

March 3, 2020

President Pro Tempore Bray & Members of the Indiana Senate
200 W. Washington St.
Indianapolis, IN 46202

President Pro Tempore Bray & Members of the Senate:

On Monday, March 2nd, the House of Representatives passed SB340, which contains a harmful amendment that was made to the bill in the House Judiciary Committee. We, the nearly 300 undersigned organizations and individuals who advocate on landlord/tenant issues, directly serve populations affected by landlord/tenant laws, or are individuals affected by these changes, are opposed to this dangerous language.

This bill does the following:

- Bans Indiana cities from requiring that landlords provide tenants with information on their legal rights.
- Decreases cities' ability to address disclosure and retaliation violations through fines, allowing more types of retaliation against tenants to occur when reporting concerns.
- Awards landlords sued for retaliation, who are successful in court, attorney fees plus damages, while winning tenants only get to stay in the unit under the existing terms and receive just one month of rent, while absorbing all of their legal fees associated with the retaliation case.
- Favors landlords' rights overwhelmingly over tenants' rights at a time when Indiana is already seeing an eviction crisis fueled by affordability and habitability concerns.

From small towns like Waterloo to cities like Indianapolis, data shows that eviction rates are soaring across the state. As the Hoosier affordable housing crisis heightens, we cannot stand by and allow the General Assembly to exacerbate this issue. Tenants should be informed about and allowed to exercise their rights to live in habitable conditions without fearing recourse from their landlords.

While Indianapolis and other cities around the state are establishing or considering ordinances to assist tenants in addressing issues with landlords who are not responsibly taking care of their properties, this bill would stop those cities from enforcing landlord-tenant ordinances and give landlords more rights against their tenants' complaints.

We stand in opposition to the language that was amended into the original bill and urge you to take out that language in conference committee. There is a need for some of what this amended language attempts to address, however, we do not have enough time to work out an adequate compromise that meets everyone's needs with only four days of session left. If passed, this bill will only serve to make Indiana's affordable housing and eviction crisis dramatically worse.

Sincerely,

Organization	Name	Title
AARP Indiana	Ambre Marr	State Legislative Director
accessABILITY Center for Independent Living	Tammy Themel	CEO
ACLU of Indiana	Katie Blair	Director of Public Policy
Acts of Indiana	Brenda Harris	
Adult and Child Health Services	Jane Wiles	Employment Consultant
Advantage Housing, Inc.	Dale Bliss	Executive Director
Aeverine Zinn Holdings	Aeverine Nieves	Founder/Owner/CEO
AF-AM Consulting Incorporated	Doshia Harris	President & CEO
Allisonville Christian Church	Diane Spleth	Rev.
	Sherilee McLain	IHN Coordinator
All Souls Unitarian Church	Rev. Anastassia Zinke	Senior Minister

