

Senator David Niezgodski  
200 West Washington Street  
Indianapolis, Indiana 46204  
(317) 232-9491  
[s10@iga.in.gov](mailto:s10@iga.in.gov)

Representative Maureen Bauer  
200 West Washington Street  
Indianapolis, Indiana 46204  
(317)234-3101  
[H6@iga.in.gov](mailto:H6@iga.in.gov)

February 1, 2024

The Honorable Todd Rokita  
Attorney General  
Indiana Statehouse  
200 W Washington St.  
Indianapolis, IN 46204

Dear Attorney General Rokita:

We write to you today to bring to your attention two matters in South Bend that have raised significant concern in regard to tenant consumer protections. These incidents bring heightened urgency to the need for the Office of the Attorney General, who has the authority to help and bring assistance.

We write specifically to ask you to expedite the request for an investigation into the Cedar Glen Apartment complex at 425 S. 25th St. Our ultimate goal is to ensure the health and well-being of tenants in South Bend.

Many residents have reported low to no heat or hot water during the coldest times of winter. Ensuring safe housing entails the provision of essential amenities such as running water, heating or air conditioning, and functional appliances. According to Indiana Housing and Community Development Authority (IHCDA) records, Cedar Glen Apartments has received \$2,084.12 in state tax credits per 179 unit, or a total of \$373,058 through the Rental Housing Tax Credit (RHTC) program. Two units were recently cited for having critical violations, and Indianapolis-based management company, Barrett and Stokely was fined. Many of the tenants seek rental assistance through the Portage Township Trustee's Office. Residents have bravely spoken out, breaking their silence to highlight the critical violations they endure on a daily basis, which have a long history of going unaddressed.

Furthermore, we would also like to address the fatal house fire that recently occurred on January 21 at 222 N. LaPorte Avenue. While we wait for the results of the Indiana Department of Homeland Security and South Bend Fire Department's fire investigation of the deadliest house fire our city has seen in nearly a century, which tragically took the lives of 6 young children, it is already becoming apparent that unfinished and overlooked landlord repairs may have played a role in its cause.

A July 19 inspection report by the South Bend Housing Authority reveals that the house failed a federally mandated safety inspection based on Department of Housing and Urban Development standards. Among the many violations listed include, "electrical problems throughout the entire home" with many outlets failing to work, and "some of them are burned." South Bend-based management company WJM failed to make the necessary repairs within the 30-day timeframe. Two months after the South Bend Housing Authority moved their tenant out of the home, the Smith family moved in.

We understand this is a complex matter and your work must be thorough, but we ask for any and all measures to be taken to expedite this process to provide continued housing security for all of our constituents involved.

We appreciate your attention to this matter and trust that your office will take the necessary steps to address these concerns promptly. Thank you for your dedication to upholding justice and protecting the rights of residents in our community.

Sincerely,

A handwritten signature in black ink that reads "David Niezgodski". The script is cursive and fluid.

David Niezgodski  
Indiana State Senator  
District 10  
[S10@in.gov](mailto:S10@in.gov)

A handwritten signature in black ink that reads "Maureen Bauer". The script is cursive and elegant.

Maureen Bauer  
Indiana State Representative  
House District 6  
[H6@iga.in.gov](mailto:H6@iga.in.gov)