

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



**In today's issue...**

- [MMC Award Nominations Extended!](#)
- [Top News](#)
- [Headlines You May Have Missed](#)

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

**AWARD  
NOMINATION  
DEADLINE  
EXTENDED TO  
FRIDAY, AUG. 11!**




You still have one more week to make sure your outstanding employees and communities are eligible to be recognized at this year's Midwest Multifamily Conference.

Submit your nominations for our [Prodigy Awards and Awards of Excellence](#) before time runs out!

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



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

## TOP NEWS

### 1. Gov. Holcomb Appoints New Fire Prevention & Building Safety Commission; Cityscape’s Patarino to Represent IAA



On Wednesday, Aug. 2, Gov. Holcomb made five reappointments and five new appointments to the Fire Prevention and Building Safety Commission (FPBSC), who will serve until July 31, 2027. During the 2023 Indiana Legislative Session, IAA worked with a coalition of building interests to reform the commission after it unilaterally tried to hurry passage of eight building and safety codes with the intent of them becoming effective all at the same time in late 2024. The legislation created a framework requiring 2/3 affirmative vote for approving codes, requiring consensus building and negotiation between interested parties.

Additionally, IAA worked to get a seat on the commission, along with other building interests, to get a voice and a vote in the code review process. **IAA is thrilled that Gov. Holcomb appointed Mike Patarino, who has been instrumental in the code review process for the multifamily housing industry, to**

**the FPBSC to represent our interests.** Mike has a passion for engaging in this topic and balancing the importance of safety and costs to new regulations. IAA is extremely grateful for Mike's service. **IAA also wants to thank Matthew Gadus of House Investments who offered to serve as the FPBSC's affordable housing developer-member.** The governor ultimately appointed a member from Habitat for Humanity to that position.

The Governor's re-appointments to the FPBSC are:

- Logan Cook (Fishers), senior associate and unit manager with Wiss, Janney, Elstner Associates
- James Murua (Fort Wayne), assistant chief and fire marshal with the Fort Wayne Fire Department
- Scott Pannicke (Indianapolis), architect with RATIO Architects, Inc.
- Michael Popich (Indianapolis), manager of the Bureau of Construction Services for the City of Indianapolis
- Michael Zehner (Evansville), owner of Zehner Development Corp, Zehner Contracting LLC, and Zehner Homes, LLC

The governor also made five new appointments to the commission, who will serve until July 31, 2027:

- John Crisp (Indianapolis), executive managing director, Cushman & Wakefield
- Scott Miller (Carmel), president of Bowman Construction
- **Michael Patarino (Greenwood), president of construction with Cityscape Residential LLC**
- David Porter (Noblesville), president of Mechanical Contracting Services, Inc.
- Kenneth Wagner (Osceola), former construction manager for Habitat for Humanity of St. Joseph County

Additionally, the governor selected Fire Marshal James Murua as the chair of the commission. The commission's next meeting is September 6, 2023.

---

## 2. IHCD Awards \$15.7M for Affordable Housing



On Monday, July 31, IHCD announced funding for 9 projects through the Home Investment Partnership Program totaling \$15.7M meant for low and moderate-income Hoosiers.

The supported projects are:

- Sunset Ridge Apartments, developed by Blue River Services, Inc.: \$1.5 million for 10 affordable rental units in Corydon
- Sellersburg Scholar House, developed by Family Scholar House, Inc.: \$1.5 million for 18 affordable rental units in Sellersburg

- McKinley Court, developed by Four Rivers Resource Services, Inc.: \$776,800 for eight affordable rental units in Columbus
- 317 Arbor Ct, developed by Lacasa of Goshen, Inc.: \$909,000 for seven affordable rental units in Goshen
- Hattle Apartments, developed by Lacasa of Goshen, Inc.: \$1.5 million for rehabilitation of 12 affordable rental units in Goshen
- Milan Senior Housing Rehab, developed by Milan Housing for the Elderly, Inc.: \$1.5 million for rehabilitation of 34 affordable rental units in Milan
- Oakland Gardens, developed by New Hope Development Services, Inc.: receive \$1.5 million for eight affordable rental units in Oakland City
- White River Landing, developed by New Hope Development Services, Inc.: will \$1,440,000 for six affordable rental units in Petersburg
- Switzer Square Senior Rental Rehab Project, developed by Switzerland County Housing Inc.: \$828,601 for rehabilitation of 41 affordable rental units in Vevay
- Lacasa of Goshen, Inc. in Goshen was also awarded \$1.5 million for eight housing units for people with both a substance use disorder and mental illness.

