 27 @ 9 - 10:30 AM
- **FREE - How to Approach Difficult Conversations**, Tuesday, Aug. 22 @ 10 - 11 AM

EXECUTIVE SUPPLIERS



HEADLINES YOU MAY HAVE MISSED

- [Developer Forecast Major Affordable Housing Drought in 2025](#) (Bloomberg)
- [Shocked by those extra monthly apartment fees? 3 big rental sites plan to reveal them](#) (NPR)
- [Chart: Renters are getting squeezed](#) (Axios)

PARTNER SUPPLIERS



Questions? Clarifications?
 Contact the Government Affairs Team
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