Anderson Housing Authority	Kimberly Townsend	Chief Executive Officer
Anderson Impact Center	Sherry Peak-Davis	Executive Director
ATTIC, Inc.	Rebecca Anderson	Executive Director
	Jessica Linneweber	Administrative Assistant
	Cindy Cox	Independent Living Coordinator
Back Home in Indiana Alliance	Deborah McCarty	Executive Director
Ball State Spectrum	Eli Lucas	President
Carmel Christian Church	Rev. Jerry Zehr	
Cate Terry & Gookins, LLC	Russell Cate	Member
	Matthew B. Keyes	Attorney
Center for the Homeless, Inc.	Steve Camilleri	CEO
Central Indiana Community Foundation	Brian Payne	President & CEO
	Pamela Ross	VP of Opportunity Equity & Inclusion
	Morgan Meyer	First Impressions Coordinator
Central Indiana Realist Association	Delores Kennedy	President
CFO plus	Mitch Katz	Owner
Christ Church Cathedral/Episcopal Diocese of Indianapolis	Rev. Fatima Yakubu-Madus	
Cinnaire	Keith Broadnax	Senior VP Business Development
City Consultants & Research, LLC	Alicia Vaughn	Owner
City of Anderson	Tamie Dixon Tatum	Director of Civil Rights
City of Bloomington	Doris Sims	Housing and Neighborhood Development Director
City of Columbus	Greg Lewis	Human Rights Commissioner
City of Elkhart, Human Relations Commission	Abby Wiles	Assistant Director for Community & Redevelopment
City of Michigan City	Deborah Chubb	Michigan City Committee on Lead
City of Union City	Monte Poling	City Manager
	Chad Spence	Mayor
Coalition for Homelessness Intervention and Prevention (CHIP)	Chelsea Haring-Cozzi	Executive Director
Coburn Place Safe Haven	Julia Kathary	CEO
Columbus Human Rights Commission	Aida Ramirez, JD	Director
	Matt Souza	Vice Chairperson
	Annette Barnes MDiv	
Columbus Regional Shelter for Domestic Violence	Julie S. Orben	Board Chair
Community & Family Services, Inc.	Tom Oliver	Executive Director
Community Action Program, Inc. of Western Indiana	Myra Rennick	Executive Director
Community Service Center of Morgan County	Bob Goodrum	Executive Director
Concerned Clergy of Indianapolis	Rev. David W. Greene, Sr	President
Congo-American Bridge	Bruce Garrison	President
Cornerstone Counseling of Indiana	Cathy Fitzhugh	LCSW
CSH (Corporation for Supportive Housing)	Lori Phillips-Steele	Indiana Director
Diakonos Community	Leon Longard	Pastor
Dollar General	Jennifer Carten	
Domestic Violence Network	Kelly McBride	Executive Director
	Amanda Keating	Research Analyst
ECHO Housing Corporation	Chris Metz	Executive Director

Elkhart County NAACP	Ronnie Davis	President
Emerson Avenue Baptist Church	Rev. Justin Thornburgh	
Englewood Community Development Corporation	Tracy Aldrich	Director of Property Management
Equity Inst. on Race, Culture & Transformative Action	David Suzuki	Director, Equity Institute (IUPUI)
Evansville-Vanderburgh County Human Relations Commission	Diane Clements Boyd	Executive Director
Exodus Refugee Immigration, Inc.	Cole Varga	Executive Director
Fair Housing Center of Central Indiana	Amy Nelson	Executive Director
Faith in Indiana	Shoshanna Spector	Executive Director
Family Crisis Shelter	Joyce Baker	Director of Operations
Family Promise of Hendricks County	Sharon Merchant	Board Member
	Jeffrey Michael Lee	Board Member
	Julie Randall	Executive Director
	April McGinnis	Board Member
	Michael Hartley	Board President
	Larry R. Champion	Board Member
	Lesley Rhoden	Treasurer
	Andre Webb	Board Member
	Aaron Lawson	Board Member
	Jeanelle VerWayne	VP, Board of Directors
	Chase Slaughter	Board Secretary
	Tim Campbell	Board Member
Family Promise of Greater Indianapolis	Michael Chapuran	Executive Director
	Sara Wood	Weekend staff support
Family Promise of Greater Lafayette, Inc.	Allison Frazier	Case Manager/Assistant Director
Family Service Society, Inc.	Linda S. Wilk	Hands of Hope Director
Feeding Indiana's Hungry	Emily Bryant	Executive Director
First Mennonite Church, Indianapolis	Sam Carpenter	Faith in Action Commission Chair
Food Bank of Northern Indiana	Marijo Martinec	Executive Director and CEO
Fort Wayne Metropolitan Human Relations Commission	Nikki Quintana	Executive Director
Four Rivers Resource Services, Inc.	Mark Hunter	Director of Housing Development
Garden Baptist Church	Marie Wiese	Rev.
Goodin Abernathy, LLP	Christopher E. "Chip" Clark	Partner
Grassroots Maternal and Child Health Leader	Deborah Fisher	Policy Group Leader
Greater Indy Habitat for Humanity	Jim Morris	President/CEO
H.A.B Deals	Molly Oliver	Business Owner
H.E.R. Development	Charity Stowe	CEO
HAND Inc.	Rebekah Metzger	Interim Deputy Director
Hawthorne Community Center	Caleb Sutton	Executive Director
HealthNet Homeless Initiative Program	Kay Wiles	Director
	Sally Schrock	Office manager
	Mandy Stivers	Outreach Specialist
Heartland Church	Dr. Darryn Scheske	Senior Pastor
Home Health	Barbara Brouillette	Occupational Therapist
Home Sweet Home Care	Leah Crosby	Director
Home Team, Unity Foundation of LaPorte County, Inc.	Maggi Spartz	President
HomesteadCS	Marie Morse	Executive Director
HopeSpring	Bob Goodrum	Executive Director
Horizon House	Teresa Wessel	Executive Director