---

## PREFERRED SUPPLIERS

---




---

## TOP NEWS CONTINUED

### 3. Mortgage Banking Industry Stands with Multifamily Housing Industry



MORTGAGE BANKERS ASSOCIATION

On July 31, the Mortgage Banking Association submitted comments to the Federal Housing Finance Agency regarding tenant protections, including FHFA's intention to address "egregious rent increases" at multifamily properties. Some of the most interesting comments from the letter include:

- "The most effective way to help renters in need is to increase the supply of affordable housing by fully funding successful, proven programs like Section 8, Low-Income Housing Tax Credits and more."
- "Rent control runs completely counter to the White House's Housing Supply Action Plan, which stated that 'President Biden believes the best thing we can do to ease the burden of housing costs is to boost the supply of quality housing.'"
- "The tenant protections forced by any action by FHFA will likely be temporary because they would expire when the loans do – often in five years or less."

---

## 4. DOJ Issues Rulemaking for Government Websites Accessibility Standards



On Aug, 4, the U.S. Department of Justice published a [Notice of Proposed Rulemaking](#) establishing specific requirements, including the adoption of specific technical standards, for making accessible the services, programs, and activities offered by State and local Government entities through the web and mobile apps. **This DOES NOT apply to PRIVATE businesses**, but shows the direction the Biden Administration is likely heading in the future. DOJ is seeking to make governments websites comply with Web Content and Accessibility Guidelines 2.1 (WCAG) 2.1, which was published in June 2018, as the technical standard for web content and mobile app accessibility under title II of the ADA. Multifamily property owners and other businesses have experienced lawyer-demand letters on this topic for years, despite no clear language requiring businesses comply with any web accessibility standard. IAA suspects the Biden Administration is targeting governments first before turning their focus to businesses. IAA will provide updates, as they become available.

---

## SIGNATURE SUPPLIERS

---



## 5. Local: IURC Approves NIPSCO Rate Increase



On Aug. 2, it was announced that the IURC approved a NIPSCO rate increase. The average residential electric customer using 668 kilowatt-hours per month will see an overall increase of approximately \$12 per month, or about 10%. NIPSCO has about 483,000 electricity customers in northern Indiana, including parts of Kosciusko, Steuben, DeKalb, Noble and LaGrange counties. The company reiterated its goal of shifting to what it calls a “more balanced” portfolio that includes renewable energy sources. NIPSCO said it will have invested more than \$800 million by the end of this year. Investments include electric transmission and distribution system upgrades, technology improvements, and safety and reliability initiatives.

## UPCOMING EVENTS & EDUCATION



Join us for the 2023 Cornhole Tournament! Members from all over the state will be there for an afternoon filled with networking and fun, and you don't want to miss out. Enjoy live music, food trucks, drinks, and friendly competition. Register your team or simply attend as a spectator to join in the fun.

This year, we are splitting up our bracket to see our best maintenance, property staff, management and supplier teams face off in the final four!

Part of the proceeds benefit Rebuilding Lives, a campaign that supports members of the Indiana Apartment Association throughout the state of Indiana by providing assistance to residents who have been affected by natural disasters.

To register, click [here](#).

**Virtual Education**

- **FREE - How to Approach Difficult Conversations**, Tuesday, Aug. 22 @ 10 - 11 AM
- **FREE - Fair Housing Trends**, Tuesday, Aug. 29 @ 1 - 2 PM

**EXECUTIVE SUPPLIERS**



**HEADLINES YOU MAY HAVE MISSED**

- Some Renters might get relief from biggest apartment construction boom in decades** (AP)
- Uptick in rental fraud scams noticed by Elkhart Police** (WSBT)
- [Lending] Industry warns against tenant protections attached to federally backed loans** (The Real Deal)
- Developers see need for more apartments in Louisville and Southern Indiana** (WDRB)
- State Senator Crane (R – Avon) won't seek reelection** (ICC)

**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](#)**.

