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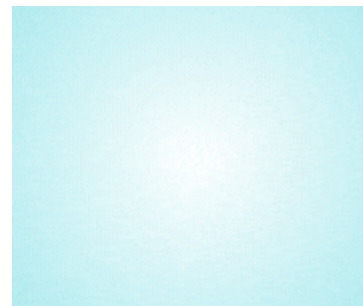
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TOP NEWS

1. Indiana Appeals Court Confirms CARES Act 30-day Notice to Vacate



Earlier this year, and completely under the radar, Indiana Legal Services challenged an eviction from a property owner seeking a determination regarding whether the 30-day Notice to Vacate requirement in the CARES Act for "covered properties" applies in Indiana. Jurisdictions nationwide and even Indiana courts have treated the CARES Act 30-day Notice to Vacate requirement differently – as many believe the notice requirement expired with the other CARES Act provisions. Noteworthy, the non-profit landlord did not retain a lawyer during appeal.

On March 22, 2024, the Indiana Appellate Court **held** that a 30-day Notice to Vacate applies to all covered properties ([click here](#) to see the list of covered properties). **Thus, please be advised that Indiana courts could start requiring property owners to provide evidence that a 30-day notice to vacate was served to a resident prior to filing an eviction.**

IAA contacted attorneys specializing in evictions who claim that they have not seen courts require a 30-day Notice to Vacate after the appellate court ruling.

If members have questions, please notify [Brian](#) or [Lynne](#).

2. Braun Wins Republican Primary for Governor



Shortly after polls closed on Tuesday, May 7, the Republican gubernatorial primary was called for U.S. Senator Mike Braun, beating out five other candidates.

Why it matters: After coming out on top of one of the most expensive primaries in Indiana history, Braun will now go up against Democrat Jennifer McCormick in the general election in November.

Other primary results of note:

- [Indiana House District 24:](#) Hunter Smith beat Bill Gutrich in the Republican primary to face Democrat Josh Lowry
 - [Indiana House District 29:](#) Alaina Shonkwiler beat Laura Alerding in the Republican primary to face Democrat Christopher Hartig
 - [Indiana House District 90:](#) Andrew Ireland beat three candidates in the Republican primary to face Democrat Dominique Davie
 - [Indiana 5th Congressional District:](#) Victoria Spartz beat eight candidates in the Republican primary to face Democrat Deborah A. Pickett
 - [Indiana 6th Congressional District:](#) Jefferson Shreve beat six candidates in the Republican primary to face Democrat Cynthia Wirth and Libertarian James Sceniak
 - [Indiana 8th Congressional District:](#) Mark Messmer (former State Senator and close friend of IAA) beat two candidates in the Republican primary to face Democrat Erik Hurt
-

3. Braun Endorses Julie McGuire for LG



On Wednesday, May 8, Republican gubernatorial nominee Mike Braun endorsed State Rep. Julie McGuire (R-Indianapolis) for lieutenant governor.

Why it matters: McGuire was elected to the Indiana House of Representatives in 2022 and is a good friend of IAA. Most recently, McGuire authored IAA's priority legislation in 2024, [HEA 1199](#). She was instrumental in getting the downtown Indianapolis economic enhancement district repealed in the House and leveraging a deal that got residential properties excluded from the taxing district in the Senate.

NOW OPEN! **DON'T FORGET TO SUBMIT YOUR MIDWEST PRODIGY AWARD NOMINATIONS** **CLICK HERE TO SUBMIT BY JUNE 28**

MMC
2024 MIDWEST MULTIFAMILY CONFERENCE
OCT. 29-30

PREFERRED SUPPLIERS



TOP NEWS CONTINUED

4. Property Tax Referenda Pass



Three of four communities in the state who had property tax referenda on the ballot saw those measures pass.

Why it matters: Property taxes will increase in Pike Township, Steuben County and Brown County to support the local public school corporations. Henry County voted against their referendum.

- Brown County School Corp., Brown County
 - \$0.10 per \$100 assessed value for eight years.
- Fremont Community Schools, Steuben County
 - \$0.15 per \$100 assessed value for eight years.
- MSD Pike Township, Marion County
 - \$0.24 per \$100 assessed value for eight years.

More: [Here's which Indiana school referendum passed in the primary election](#) (WFYI)

5. HUD Awards \$5.5B for Affordable Housing



On Tuesday, May 7, the U.S. Department of Housing and Urban Development (HUD) announced \$5.5 billion in funding that will go to 1,200 communities to improve affordable housing.

Why it matters: These grants aim to provide funding for resources to build homes, support renters and homeowners, assist people experiencing homelessness, create jobs, and improve public facilities,

community resilience, and local economies, according to HUD. **Forty Indiana communities are receiving more than \$40 million in funding.**

[View the full list of recipients here.](#)

6. Indiana Michigan Power to Increase Rates



This week, the Indiana Utility Regulatory Commission (IURC) approved Indiana Michigan Power's (I&M) plans to make statewide upgrades through rate increases.

Why it matters: Customers will see two rate increases. The first will happen in late May, and the second one will occur in January 2025. In the first phase, a customer using 1,000 kilowatt hours of electricity would pay \$166.36 per month, an increase of \$4.20. In the second phase, a customer would pay an additional \$4.27 beginning in January 2025.

7. HUD Announces Inflation Factors for Public Housing Agency Renewal Funding



On Friday, May 10, HUD published a **notice** in the federal register announcing that the expected percent change in national Per Unit Cost (PUC) for the Housing Choice Voucher program is 7.38% to each public housing agency. In 2023, HUD changed its methodology to reflect more accurate datasets for setting voucher rents.

8. Indianapolis Low Barrier Homeless Shelter to Reduce Capacity



The planned low-barrier homeless shelter on Indianapolis' east side is dropping its maximum occupancy from 250 to 150.

Why it matters: The Office of Public Health and Safety is emphasizing providing permanent housing solutions and more extensive wraparound services that supplement the existing network of shelters in Indianapolis as the city tries to determine just how much funding they can generate for the new project.

More: [City cuts low-barrier homeless shelter occupancy to 150](#) (Mirror Indy)

SIGNATURE SUPPLIERS



UPCOMING EDUCATION

- **May 21: Craving Connection: Using Digital Tools to Create Real Relationships - FREE**
- **May 22-23: FREE NSPIRE Training - FREE**
- **June 6: Maintenance Fair Housing - FREE**
- **June 25: What's the Big Deal about Generational Leasing? - FREE**
- **June 25: SAL Visionary Leadership Program**
- **July 11: EPA/CFC Certification July Test Prep**

UPCOMING EVENT



LAST CHANCE TO REGISTER!

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.

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

Register now!



Assemble your team and compete against your fellow IAA members in this golf scramble! IAA's golf outing is a major highlight of the year, with hundreds of members coming out to take part in the fun, so don't miss out!

Hole sponsors decorate for the theme and come with beverages, food and games for golfers to enjoy on each hole. And this year, we are introducing **a new putting competition with a \$5,000 prize and a hole-in-one competition with a \$20,000 prize!**

At dinner following the event, prizes will be presented to the top three teams on each of the two courses, as well as to the winners of the closest to the pin, longest drive and longest putt competitions.

June 4
Eagle Creek Golf Club

9 AM: Registration and Putting Contest

11 AM: Shotgun Start

5 PM: Awards Ceremony and Dinner

Register now!

EXECUTIVE SUPPLIERS

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HEADLINES YOU MAY HAVE MISSED

Hicks: Soaring national debt means cities need to prepare for cuts (IndyStar)

Inflation "settling" high could pose new risks for the Fed, economy (Reuters)

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Questions? Clarifications?
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