

WHAT'S NEW

THE PODS HAVE ARRIVED

After much anticipation, the brain child of our Division Director has arrived. Next Monday, August 19th, DCA will kick off the first phase of implementing a Pod system!

WHAT DOES THAT MEAN FOR YOU?

Management companies should already have received a link to an online questionnaire to update your property contact information. If you need to receive the email instructions and the link, please email Jeff.Gevertz@dca.ga.gov immediately. The deadline to submit the form is COB today, Thursday 8/15.

Next Monday, your Pod will formally welcome you to the new Pod system via email. You will be provided instructions regarding corresponding with your new Pod team. If you need more direction and are unsure about your Pod assignment or you did not receive any emails, please email Jeff.Gevertz@dca.ga.gov for more information.

WHAT IS A POD?

A Pod is a team of Portfolio Management staff, comprised of 2 Compliance Officers and 1 Asset Manager. All of the properties in DCA's portfolio are grouped by management companies, and those companies are designated to a Pod team. There are 3 Pods; A, B, and C. On Monday you will learn more about your team and receive contact information.

WHY CHANGE THINGS?

Great question! DCA is committed to impacting the Housing Finance industry by strengthening relationships with our partners and enhancing the way we communicate with you. Assigning management companies to a Pod team will allow DCA to develop personal, stronger, ties with our partners and it will allow the staff to closely monitor the physical condition and financial health of at-risk properties in an effort to preserve quality affordable housing in Georgia. The Pod Compliance team will continue to monitor regulatory compliance based on funding sources, and the Asset Managers will continue to review financial reporting and changes to the project and ownership.

WHAT'S NEXT?

Next DCA will instruct you on where to send your correspondence. DCA will take the next 6 months to carefully review the performance of the properties and the management companies. The end goal of the monitoring will be to produce a quarterly rating of each property and each management company. DCA will eventually use the management company scores to determine what company will remain on the Approved Management Company list. At this point, all management companies will be grandfathered in to our Approved list. If you have any questions or concerns about this system, reach out the Pods next week. Please be reminded that you will receive advance notice of any scoring system that will be used for publication on the DCA website or that may impact your ability to manage in the DCA portfolio. At

this time, there is no set date to begin using the scoring system.

For now, work closely with your Pod team to ensure you are in compliance and that your properties are set to score well in the future.

COMPLIANCE CORNER

TENANT SELECTION CRITERIA

Did you know that in 2017 over 200,000 men and women returned to the community after serving time in State or Federal prison? (Bureau of Justice Statistics, Prisoners in 2016). Did you know that over 100 million Americans have a criminal arrest or conviction record? (Half in Ten, Community Legal Services in Philadelphia, Poverty and Opportunity Profile, Americans with Criminal Records (2014).

Be sure to review your applicant screening policies to ensure that any denial of housing to an applicant does not violate the Fair Housing Act. You can review the [HUD Application of Fair Housing Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions](#). As a part of our increased oversight, DCA will be reviewing your tenant selection criteria in the future to determine Compliance with HUD rules.

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](#).

ASSET MANAGEMENT

DCA IS LOOKING FOR INNOVATORS

CLARIFICATION:

The below previous request for innovative deals, is for use in an upcoming Housing conference that is reserved for HFA State employees only. Registration for the Southeast States Housing Conference in September is open to HFAs by invite only. Please email Tarron.Gibbs@dca.ga.gov with any questions.

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!

811 UPDATES

HUD 811 COMPLIANCE PROCESSES

HUD 811 will begin monitoring properties with 811 residents residing at the property for 3 or more years. 811 compliance monitoring will include UPCS Inspections,

tenant file reviews, and HUD 811 participation review. A property's 811 program performance will impact the DCA Portfolio Management's quarterly rating for future performance scoring purposes.

File compliance information is located on the [HUD 811 website](#). Contracted properties will be notified of additional monitoring expectations. Questions or thoughts on 811? Contact Ilona Nagy at ilona.nagy@dca.ga.gov.

DON'T FORGET TO REMEMBER....

QAP LISTENING SESSIONS

The Georgia Department of Community Affairs (DCA) will begin a year-round Qualified Allocation Plan (QAP) development process, starting with Listening Sessions in August and September. The Listening Sessions will provide a forum for DCA beneficiaries and partners to both provide input on short-term changes for the 2020 QAP and begin conversations around longer-term goals for the 2021 QAP.

Please direct any questions to Grace Graszer at gm.graszer@dca.ga.gov.

- Aug. 13: Sustainability
- Aug. 14: Lenders, Investors, and CDFIs
- Aug. 20: Resident Services (Registration coming soon!)
- Aug. 22: Other DCA Departments
- Aug. 27: Health (Registration coming soon!)
- Aug. 29: 3rd Competitive Pool & Cost Limits (Registration coming soon!)
- Sep. 5: General Listening Session (Registration coming soon!)

LABOR DAY

DCA Offices will be closed on September 2nd in observance of the Labor Day holiday.

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 GeorgiaHousingSearch.org questions, please call 877-428-8844 (quickest and easiest!) or register online at www.GeorgiaHousingSearch.org.

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.



 [DCA Fair Housing Statement](#)

 [DCA Compliance Website](#)

 [Mitas](#)

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



-  [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 \(LEP\)](#)

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