



Office of Portfolio Management Updates

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The **BLAST**

July 1, 2022

What's New?

Federal Holiday

The DCA offices will be closed on Monday, July 4th, 2022, in observance of Independence Day.

HOME 2022 Limits

The 2022 HOME Limits have been posted with an effective date of June 15, 2022. The posted HOME limits are the maximum amounts that may be charged for HOME-assisted rental units.

[HOME Rent Limits](#)

[HOME Income Limits](#)

HUD CPD, CDBG, CDBGDR, HTF, NSP Income 2022 Limits

Just a reminder that several other program income limits for 2022 have been published with effective dates also June 15, 2022. Click [here](#) for additional information.

COMPLIANCE

Friendly Reminders

Have you completed your Fair Housing training this year? If not - please schedule it for your team now!

Summertime is here and temperatures are rising. Please be mindful of your company's preventive maintenance protocols to ensure a more comfortable season.

- Bed bug prevention and early detection is important. You can visit [this link](#) for tips and more information from HUD. In 2012, HUD issued [Notice H 2012-5](#) providing housing partners with tips to prevent pest infestation. In 2019, HUD released a [Clarification to Housing Notice H](#)

OPM
YouTube
Page

File Audit &
Physical
Inspections

- Schedule seasonal services – HVAC coil cleanings, filter replacements, etc.
- Educate your maintenance staff and residents with tips for preventing mold growth from CDC [here](#).
- Also, do you want more information about Mold and Moisture? Read more on the [HUD website Office of Lead Hazzard Control and Healthy Homes](#).

News Nuggets

- **Are you assisting refugees?**

Please send an update to Compliance@dca.ga.gov

- **Do you have a written policy/plan on calculating income for Venmo, Uber Eats, Uber/Lyft drivers, Door Dash, etc.?**

Ensure that your company policy and resident selection criteria are consistent with your practices to determine household income. Consider asking questions during the initial interview and qualification process whenever applicable:

- Is the income non-recurrent and sporadic?
- Or is it regular and recurring?
- Deposits of any kind, disclosed or not, must be reviewed. It's critical to clarify if it counts as income for qualification purposes.

2021 HOME Rent Reviews

We've received the majority of pending **2021 HOME Rent Review** requests. However, we ask partners to be diligent in submitting any and all missing or incomplete items that may require additional clarification.

We expect to release the **2022 HOME Rent Review** form within the next few days. Remember, the deadline for submission of the **2022 HOME Rent Approval Form** is September 30, 2022.

OPM Pod List

You may continue to communicate with your assigned POD members for the properties in your portfolio as well as send any future requests. Remember for all email inquiries to DCA, please include the property name and Georgia DCA project number (aka GAID) in the email subject line. This will ensure the most efficient processing of your request. If you need assistance in identifying your POD Team, please email: Compliance@dca.ga.gov.

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Coming Soon

Start planning for the October FREE webinar on VAWA. More information and Registration can be found here [Free VAWA training October 2022](#)

2021 Audited Financials due to DCA – for HOME funded properties only

2021 Audited Annual Financial Statements (prepared by a CPA) for properties with HOME, GHFA, DCA, HTF, NSP, PSHP, TCAP, and 1602 Tax Exchange loans and/or grants are now due to DCA. **Owners**, if you still need to email your audited financials, they are considered **late** as of today. If you are unsure of the reporting requirements for your property, please refer to your loan agreement. **This deadline has passed** and any owner who has not yet submitted their financials must immediately email their statements or notify us of the anticipated submission, to DCAFinancialReporting@dca.ga.gov.

Extended Use Period properties

Properties in the LIHTC Extended Use Period (specifically properties in years 16-30) are required to continue to report tenant transactions to the Emphasys Certification Portal. This information is due by the 10th of each month. This reporting is the same as those properties in the LIHTC compliance period and/or HOME affordability period. Failure to file these monthly reports is considered a major finding of non-compliance.

Georgia Housing Search (GHS) – Affordable Housing Listing Website

Please remember that all Georgia DCA monitored properties are required to be listed on the GHS website. The website is a great resource for listing available units. Please be sure that your listings have the required photos of the following: bedroom(s), kitchen and dining areas, living room for each unit size/floorplan, as well as photos of the main entrance and monument/signage. You can check GHS to be sure your properties are listed by city or zip code using the link below.

<https://www.georgiahousingsearch.org/>
