

EXHIBIT DCA IRC42 – A
Notice to newly qualified LIHTC Household
Page one of the lease application AND LIHTC Lease Package

RE: NOTICE OF UPCOMING EXPIRATION OF LOW-INCOME HOUSING TAX CREDIT (“LIHTC”) RESTRICTIONS FOR YOUR SOON-TO-BE-LEASED UNIT

DEAR _____,

The owner/management team is required by the Georgia Department of Community Affairs (“DCA”) to notify all qualified Low-Income Housing Tax Credit (“LIHTC”) tenants who are considering moving into the above-referenced property that the expiration of the federal funding program requirements that govern the rent and income restrictions for the property will be expiring in the near future.

EXPIRATION DATE

The period the property is required to participate in the LIHTC program expires on _____.

WHAT DOES THIS MEAN FOR YOU IF YOU DECIDE TO MOVE IN?

Once the program restrictions expire on _____, the property is no longer in the LIHTC program and is no longer subject to LIHTC income and rent restrictions. DCA will no longer monitor the property for LIHTC program compliance after the expiration. Accordingly, after this date or at the end of your current lease period, your unit and all other LIHTC units at the property will no longer be subject to LIHTC restrictions and could be charged market rates if there are no other program restrictions in place for your unit.

WHAT LIHTC TENANTS SHOULD KNOW

You do not have to move out due to the expiring restrictions; if the owner offers you a renewal, you can stay if you choose to do so under the terms of the new lease. The owner must still follow the LIHTC program requirements until _____. You will need to review your lease to ensure you follow the notification requirements outlined in your lease if you decide to vacate your apartment if you cannot afford the new rent or for any other reason(s) you may decide to move.

AVAILABLE RESOURCES:

- If you need to prepare to move, visit www.georgiahousingsearch.org to search for affordable housing available near you and throughout the state of Georgia.
- If you have reason to believe that you are being discriminated against as a renter, contact the Housing and Urban Development Department (HUD) at **1(800) 440-8091** to determine if you have a valid claim.
- If it appears that the Owner is not honoring the terms of the lease, you may contact a law firm, such as Georgia Legal Aid at www.georgialegalaid.org or Atlanta Legal Aid Society at www.atlantalegalaid.org.

- Send an email to compliance@dca.ga.gov if you determine that your unit may not meet safe and healthy housing standards during the remainder of the program period.

IMPORTANT:

You'll receive additional written reminder notices at certain times from the owner/manager before the restrictions expire on [DATE].

Please do not hesitate to contact _____ at _____ or
via email at _____ with any questions or for additional resources.

Sincerely,

APPLICANT/FUTURE TENANT SIGNATURE IS REQUIRED BY THE STATE OF GA DCA BELOW:

APPLICANT/FUTURE TENANT ACKNOWLEDGMENT OF RECEIPT	
By signing below, I acknowledge receipt of this letter provided to me by the owner or management regarding the expiration of the LIHTC restrictions.	
_____ PRINT NAME OF HEAD OF HOUSEHOLD	
_____ SIGNATURE OF HEAD OF HOUSEHOLD	_____ DATE
_____ UNIT ID	