



GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

To: Owners/Agents of GHFA/DCA Section 42 LIHTC Properties

From: Philip Gillman, Deputy Commissioner

Date:

Re: Low-income Housing Credit Disaster Relief – DR-4830-GA

The President issued a major disaster declaration for many Georgia counties as a result of Hurricane Helene on September 29th, 2024. As of October 1st, 2024, the Federal Emergency Management Agency (FEMA) designated the following counties as eligible for Individual Assistance: Appling, Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Bryan, Bulloch, Burke, Butts, Camden, Candler, Charlton, Chatham, Clinch, Coffee, Colquitt, Columbia, Cook, Dodge, Echols, Effingham, Elbert, Emanuel, Evans, Fulton, Glascock, Glynn, Hancock, Irwin, Jeff Davis, Jefferson, Jenkins, Johnson, Lanier, Laurens, Liberty, Lincoln, Long, Lowndes, McDuffie, McIntosh, Montgomery, Newton, Pierce, Rabun, Richmond, Screven, Taliaferro, Tattnall, Telfair, Thomas, Tift, Toombs, Treutlen, Ware, Warren, Washington, Wayne, and Wheeler.

In response to the widespread damage to housing caused by Hurricane Helene, the Georgia Housing and Finance Authority (GHFA)/ Georgia Department of Community Affairs (DCA) will allow LIHTC properties to provide temporary emergency housing for displaced individuals, as outlined in this notice. For purposes of this notice, the term '*displaced individuals*' refers to those whose homes were destroyed or damaged as a result of Hurricane Helene and who reside in a jurisdiction designated for individual assistance.

Under Internal Revenue Notice 2014-49, displaced individuals from affected counties are eligible for temporary housing in LIHTC properties under specific conditions:

Requirements for LIHTC Properties

1. **Request Permission:** The development Owner must request permission from GHFA/DCA to provide temporary emergency housing to displaced low-income individuals for a period not exceeding one year from the date of the declaration for Individual Assistance for the county from which the applicant was displaced.
2. **Good Standing:** The Project must be in good standing with the Office of Portfolio Management (OPM). This includes meeting all reporting requirements (AOC, Emphasys Tenant Reporting, HOME Rent Reviews, and Georgia Housing Search) and has no outstanding compliance concerns (resident concerns, open 88233, in good standing with loan payments). Contact compliance@dca.ga.gov if you have questions about your property's standing.
3. **Displaced Individual Certification:** The impacted individual must provide a Self-Certification of Status as Displaced Individual.

4. **Additional Requirements:** Owners must:

- Maintain proper recordkeeping
- Continue to restrict rent levels and protect existing residents
- Temporarily suspend the non-transient and next-available unit requirements of section 42 only for displaced individuals for no more than (1) one year from the county's declaration date

Complete this [form](#) to begin the request process. Once you've completed it, a member from the Office of Portfolio Management will contact you and provide the project with the necessary documentation.

For further inquiries, please contact the Office of Portfolio Management at Compliance@dca.ga.gov.