

WHAT'S NEW

HEARTHSIDE CLUB LAFAYETTE GRAND OPENING

DCA was in attendance for the June 2019 Grand Opening of Onestreet Residential's latest 62 and over community, Hearthside Club Lafayette. Residents at Hearthside Club Lafayette have access to a Resident Lounge with weekly events, fitness & cardio studios and regularly scheduled fitness programming, game room, media room, outdoor courtyard with resident gardens, grills, and a recreation lawn. DCA staff Angela Lowery, Imari Blackwell, Merranda James, and Sandy Wyckoff were in attendance to watch our new Division Director Jill Cromartie cut the ribbon and celebrate Onestreet's latest achievement in affordable housing development.

Click [here](#) to view more about Hearthside and all of its features and [here](#) to see photos of the event.

COMPLIANCE CORNER

HOW TO RESPOND TO A NOTICE OF H&S VIOLATION

If your property is cited for health and safety violations during your scheduled inspection, work orders and invoices must be submitted with the signed Health & Safety (H&S) form within 72 hours of your inspection. Helpful tips to remember when submitting your response:

- Make sure all work orders and invoices are dated and clearly states what was done to correct the violation
- All work completed by an outside vendor must be validated with an invoice
- Once all cures for health and safety violations have been submitted, there is no need to re-submit in your cure response package due 45 days after you receive the inspection Findings Letter
- Prevent further non-compliance by submitting cures within allotted time frame

To review a copy of the updated H&S form click [here](#).

ASSET MANAGEMENT

MANAGEMENT COMPANY APPROVALS - FIRST TIME MANAGING IN GEORGIA, OR CHANGING COMPANIES

DCA must receive a formal request to change management companies no less than 30 days in advance of the effective change. Only DCA approved management companies can participate and manage affordable properties in Georgia. A formal request for approval must be filed using the DCA on-line request form, click the link [here](#).

LAST CALL FOR 2018 AUDITED ANNUAL FINANCIAL STATEMENTS

If you have not submitted your audited financial statements for calendar year 2018 DCA will permit late submissions through the end of this month. Please submit to

811

TRAINING SUCCESS

Thank you to those who participated in our nine sessions of webinars about Georgia's HUD 811 Program! For a full recap of all sessions and to access additional information click [here](#). Don't forget to scroll to the bottom to see the YouTube Link to our new tenant briefing

Feel free to contact ilona.nagy@dca.ga.gov with any questions that you might have and thank you again for your support of the program

A HELPING HAND

REDUCE PLASTIC WASTE

Plastic Free July is a global movement that helps millions of people be part of the solution to plastic pollution. To take the challenge and join millions of people reducing their plastic waste click [here](#).

DON'T FORGET TO REMEMBER. . .

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.

HOW THIS WORKS

In August, DCA will begin to review the tenant data that has been uploaded to Mitas. The Mitas Administrator will conduct a search for errors and reach out to properties to make corrections to errors and/or missing data. Once the corrections are complete, the administrator will begin submitting the tenant data to HUD. The information will capture tenant data for tenants residing in HTC units as of December 31st, 2018. This covers all units in the compliance monitoring portfolio, including those units in the Extended Use Period.

WHAT YOU SHOULD DO TO PREPARE

Enter your data! As part of DCA program compliance, all properties should enter their tenant data by the 10th of each month.

IMPORTANT TO KNOW

DCA will begin to review the management company oversight of each company's Georgia property portfolio. Part of the scoring criteria will be the timeliness of monthly Mitas transactions. The scoring criteria will ultimately result in placement or removal of a company on the Approved Management Company list, to be published on the DCA website and to be used by DCA to approve management companies seeking to manage properties in the DCA portfolio. Don't delay - start entering tenant data on time each month to avoid losing points for future evaluation of your company.

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.

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](#)

 [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