



Office of Portfolio Management Updates

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The **BLAST**

June 15, 2022

What's New?

State Holiday

The DCA offices will be closed on Monday, June 20, 2022, in observance of Juneteenth.

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](#)

COMPLIANCE

Friendly Reminders

Summertime is here and temperatures are rising. Please be mindful of your company's preventive maintenance protocols to ensure a smooth 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 2012-5 Guidelines on Addressing Infestation in HUD-Insured and Assisted Multifamily Housing](#).
- Schedule seasonal services – HVAC, filter replacements, etc.
- Educate your maintenance staff and residents with tips for preventing mold growth from CDC [here](#).
- Do you want more information about Mold and Moisture? Read more on the [HUD website Office of Lead Hazard Control and Healthy](#)

OPM
YouTube
Page

File Audit &
Physical
Inspections

Reporting to
DCA

2021 HOME Rent Reviews

Several projects failed to submit the 2021 HOME Rent Review for approval. We've received the majority of pending requests. However, we are requesting partners to be diligent with requests for missing, incomplete or items that may require additional clarification. We expect to release the 2022 HOME Rent Review form by July 1, 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.

OPM Pod-A [<opmpoda@dca.ga.gov>](mailto:opmpoda@dca.ga.gov)

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ASSET MANAGEMENT

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 send their statements or notify us of the anticipated submission, via email, at DCAFinancialReporting@dca.ga.gov.

Extended Use Period properties

Properties in the LIHTC Extended Use Period (properties in years 16-30) are required to report tenant transactions to the Emphasys Certification Portal by the 10th of each month, just like 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

This is a friendly reminder that all Georgia DCA monitored properties are required to be listed on the GHS website. It 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/>
