

WHAT'S NEW

JOB ANNOUNCEMENT

DCA is advertising two Policy Analyst positions in the Housing Finance and Development Division. Interested? Click [here](#) for more information on applying.

POLICY UPDATES

REVISED RENT INCREASE POLICY

In response to several follow-up meetings with our Compliance industry partners, DCA has revised our Rent Increase policy. DCA works to meet our partners in the middle in an effort to provide viable solutions to sustaining affordable housing. Revisions to our policy have been made effective December 1, 2018.

- Effective 12-1-2018, proposed rent increases that exceed 5% of the net tenant rent for in-place tenants will require 120 days written notification of the increase to the tenant, with the option for the tenant to terminate the lease contract with no penalty or fees.
- Effective 12-14-2018, DCA will no longer require our approval for a property to exceed 5% of the rent for in-place tenants.
- Effective 1-1-2020, mid-lease rent increases **will not** be permitted for all tenant lease agreements. Tenants may not consent to mid-lease rent increases through lease addendums.

A HELPING HAND

WHAT TO DO DURING A BOIL ADVISORY

Many of our program tenants were recently affected by the Hemphill water plant failure in Atlanta. According to the Centers for Disease Control and Prevention (CDC), a boil water advisory is a public health measure that suggests a possible bacterial contamination in the water system that causes tap water to be unsafe to use without boiling it first. If you are unable to boil your water, try disinfecting it or using bottled water instead. CDC experts recommend following similar guidelines for pets, as well. More tips on how to prepare for a boil water advisory can be found [here](#).

811 BASICS

Many projects have committed to 811 and are unaware of what this program is. **Lets' start off with the basics:**

WHAT IS HUD 811?

HUD 811 PRA is a permanent supportive housing (PSH) program offering rental assistance and supportive services for people with long-term disabilities, who may

have difficulty living successfully in the community and may become homeless or institutionalized without support. Housing supports include things like reminders to pay the rent, help arranging medical appointments, and other services. The Georgia HUD 811 program provides a set-aside of subsidized rental units at designated apartment buildings located around the state.

Who is impacted and for how long?

811 is creating permanent housing support for individuals with disabilities between the ages of 18 to 61 and their families. Their income is at the extreme poverty level or 30% of the Area Median Income or lower.

Keep checking the Blast to make sure you are in the know about 811 Program Compliance!

COMPLIANCE CORNER

COMPLIANCE Q&A SPECIAL

For the remainder of the year, each Blast will feature a few responses to questions and hypotheticals that are currently trending in our industry.

QUESTION #1:

How does DCA audit for the Next Available Unit (NAU) Rule?

The DCA Audit requires compliance monitoring of both initial and recertification files. First, DCA Compliance Officers check to see if the tenant income on the Tenant Income Certification (TIC) has increased above 140% of the Area Median Income (AMI). If the tenant income has exceeded the 140% of AMI, there is a check to ensure that the NAU form has been included in the tenant file submission. The Officers then check the NAU form to ensure that the unit available is of equal or smaller size in the same building by verifying the move-in date. Then it must be determined if the next available unit has been leased to a qualifying tenant by verifying the household size and household income. If the NAU form indicates that the NAU is vacant, a follow-up is conducted for verification.

QUESTION #2

Will DCA consider reserving the last 2 months of the year for windshield inspections for projects in the Extended Use Period?

The Compliance team is hard at work revising the inspection process for properties in the Extended Use Period. This question has been asked because owners and management companies want to receive finding letters with ample time to submit cures for non-compliance in advance of the 12/31 deadline. If this change is adopted, the inspection window for properties in the compliance period through Year 15 would end September 30, and the last quarter of each year will be designated for EUP inspections only. DCA is currently restructuring the audit process and will consider reserving the months of October, November, and December for the inspection of properties that would not be at risk of credit recapture. The revised Extended Use Period policies will be announced via the Blast and reflected in the Compliance Manual by the end of the first quarter in 2019.

Questions? Comments? Concerns? Email Compliance@dca.ga.gov and share your thoughts with the Team!

DON'T FORGET TO REMEMBER. . .

HOLIDAY SCHEDULE

All DCA offices will be CLOSED on Monday, December 24th, and on Tuesday,

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

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](#)

 [Add Me to the Email List or Submit a Question](#)

 [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 \(LEP\)](#)

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