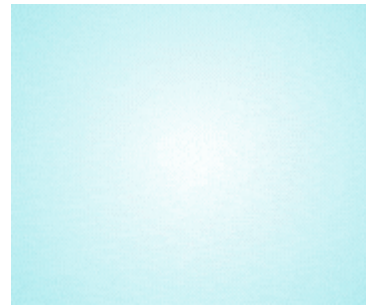


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TOP NEWS

1. IAA Speaks Out Against Development Moratoriums



Following the recent passage of multifamily development moratoriums in New Albany and Sellersburg, IAA President Lynne Petersen issued a statement to [Louisville Business First](#):

"Making these sweeping decisions to stop apartment development is simply irresponsible. With a limited supply of apartments, renters are inevitably going to see prices increase and affordable housing options dwindle. Elected officials should be increasing their housing supply in their communities, not actively contributing to a housing crisis through development moratoriums."

Why it matters:

Data collected by the National Multifamily Housing Council and the National Apartment Association indicates that Indiana needs to construct 4,000 multifamily housing units each year to keep up with demand. However, some cities are prioritizing homeownership over ensuring adequate housing supply.

More: [New Albany apartment moratorium hopes to increase homeownership](#) (Louisville Business First)

2. FTC Releases Guidance on Algorithmic Price Fixing



Last week, the Federal Trade Commission and Department of Justice filed a [joint legal brief](#) directed at the rental housing industry explaining that price fixing through an algorithm is still price fixing.

Why it matters: The FTC released [business guidance](#) on the use of algorithms to housing providers, highlighting their point that if a business uses an algorithm to determine prices, the algorithm can't do anything that would be illegal if done by a real person. This ruling stems from a lawsuit alleging RealPage software is inflating rental prices and is the latest step taken by the Biden administration to crack down on antitrust and housing matters.

More: [Legislators Target Algorithms in Rental Housing](#) (NAA)

PREFERRED SUPPLIERS



TOP NEWS CONTINUED

3. Congress Passes \$1.2 Trillion Funding Bill



On Saturday, March 23, President Joe Biden signed into law a \$1.2 trillion spending package, keeping the U.S. government funded through the fiscal year.

Why it matters: After multiple stopgap measures, we no longer have to worry about an imminent government shutdown. The package includes funding for a slate of critical government operations, including the departments of Defense, Homeland Security, Labor, Health and Human Services, Education, State, and the legislative branch.

More: [Biden signs \\$1.2 trillion government spending bill that averted shutdown at last minute](#)
(CBS News)

4. Local: Feds Investigating Misappropriated Rental Assistance Funds in Lake County



Federal investigators are looking into a former Geminus employee's suspected misappropriation of \$636,000 in Emergency Rental Assistance funds during the coronavirus pandemic. Merrillville-based Geminus managed \$40 million in emergency rental assistance for Lake County during the pandemic.

Why it matters: An audit found \$636,000 in federal aid was misappropriated by creating fictitious property owners to fraudulently request rental payments.

"It was just one employee. No one else collaborated within Geminus, but it may have been a part of a bigger scheme outside the organization," President and CEO Bill Trowbridge said. "Overall, it appears that the Lake County ERA program was an apparent victim of a sophisticated plan involving several people, not

just our employee, to defraud the federal government and its COVID relief funds. It is our impression that the scheme targeted multiple ERA programs."

More: U.S. Secret Service investigating former Geminus employee's misappropriation of \$636,000 in pandemic rental assistance funds (NWI Times)

5. Local: Sothern Indiana Utility Companies Looking to Raise Rates



Both Centerpoint Energy and Evansville Water and Sewer Utility are looking to raise rates to improve their infrastructure.

Why it matters: Centerpoint Energy is requesting up to a \$90 per month increase to customers' bills to build out a new natural gas plant and pipeline. Consumer advocacy group Citizens Action Coalition is calling for the Indiana Utility Regulatory Commission (IURC) to dismiss CenterPoint's request, as customers would be paying an increase of more than \$1,000 annually and IURC is required by law to take affordability into account when making any decisions regarding electric service ratemaking. The IURC is expected to issue an order on the case in the fall.

