

April 15, 2021



Office of Portfolio Management Updates

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WHAT'S NEW



New COVID-19 Executive Orders

On March 31, 2021, Brian Kemp signed three Executive Orders relating to COVID-19 in Georgia. The first, [Executive Order 03.31.21.01](#), extends the Public Health State of Emergency through April 30, 2021. The second, [Executive Order 03.31.21.02](#), extended the current COVID-19 guidance in Georgia until April 7. The third order, [Executive Order 03.31.21.03](#), effective April 8, rolled back many of the current COVID-19 restrictions in place. Communities wanting to resume resident services should continue to comply with CDC and DPH social distance and health guidelines until further notice.

Virtual Southeast Affordable Housing Conference

DCA has been asked to participate in the upcoming SAHMA conference scheduled April 20-21st. Join us for a brief state agency update. After the conference, we will publish our presentation on our website for those not in attendance. We can't wait to see everyone virtually! For event details click [here](#).

Industry Awareness

DCA staff attended the [Atlanta Regional Housing Forum](#) virtual broadcast earlier this month. We invite you to listen to the previously aired broadcast, [Stopping the Tsunami: Launch of Metro Atlanta Rental Relief Program](#) on [YouTube](#).

Reminder: Georgia Rental Assistance (GRA) Questions/Feedback

Please continue to submit questions/feedback about the GRA to compliance@dca.ga.gov, Subject Line: GRA

COMPLIANCE SPOTLIGHT



!AOC Deadline Passed: March 1, 2021

Internal Revenue Service (IRS) Monitoring Regulations require all owners of low-income housing tax credit projects in Georgia to annually submit an owner certification to DCA. While some project owners have finished claiming their credit, all owners must continue to complete the AOC.

Pursuant to the HOME Investment Partnerships Act at title II of the Cranston-Gonzales National Affordable Housing Act as amended, 42, U.S.C. 12701 et seq. and as required by the Department of Housing and Urban Development (HUD), the AOC must be completed for each calendar year during the period of affordability.

Avoid continued noncompliance by submitting your AOC ASAP!

Ask DCA Corner

Q: As a result of the pandemic and navigating through its challenges, some of our Acq/Rehab residents were qualified and signed the certification after the 120-days. Was a waiver issued to address this challenge during COVID?

A: Income recertification waivers as part of the IRS Notice 2020 – 53 *does not* apply to Acquisition/Rehab properties recertifying tenants within 120 days of acquisition. The 8823 guide considers these initial certifications.

Friendly Reminder

Please remember to submit project specific questions to your assigned POD. Send an email to Compliance@dca.ga.gov if you do not know your POD.

POD Emails

opmpoda@dca.ga.gov

opmpodb@dca.ga.gov

opmpodc@dca.ga.gov

ASSET MANAGEMENT

!Deadline Approaching: 2020 Audited Financial Statements for HOME Funded Properties

DCA is currently accepting email submissions of the Audited Annual Financial Statements for the 2020 reporting year, please submit them at your earliest convenience, and no later than **May 15, 2021**. Please continue to email the 2020 Annual Audited Financial Statements to DCAFinancialReporting@dca.ga.gov until further notice from DCA.