HVAF of Indiana	Brian Copes	President and CEO
Immigrant Welcome Center	Dana Harrison	Interim Executive Director
Inclusivity Institute	Kathleen Lara	Policy and Staff Director
Independence Indiana	Tammy Themel	Secretary/Treasurer
Independent Living Center of Eastern Indiana, Inc.	Jim McCormick	Chief Executive Officer
Indiana American Academy of Pediatrics	Dr. Tony GiaQuinta	President
Indiana Coalition Against Domestic Violence	Kerry Hyatt Bennett, JD	Legal Counsel
	Lindsey Mickler	
	Terri Noone	Coordinated Entry Specialist
		Technical Assistance Coordinator
Indiana Coalition for Human Services	David Sklar	President
Indiana Community Action Association	Ed Gerardot	Executive Director
Indiana Consortium of State & Local Civil & Human Rights Agencies	Tamie Dixon Tatum	President
Indiana Consumer Law Group/The Law Office of Robert E. Duff	Robert E. Duff	Owner
Indiana Disability Rights	Melissa Keyes	Executive Director
Indiana Friends Committee on Legislation	Diana Hadley	Clerk
Indiana Institute for Working Families	Jessica Fraser	Director
Indiana Muslim Advocacy Network	Hiba Alami	Executive Director
Indiana State Conference NAACP	Barbara Bolling-Williams	President
Indiana Statewide Independent Living Council	Morgan Daly	Director of Public Policy
Indiana United Ways	Kathryn Habecker	Impact & Advocacy Manager
Indiana Youth Group (IYG)	Chris Paulsen	CEO
Indiana-Kentucky Synod, Evangelical Lutheran Church in America	William O. Gafkjen	Bishop
Indianapolis Environmental Equity Council, Inc.	Paula Brooks	Coordinator
Indianapolis Hebrew Congregation	Marc P. Katz	President
Indianapolis Jewish Community Relations Council	Lindsey Mintz	Executive Director
Indianapolis Neighborhood Resource Center	Anne-Marie Taylor	Executive Director
Indianapolis Urban League	Tony Mason	President & CEO
JB Real Estate Consultants	Janis Bradley	Broker/Owner
John Boner Neighborhood Centers	James Taylor	Chief Executive Officer
	Jon Berg	Director, IndyEast Promise Zone
Just Neighbors Interfaith Homeless Network	Joshua Gale	Executive Director
Kheprw Institute	Imhotep Adisa	Executive Director
KRF Public Relations	Kenda Resler Friend	President and Founder
Lacasa	Chris Kingsley	President/CEO
Lafayette Transitional Housing Center	Jennifer Layton	President/CEO
Legalmente Hablando Indy	James R. Browne Jr.	Principal
LifeJourney Church, Indianapolis	Rev. Jeff Miner	Senior Pastor
Lincoln Hills Development Corporation	Randy Dennison	Executive Director/CEO
Live Well Kosciusko	Lisa Harman	President & CEO
Lutheran Social Services of Indiana	Angie Moellering	President & CEO
Macey Swanson LLP	Jeffrey Macey	Attorney
Marion County Commission On Youth, Inc. (MCCOY)	John Brandon	President/Executive Director
	Sarah Williams	Public Policy and Advocacy Director
		Executive Director
Martin Luther King Community Center	Allison Luthe	Executive Director
Memorial CDC	Adrian Brooks	President
Mapleton-Fall Creek Development Corporation (MFCDC)	Elan Daniel	CEO
MG Consulting	Mindi Goodpaster	Principal & Founder

