

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



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

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

**Resident Experience 101**



**entrata**

Download the Ebook



**DON'T FORGET TO REGISTER!**

Join us **Oct. 26-27** at the Midwest's largest industry conference dedicated to educating and connecting those in the multifamily community. From on-site teams to executives, everyone in the industry can benefit from all that MMC has to offer.

**REGISTER HERE**

**TOP NEWS**

**1. Dysfunction Junction: Government Shutdown Imminent**



As much of the national media has reported on for weeks, a government shutdown looks probable. Absent a last-minute miracle, government funding ends Sunday, Oct. 1 at midnight. Fortunately or unfortunately (depending on what side of the issues you're on), Congress is a place where deals can be made in minutes or years.

### **The Politics:**

Easy Exit: On Tuesday, Sept. 26, the U.S. Senate passed a bipartisan effort to keep the government funded at current levels until Nov. 17. However, the continuing resolution (CR) would also provide \$6.15B to Ukraine and \$6B for disaster relief for Maui, Florida, and the Carolinas. This "bridge proposal" or "stop gap measure" is a lifeline intended to give the Senate, House and White House more time to negotiate a full year spending bill to avoid a federal government shutdown.

No one wins in a government shutdown. According to the Committee for a Responsible Federal Budget, it is estimated the cost to taxpayers is roughly \$81M per day (excluding the cost to local governments and businesses that support the government). Federal government employees get furloughed, but federal law requires they still get paid (otherwise who would ever work for the government), even though they are not working.

Unfortunately, the Senate's bipartisan deal (the "Easy Exit") is **dead on arrival** in the House (and a dangerous fallback position for House Republican Speaker Kevin McCarthy). Members of the Republican House Freedom Caucus (HFC) argue that their members won't support any CR under any circumstances, preferring the House to go through "regular order" for budgeting and spending tax dollars (a process that has rarely occurred since the 1970's when the budget process was reformed). Please note, a Republican budget would be dead on arrival for the Democrat-controlled Senate and White House, as that budget would likely contain a lot of language adamantly opposed by Democrats (i.e. language on culture topics and issues.)

Additionally, HFC members are demanding substantial cuts in spending (despite the House, Senate and White House already making an agreement earlier this year where Democrats conceded on top-line spending amounts) and that money must be allocated to securing the border. While HFC members may have valid points, the fact remains that Republicans lack much leverage, given the Senate and White House are controlled by Democrats who view these positions as non-starters. Additionally, Senate Republicans are not on the same page with House HFC members. Further, HFC members' concerns regarding spending were noticeably absent during the Trump Administration, which also failed to cut spending or pursue balanced budgets.

This is setting the stage for a **disaster** for Speaker Kevin McCarthy, who has almost no leverage inside or outside his caucus, which might ultimately lead to his ouster of the position. **The Bad News:** House Republicans don't have a contingency plan for another Speaker, nor is it clear whether another member of the Republican Caucus (or outside of the caucus because the Speaker doesn't have to be a Member of Congress) could get the votes to become Speaker. Unless McCarthy can convince HFC members, which is

highly unlikely, he will have to cut a deal with House Democrats (pass the bipartisan Senate CR) to avoid or end a shutdown, which will inevitably lead to an attempt to remove him as Speaker by the HFC's members.

**Bottom Line:** This shutdown could be prolonged.

### How does a Shutdown Impact Housing?

- "Nearly all" Department of Housing and Urban Development fair housing work **would stop**, as would some monthly subsidy programs, including potentially for public housing operations.
- HUD's work for the Federal Housing Administration's insured mortgages portfolio and Ginnie Mae's work in the secondary mortgage market would be unaffected.

**How will this impact Hoosiers?** The IndyStar published [this article](#).

Also: [64% of Americans want to avoid a shutdown](#) (The Hill)

---

## 2. Slippery Slope? CFPB Issues Ruling Removing Medical Debt From Credit Reports



On Sept. 21, 2023, the Consumer Financial Protection Bureau (CFPB) announced it is beginning a rulemaking process to remove medical bills from Americans' credit report. A 2022 [report](#) found that roughly 20% of Americans report having medical debt. CFPB has conducted [research](#) showing medical billing data on a credit report is less predictive of future repayment than reporting on traditional credit obligations. Additionally, CFPB cites mistakes and inaccuracies in medical billing, which are compounded by disputes over insurance payments and billing practices.

IAA is concerned by this move, which could eventually apply to other debts, like eviction judgments. IAA believes property owners should have a comprehensive view of a prospective resident's financial situation prior to leasing a dwelling.

---

## PREFERRED SUPPLIERS

---





**HSC PAVEMENT  
MAINTENANCE**

---

## UPCOMING EDUCATION

### Virtual Education

- **FREE** - **The Current Coatings Industry from Roof to Slab**, Tuesday, Oct. 3 @ 10 - 11 AM
- **NSPIRE Specialist Seminars with NSPIRE-ACE Certification**, Wednesday Oct. 4 - Thursday, Oct. 5 @ 9 AM - 12 PM
- **FREE** - **Resident Retention**, Thursday, Nov. 2 @ 10 - 11 AM

### Hybrid Education

- **Appliance Maintenance**, Thursday, Oct. 12 @ 1 - 4 PM
- **Interior/Exterior Maintenance**, Thursday, Nov. 2 @ 1 - 4 PM

---

## TOP NEWS CONTINUED

### 3. NAA Releases New Data on Breakdown of Rent Dollar



According to NAA's research, only \$0.07 of every rent dollar is profit. The remainder of the breakdown is as follows:

- Mortgage payments: \$0.46
- Operating Expenses: \$0.27
- Property Taxes: \$0.11
- Employee Payroll: \$0.07
- Capital Expenditures Reserves: \$0.02

Click [here](#) to download the infographic

---

### 4. Local: Mayor Hogsett, Shreve Take Positions on EED



According to the IBJ, after weeks of avoiding a position, Mayor Hogsett indicated he is generally supportive of the new Economic Enhancement District – which is the new taxing district slipped into the budget in the final hours of the 2023 Indiana Legislative Session. IAA adamantly opposes the Economic Enhancement District and has spent most of its summer working on a solution to the unlimited tax levied on businesses in the downtown Mile Square. Jefferson Shreve also took a position for the first time: indicating he is open to every available tool. The IBJ has the [full story](#).

---

## 5. Local: Indy Purchases Property for Low Barrier Homeless Shelter



On Tuesday, Sept. 26, the City of Indianapolis announced its purchase of land in the 1000 Block of East Georgia Street. The City purchased three parcels for \$2M for its first publicly funded low-barrier homeless shelter. The IBJ has [more](#).

---

## SIGNATURE SUPPLIERS

---



**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](http://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](mailto:Tim.Petsch@grassworxllc.com).

---

## EXECUTIVE SUPPLIERS

---

**HDSUPPLY**  
MULTIFAMILY SOLUTIONS

**Rent**™

---

## HEADLINES YOU MAY HAVE MISSED

**Indianapolis has one of the nation’s hottest housing markets** (Axios)

**Indiana Supreme Court rules state law limits corporate contributions to super PAC’s** (IBJ)

**Auditor Klutz to depart for private sector gig; replacement to be tapped by governor** (ICC)

**Indianapolis purchases land to build homeless shelter in Fountain Square area** (IndyStar)

**Shreve unveils downtown plan, including reopening the circle to traffic, adding housing**  
(IndyStar)

**City tries to move needle on downtown recovery** (Axios)

**Democratic Sen. Dianne Feinstein of California, an advocate for liberal priorities, dies at age 90**  
(AP)

---

## 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](#).

