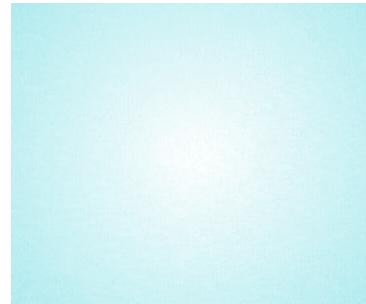


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- [Upcoming Event](#)
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TOP NEWS

1. HUD Awards \$30 Million to Fight Housing Discrimination



The U.S. Department of Housing and Urban Development (HUD) announced over \$30 million is being awarded to fair housing organizations across the country to address violations of the Fair Housing Act.

Why it matters: The Fair Housing Center of Central Indiana is receiving nearly \$700,000 of this \$30 million to combat housing discrimination. IAA recently held a Fair Housing webinar to educate our members on what they should be looking out for on their properties. [You can view the webinar here.](#)

2. Rent Increases Capped for Affordable Housing Units



The Biden administration is looking to cap rent increases for some affordable housing units financed with Low Income Housing Tax Credits (LIHTC).

Why it matters: The measure would cap rent increases at 10% and could affect more than 1 million units.

More: [Biden administration to cap rent increases for some affordable housing units](#) (Washington Post)

PREFERRED SUPPLIERS



TOP NEWS CONTINUED

3. IHA Provides Update on System Outage



The Indianapolis Housing Agency (IHA) continues to address the system outage limiting access to information needed to process Housing Assistance Payments (HAP) for the Section 8 Housing Choice

Voucher Program. IHA will be issuing Housing Assistance Payments for April based on January's HAP register. Payments will be issued on April 1st.

IHA has a process in place to process HAP for new move-ins that have not begun receiving subsidy payments.

This system outage also prevents IHA from generating 1099s. When the system is restored, 1099s will be issued and adjustments will be made at that time to account for move-outs, abatements, and interim household changes.

Questions about Housing Assistance Payments, including manual payments for new move-ins, should be sent to landlord@indyhousing.org.

What you need to know: IAA is in contact with HUD to make them aware of how problematic this system outage is for property owners and to see if IHA can give a time frame when this will be rectified and what that process will look like. IAA welcomes feedback ahead of our meeting in two weeks.

4. HUD Allows Felons to be Fair Housing Testers



Starting May 3, 2024, the U.S. Department of Housing and Urban Development will begin allowing Fair Housing Initiatives Program (FHIP) grantees and Fair Housing Assistance Program (FHAP) agencies to deploy fair housing testers with prior felony convictions or convictions of crimes involving fraud or perjury.

Why it matters: The final rule ensures that FHIP and FHAP funded entities are able to fully investigate criminal background screening policies that are potentially discriminatory under federal civil rights laws by using a diverse group of testers with actual criminal convictions.

5. Duke Energy Looking to Raise Rates



Duke Energy Indiana is asking state regulators for permission to raise rates about 16% over two years.

Why it matters: If approved, the rate increase would be added to bills in two steps: approximately 12% in 2025 and about 4% in 2026.

6. Bad Actor Charged for Misappropriating Renter Payments



A New Jersey man has been charged for allegedly misappropriating renter funds that were supposed to be paid for utility services at four Indianapolis apartment buildings. The New Jersey man is tied to JPC Affordable Housing Foundation, which has been the source of a lot of media coverage and used as justification for tenants' rights advocates to push massive reforms on the rental housing industry, like repair and deduct and rent escrow.

Why it matters: The charges are related to a high-profile case in which the manager of the four properties collected money from tenants, but failed to pay Citizens Energy Group for services from October 2019 to April 2022, resulting in utilities being disconnected. IAA is happy to see prosecutors pursuing this case of egregious misconduct to deter other bad actors from similar conduct.

More: [Felony charges filed against man over unpaid utilities at 4 apartment complexes](#) (IBJ)

SIGNATURE SUPPLIERS



UPCOMING EDUCATION

- **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**
- **May 22-23: FREE NSPIRE Training - 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

Q+A: Taxes and the GOP candidates for governor (ICC)

Powell Still Sees Room for the Fed to Cut Rates This Year (WSJ)

"That's a risk": Mike Johnson warns Jeffries could become speaker (Axios)

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