Additionally, Evansville Water and Sewer Utility customers could begin seeing a \$3 raise in their monthly bills to pay for a new water treatment facility. This is part of a plan approved by the IURC to raise rates in stages through 2026.

More: CenterPoint Energy wants to raise customer bills by nearly \$90 a month (IndyStar)

6. FREE NSPIRE Training for IAA Members



Late last year, the U.S. Department of Housing and Urban Development introduced the National Standards for the Physical Inspection of Real Estate (NSPIRE). It is imperative that owners, management, and maintenance team members familiarize themselves with these new rules.

This two-day course covers the use and implementation of the new NSPIRE inspection standards. You'll learn how to determine defects, classifications of defect severity, health & safety categories, and life-threatening hazards. Information will be provided on how to use existing data to generate reports for maintenance trends, Real Estate Assessment Center score improvement plans, capital planning and more.

Members can take advantage of this course for free, and affiliate members (those who work at a property not located in Indiana but is managed by an IAA member management company) can enroll in this course for \$120.

May 22-23

Webinar

9 am - 12 pm each day

Instructed by Dan Gould, The Inspection Group, Inc.

Register now!

SIGNATURE SUPPLIERS



UPCOMING EDUCATION

- **April 2: Fair Housing Testing Tips and Pitfalls - FREE**
- **April 9-11: CAPS - Certified Apartment Portfolio Supervisor**
- **April 16: Earn Your Star on the Multifamily Walk of Fame - FREE**
- **April 24-25: CPO - Certified Pool Operator Course**
- **May 7: SAL Visionary Leadership Program**
- **May 9: Hands-on: Water Remediation for Commercial Properties - FREE**
- **May 21: Craving Connection: Using Digital Tools to Create Real Relationships - FREE**

UPCOMING EVENT



Register for the Property Bus Tour on May 15 to get an up close look at the models, amenities, clubhouses and grounds of newly developed or renovated IAA member properties. Take advantage of this opportunity to see new trends in multifamily development and network with your fellow IAA members.

The properties participating this year are:

- **220 Meridian** in Downtown Indianapolis, managed by Keystone Realty Group;
- **Block 20** in Downtown Indianapolis, managed by J.C. Hart Company, Inc.;
- **Slate at Fishers District** in Fishers, managed by Thompson Thrift Residential;
- **North End Apartments** in Carmel, managed by Willow Bridge Property Company; and
- **Nese** in Whitestown, managed by BAM Management.

Registration will open at 8:30 am in the IAA Education Center, with buses leaving promptly at 9:00 am. Lunch will be provided. Buses will return to IAA at 4:00 pm.

Space is limited, so register now!

May 15
8:30 am - 4:00 pm
Meet at IAA Education Center
9200 Keystone Crossing, Suite 150, Indianapolis

Register now!



This year, to celebrate our maintenance staff, IAA is hosting a Fowling Tournament at the Fowling Warehouse in Downtown Indy on April 11. **All levels of staff are encouraged to join in the fun and try their hand at fowling, but maintenance staff will get to compete in a single-elimination tournament!**

There are plenty of other activities at the Fowling Warehouse as well, including arcade games, darts, air hockey and more! Attendees can also enjoy a nacho bar and a wide array of beer options. **Come enjoy an afternoon celebrating your maintenance staff!**

April 11
1:30 - 4:00 pm
Fowling Warehouse
1125 E. Brookside Ave., Indianapolis

Register now!

EXECUTIVE SUPPLIERS

Rent™

HEADLINES YOU MAY HAVE MISSED

3 takeaways from Wednesday's gubernatorial debate (State Affairs)

Indiana unemployment rate holds steady at 3.5 percent for six consecutive months (WFYI)

Community against new development plan in city of Seymour in southern Indiana (WDRB)

PARTNER SUPPLIERS



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



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