Michigan City EDC	Clarence Hulse	Executive Director
Midwestern Region of the National Black Law Students	Breeana Minton	Chair
Morning Light, Inc.	Tom Fodor	Executive Director CEO
Mother Hubbard's Cupboard	Hannah Lencheck	Advocacy Coordinator
MSC Outreach Network	Steven Skinner II	Executive Director
Muncie Human Rights Commission	Yvonne Thompson	Executive Director
Muslim Alliance of Indiana	Lori Joundi	Executive Director
NAMI Greater Indianapolis	Julie Hayden	Chapter Administrator
National Association of Social Workers - Indiana Chapter	Beryl Cohen	Executive Director
Near East Area Renewal	John Franklin Hay	Executive Director
Near Northwest Neighborhood, Inc	Kathy Schuth	Executive Director
Neighborhood Ambassadors	Debi Alexander	
New Hope Services, Inc.	James A. Bosley	President & CEO
Northwest Indiana Community Action	Gary Olund	President/CEO
Northwest Indiana Reinvestment Alliance	Jean Ishmon	Executive Director
Novaluxsociety	Dewayne Boyd	
NWI Volunteer Lawyers, Inc.	Stephanie Wicke	Director
One Net Coalition	Linda Hirsch	Board Chair
Our Lady of Lourdes Catholic Church	Father Rick Ginther	Pastor
Outreach Inc.	Jason Chenoweth	Chief Executive Officer
Patchwork Indy	Claire Holba	Executive Director
Pathfinder Services, Inc.	John Niederman	President/CEO
PathStone Housing Corporation of Indiana	Yvonne Thompson	Board Chair
	Annette Phillips	Community Development Director
		Executive Director
Peace Learning Center	Tim Nation	
Plymouth Church Peace and Justice Committee	Jan Evrard	
Prosperity Indiana	Nate Lichti	President
	Jessica Love	Executive Director
Public Advocates in Community re-Entry (PACE)	Rhiannon Edwards	Executive Director
Purpose of Life Ministries	Rev. David W. Greene, Sr.	Senior Pastor
	Antonio Alexander	Assistant Pastor
Resilient Yoga Community Programs	Tanisha Neely	Founder/Director
Saeed & Little, LLP	Syed Saeed	Partner
Second Presbyterian Church	Rev. David A. Berry	Associate Pastor
	Dianne Berry	Elder Presbyterian Church USA
	Barbara W. Parker	Rev.
	Katherine Ellis	
	Rev. John Koppitch	Director of Stewardship and Endowment
	Rev. Ibhar Jasiel Hernandez	Lake Fellow Pastoral Resident
		Income Supports Coach
SECS	Dawn Wagner	President
SEND	Kelli Mirgeaux	
SFDR	Bruce Wakeley	
SIEOC	Tamara Cunningham	Executive Director
Sisters of St. Benedict, Our Lady of Grace Monastery	Sr. Jennifer Mechtild Horner	Prioress
South Bend Tenant Association	Rodney Gadson	President and CEO
South Central Indiana Housing Opportunities	Deborah Myerson	Executive Director
South Indy Quality of Life Plan	Michelle Strahl Salinas	Director
Southeast Community Services	Peggy Frame	Deputy Director

