

WHAT'S NEW

DCA STAFF

DCA announces the departure of our Compliance Officer Licolette Vasquez. Lisa dedicated over 10 years of service to Portfolio Management and we wish her well on her next career endeavors. Please direct all requests that may be pending with Lisa to Angela.Lowery@dca.ga.gov.

The Office of Portfolio Management welcomes Attorney Nick Sexton to the team. Nick comes from the private practice of real estate law and will provide legal consultation on various HOME, Project Concept Change, and Qualified Contract related transactions.

JOB ANNOUNCEMENT

The Office of Portfolio Management is hiring! DCA has an opening for the Asset Manager position. Interested? Click [here](#) for more information or to apply.

POLICY UPDATES

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

The DCA has revised our [Affirmative Fair Housing Marketing Plan](#) (AFHMP) policy regarding the submission for the AFHMPs. The previous policy states that the AFHMP must be submitted every five years or when there is a change in the plan.

NEW POLICY: Effective January 15, 2019, DCA will review the AFHMP every three (3) years, as a part of the 3-year audit review. Per HUD rules, properties still must submit an updated plan whenever there is a significant change in the demographic or local housing market area. For upcoming audits, properties will be reminded to submit the AFHMP with their pre-audit documents.

Questions? Please email Compliance@dca.ga.gov or you can further discuss with your assigned compliance officer during your next scheduled audit review.

INCOME AVERAGING POLICY

This March, the Compliance Team will host an Income Averaging Compliance Kickoff, which will provide an overview on how DCA will monitor the income averaging set-aside, reporting expectations, and other useful information. Look for an announcement in our upcoming Blast in January. The announcement will include a link for registration. (*Seating will be limited*)

A HELPING HAND

MLK DAY VOLUNTEERING

Looking for ways to spend servicing the community this MLK Day (January 21st)? Visit [Hands On Atlanta's](#) website to learn about the many ways you and your residents can provide service to the community in celebration of the legacy of Georgia's own

WHAT'S THE 811?

Am I expected to make modifications to the units?

No. Individuals with disabilities may have physical, mental, and emotional impairments. Many participants have standard physical abilities, so a unit built for a person with a physical impairments is not required for all HUD 811 participants. So long as each property complies with reasonable accommodation and fair housing requirements for a participant, no additional adjustments to a unit are required to be made.

Can 811 be layered with PBRA?

According to the Technical Assistance Collaborative, HUD 811 is able to complete a Rental Assistance Contract with Tax Credit or Fair Market units at the property, even if the property has existing Project Based Rental Assistance (PBRA) or Public Housing Authority (PHA) subsidized units onsite.

Remember, **neither** PBRA or PHA subsidies can be layered with an 811 contracted unit. If a property is 100% PBRA or 100% PHA, there would not be any available non-subsidy units available to apply a HUD 811 subsidy to.

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

COMPLIANCE CORNER

ANNUAL OWNER CERTIFICATION

Annual Owner Certifications (AOCs) are due to DCA March 31, 2019. At this time we are working to make a few modifications that should serve to simplify our forms. Changes will be announced in an upcoming Blast, and should be complete by January 31, 2019.

If you submit at any time between now and March 31st, DCA will accept the jotform completed at that time. For questions, please contact Compliance@dca.ga.gov.

[Tax Credit AOC](#)

[HOME AOC](#)

EXTENDED USE PERIOD

Is your property approaching the end of the Compliance Period and moving into the Extended Use Period (EUP)? If you are not sure, check your Land Use Restrictive Covenant (LURC) or Agreement (LURA) to determine how many years your property should stay in compliance. The Extended Use period applies to Tax Credit programs and properties layered with tax credit and HOME loan funding.

Although DCA's compliance monitoring is more limited in scope, Owners/Management Companies are still required to report to MITAS each month and to submit an Annual Owner Certification during the EUP. DCA reserves the right to conduct a full physical inspection and a full file audit **at any time during EUP**. To be sure your property is in compliance, refer to the LURC and LURA and determine how many years (or months) you may have remaining in the program.

Refer to the [DCA Manual](#) for more information regarding compliance.

HOLIDAY SCHEDULE

All DCA offices will be CLOSED on Monday, January 21, 2019, in observance of Martin Luther King Day.

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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