

WHAT'S NEW

STAFFING CHANGES AT DCA

NEW UNDERWRITING MANAGER ANNOUNCED

Anyone that has conducted business with DCA's Housing Finance & Development Division over the last few years, has probably met or worked with Sandy Wyckoff. You may have known her as Laurel's Special Assistant or the person that puts on the QAP Workshop. We affectionately know her as the 'glue'. Effective August 1, 2019, Sandy has accepted the position of the Multifamily Underwriting Manager.

Sandy previously worked directly for the Division Director for over 10 years, as a Special Assistant managing a wide variety of technical, administrative and leadership roles. Prior to her Special Assistant role, Sandy was a tax credit underwriter for over seven years, and most recently she led three of the last four scoring teams for the 9% competitive rounds. Please join DCA in congratulating Sandy on her new role!

ASSISTANT OFFICE DIRECTOR ANNOUNCED

Marshall Aiken has been promoted to Assistant Office Director in the Office of Housing Finance. In this role, Marshall will be the assigned back up for the Office Director in panel presentations, meetings with industry groups, and public hearings. His work as Competitive Round Manager makes him perfectly suited for the position, having worked with every Office and Division team during the scoring round, as well as during the development of the Qualified Allocation Plan. His construction related work experience combined with his underwriting and tax credit knowledge gained while working at DCA for the last 5 years are a significant asset to the team. Please join DCA in congratulating Marshall on this well-deserved promotion!

GRAND OPENINGS

On July 17th, Decatur Housing Authority (DHA) officially opened Oakview Walk, a beautiful redevelopment of the former Oakview Apartments, built nearly 60 years ago. Oakview Walk is the third and final phase of the massive Trinity Walk revitalization, a strategy created between DHA and the City of Decatur to create new communities of attractive, energy-efficient apartment homes with onsite amenities and life-enhancing programs in the communities' original locations. Oakview Walk now consists of 34 family apartments in an attractive three-story building. The development includes 27 one-bedroom units and 7 two-bedroom units, all built to the Enterprise Community Green standard. To learn more about the Oakview Walk community click [here](#).



WE WANT YOU

DCA IS LOOKING FOR INNOVATORS

DCA is putting together a collection of its most innovative plans for properties and we are asking you to showcase your deal! Do you have an innovative idea that stands out amongst other DCA properties? Perhaps you have a safety feature for seniors, or a health initiative for mothers or children? Maybe your property has gone green in ways Georgia has never seen! Email Tarron.Gibbs@dca.ga.gov and let her know how your property stands out. Your property innovation could be featured in an upcoming housing finance agency conference, with the potential to gain national exposure!

DO YOU HAVE TRAINING SPACE AVAILABLE?

OPM is hitting the road to strengthen Compliance oversight throughout the state of Georgia. We are looking for training space that can accommodate up to 25 attendees for a one-day training class. You are welcome to offer a space at any time during the calendar year. If you are interested in volunteering your space for a future training course, please send your training space description and availability to Merranda.James@dca.ga.gov. Please use the subject line: **Space Available**.

COMPLIANCE CORNER

STUDENT'S RULE!

The summer is nearing its end and Georgians are heading back to school! Now is the perfect time to brush up on the HOME Program Student Rule. Similar to the LIHTC program, the HOME Program imposes certain restrictions on students residing in HOME-assisted units. A household is not eligible for HOME-funded housing if the individual is under the age of 24 and is enrolled in an institution of higher education as a full-time or part-time student. Below are exceptions that apply to the HOME student rule:

The student is exempt from being ineligible under the Student Rule, if the student;

- Is independently eligible or is a member of an income eligible household; or
- Is married; or
- Is a veteran; or
- Has a dependent child; or
- Is disabled; or
- Is receiving Section 8 assistance

Remember, if a unit is layered with both LIHTC and HOME funding, the student status rule must be met for both programs!

ANNUAL HUD TENANT DATA SUBMISSION

Beginning September 2019, DCA will begin the annual transmission to HUD of collected data on the household information for tenants residing in Georgia's Housing

Tax Credit (HTC) funded units. The submission is a HUD requirement under the Housing and Economic Recovery Act of 2008. HUD maintains a database of the reporting and produces an annual state-by-state report on tenants served by the HTC program. The data can be found on HUDUser.gov.

HOW THIS WORKS

In August, DCA will begin to review the tenant data that has been uploaded to Mitas. The Mitas Administrator will conduct a search for errors and reach out to properties to make corrections to errors and/or missing data. Once the corrections are complete, the administrator will begin submitting the tenant data to HUD. The information will capture tenant data for tenants residing in HTC units as of December 31st, 2018. This covers all units in the compliance monitoring portfolio, including those units in the Extended Use Period.

WHAT YOU SHOULD DO TO PREPARE

Enter your data! As part of DCA program compliance, all properties should enter their tenant data by the 10th of each month.

ASSET MANAGEMENT

TOOLS YOU MUST USE

Utilizing GeorgiaHousingSearch.org is a DCA requirement. All Georgia affordable properties are required to be listed on this website and should be checked and updated on a regular basis for accuracy. Don't forget that DCA requires one or more pictures for each bedroom size and/or style be included in the listing. Pictures of the main entrance or main property sign should be included in addition to uploaded pictures of unit interiors by size/type. Not only is GeorgiaHousingSearch.org a great way to gain maximum exposure for your available units, it also assists with updating your waiting list. Learn more about the website [HERE](#) on our Compliance website.

811

HUD HAS YOU COVERED

Do you have 811 questions? HUD has a website devoted to 811 PRA's Frequently Asked Questions. Check it out [here](#).

For questions related to your local area continue to contact your DCA HUD 811 Office at ilona.nagy@dca.ga.gov.

A HELPING HAND

RESOURCES DO EXIST

Child care can be expensive and finding safe and high-quality child care at an affordable price can be difficult. That's why the Childcare and Parent Services (CAPS) exist. Click [here](#) to learn more about this resource sure to benefit your residents.

Georgia Housing Search

Listing on GeorgiaHousingSearch.org is completely free and can be done online at GeorgiaHousingSearch.org or via a toll-free call center at 877-428-8844. For

Previous Notifications

Placed In Service Notification to DCA

To sign up for this **DCA Compliance Blast**, click [here](#) and join our email group for updates!

DCA should be notified using the **Placed In Service Notification** no later than 30 days after the first building in your development is placed in service. The required notification form can be found on the [Compliance Monitoring](#) site, select the "Form" icon.

The form includes instructions for setting the development up in MITAS and obtaining initial access to MITAS for the property. For questions about the form or set up, send your email to compliance@dca.ga.gov.

The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, or disability.

For reasonable accommodations or alternate format information please contact compliance@dca.ga.gov



 [DCA Fair Housing Statement](#)

 [DCA Compliance Website](#)

 [Mitas](#)

 [MTSP Income Limits](#)

 [HOME Income Limits](#)

 [HOME Rent Limits](#)

 [Georgia Housing Search](#)

 [DCA Allocation Documents by Year](#)

 [Applicants & Funded Projects](#)

Quick Links

[GA Affordable Housing Coalition](#)

[2013 HOME Final Rule](#)

 [Violence Against Women Act \(VAWA\)](#)

 [Fair Housing Limited English Proficiency \(LEP\)](#)

