

WHAT'S NEW

DCA STAFF

Steve Vlkovic has been promoted to the Manager of Asset Management. Steve will oversee the team's transition into increased oversight of the entire affordable housing portfolio assets in 2019. More to come on the transitioning role of the Asset Management team. Way to go Steve!

POLICY UPDATES

INCOME AVERAGING POLICY

On **March 14th**, the Compliance Team will host an Income Averaging Compliance Kickoff at our Atlanta office, which will provide an overview on how DCA will monitor the income averaging set-aside, reporting expectations, and other useful information. When you register you have the option to attend a morning or afternoon session. Please visit the [MORNING](#) or [AFTERNOON](#) reservation portal to reserve your seat now! (Seating will be limited)

Large groups (10+) should email Merranda.James@dca.ga.gov to schedule income averaging compliance training.

A HELPING HAND

HUMAN TRAFFICKING

This weekend Atlanta will host **Super Bowl LIII** at the Mercedes-Benz stadium on February 3rd. Hundreds of thousands of visitors are expected to arrive in the State's capitol, prompting local and federal officials to shine awareness on expected increases in human trafficking activities. With human trafficking creating a massive \$300 billion dollar industry, DCA strongly encourages apartment communities across the state to brush up on their knowledge of [human trafficking](#) and reviewing resources for our communities on the [GBI Human Trafficking Notice](#) released this past July.

WHAT'S THE 811?

Can I or Will I Receive More Rent than What is Allowable Under Section 42?

The maximum rent that can be charged to HUD 811 is Fair Market Rent (FMR) minus the applicable Utility Allowance for the county or city according to HUD's Annual Fair Market Rent Payment Standards. In most cases, DCA matches the 50% and 60% rent already being charged to tenants in the HUD 811 contract. Rent increases are on an annual basis, updated July 1, and increased according to the Annual Operating Cost Adjustment Factor (OCAF). Letters requesting an annual rent increase must be submitted to DCA requesting this update by May 1 each year.

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

COMPLIANCE CORNER

ANNUAL OWNER CERTIFICATION

The revised Annual Owner Certifications (AOC) will be posted this week on the [AOC page of the Compliance website](#). The revised AOC will be titled "2018 Annual Owner Certification". If you have used the version titled "2017" for reporting this year, it will be accepted by DCA.

PLEASE NOTE THIS IMPORTANT AOC UPDATE

AOC submissions are due MARCH 1st, 2019. This year, **all late AOC submissions will result in an 8823 or Notice of Non-Compliance.** Please email Compliance@dca.ga.gov with any questions.

SUPERBOWL WATCH

Super Bowl weekend will be hosted in Atlanta this weekend on February 3rd, giving citizens in metro Atlanta the opportunity to sub-let and rent out their homes and amenities for profit. Please be reminded that tenants of federally funded affordable housing programs are prohibited from using their leased homes and amenities for profit. As Super Bowl weekend approaches DCA recommends that you enter your property's location into an [AirBNB](#) search to determine if your units are being listed for lodging. For properties located near the Super Bowl host site, the Mercedes Benz Stadium, be sure to monitor for residents who are renting out their assigned parking spots or who are providing cars access into apartment parking lots and decks. Parking access can be listed online, through sites like [Craigslist](#), and through in-person solicitation surrounding the property parking areas.

DON'T FORGET TO REMEMBER. . .

SAHMA GA STATE MEETING

DCA will present on **February 13, 2019** at the [SAHMA Georgia State Meeting](#). Topics include Meet the Team, Policy Changes and Updates, Unveiling the New Inspection Process, 811, Mitas Updates, VAWA and more! Unable to attend this year? No worries, the Office of Portfolio Management will post all of our talking points and updates on the training page of the Compliance website. Look for a notice of updates to the page in a future Blast.

Please Note the New SAHMA Meeting Location:

Renaissance Concourse Airport Hotel
One Hartsfield Centre Parkway
Atlanta, GA 30354

QAP WORKSHOP

Portfolio Management will present this year at the Qualified Allocation Plan (QAP) Workshop, on **February 28, 2019** at the Cobb Galleria Centre. Topics include Meet the Team, Policy Changes and Updates, and Unveiling the New Inspection Process. Register [here](#) in advance, to attend the workshop.

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 \(LEP\)](#)

Georgia Department of
Community Affairs
Housing Finance and
Development Division
60 Executive Park South, NE
Atlanta, GA 30329
404-679-4840
www.dca.ga.gov