Southern Indiana Center for Independent Living	Chris Spinks	Independent Living Director
St. Luke's UMC Family Promise Ministry	Elaine Hopkins	
Stones3 Resources, LLC	Cynthia J. Benedict	Executive Director
Street Outreach Animal Response Initiative; LMK	Leslie Brooks	Veterinarian & Landlord
Property Management		
Sustainable Muncie Corp.	Jennifer Greene	Director
The Dwelling Place Faith Community	Bruce Garrison	Pastor
The Learning Tree	Keith Wildstyle Paschall	Roving Illustrator
The Mustard Seed of Central Indiana	Colin Lennon	Executive Director
The PourHouse, Inc.	Andrea De Mink	Executive Director
The Promise Church, Fishers, IN	Wilbur Sutton	Lay Leader
The Ross Foundation	Dee Ross	Founder
The Wabash Independent Living & Learning Center, Inc.	Peter Ciancone	Executive Director
Thrive Alliance	Mark Lindenlaub	Executive Director
Tough Start Incorporated	Doshia Harris, MBA	Executive Director
Trinity Haven	Jenni White	Executive Director
Turning Point Domestic Violence Services	Lisa Shafran	President
	Carrie Kruse	Vice President of Direct Services
	Ursula Williams	Bartholomew County Case Manager
	Paula Watson	Manager
	Amanda Roggow, MSW	Board member
	Danielle White	Director of Outreach & Comprehensive Advocacy
	Carrie Creekmore	Shelter and Transitional Housing Manager
	Wayne Fancher	Director of Residential Services
	Stephanie Cunningham	Prevention Team Member
	Dianna Mejia	LAV Attorney
	Collin Huston	Prevention Team Member
	Allison Tatman	Case Manager
	Elisabeth Huffman	Residential Advocate
		Firm Owner
Tyson Law Firm, P.C.	Troy Tyson	Chief Executive Officer
United Northeast Community Development Corporation	Ashley Gurvitz	
United Way of Allen County	Tiffany Bailey	Vice President of Community Impact
		Community Impact Director
United Way of Bartholomew County	Cheri Stone	President
United Way of Madison County	Nancy Vaughan	Board Member
Unity Center of Muncie, IN	Yvonne Thompson	Executive Director
WellSpring	Bob Goodrum	Executive Director
West Indianapolis Development Corp	Lisa Laflin	Executive Director
Women4Change	Rima Shahid	Executive Director
Zoom Transport Service	Charles Kennedy	Owner/Operator

Individuals

Name

Kimberly Amos
Ruth Anderson

Daniel Ball
Stephanie Becher
Melissa Carter-Black

Title

Organization

Indianapolis Hebrew
Congregation

Abbey Chambers Ethan Collignon James E. Daly Renee Davis		Grace Tuxedo Park Neighborhood Association BCVC
Jennifer Davison Ayah Eid Alejandro Espinosa Taylor Firestine	Community Arborist Walk & Bike Program Coordinator	Keep Indianapolis Beautiful Health by Design
Austin Gibble Jason Glenn Dan Graff	Director, Higgins Labor Program & Professor of the Practice in History	University of Notre Dame
Whitney Grout Chase Haller Kathy Hendrickson Matt Holland Oliver Howe Diane H Jones Justin Kerber Rev. Paul Koetter Jennifer Lambert	Peer Recovery Coach Coordinator	Holy Spirit Catholic Church HealthCare
Tocarra Mallard Liz Navarre	Strategic Partnerships Manager Therapist, Owner NAMI In Our Own Voice presenter	Families First Beyond Monumental, Inc. Amberly Nichols, LCSW, LLC NAMI
Amberly Nichols Cheryl Nimtzt		
Julie Orben Gail Plattner Pam Porter Dr. Charles Richardson Norma Rocklage OSF	Court Appointed Guardian	Guardianship Program
Cristian Salgueiro Brian Shivers	Sister of St. Francis, Oldenburg Minister of Word and Sacrament (PCUSA)	Congregation of Sisters of St. Francis, Oldenburg Indiana PCUSA
Delores Sleeth Russell Smith Sharon Trimble, LBSW Richard Ullrich Mary Waling, LCSW Heather Walker Kirsten Watson Ingrid Wiebke Aaron Wilder Charlie Wiles Tom Wiles Amanda Wolf	Social Worker Protective Order Advocate Executive Director Assistant Manager	Adult & Child Health Families First Center for Interfaith Cooperation Sam's Silver Circle