

## 2017 Audited Financial Statements & Community Planning and Development Income Limits

### 2017 AUDITED FINANCIAL STATEMENTS

The 2017 Audited Financial Statements for HOME Funded Properties are **NOW DUE** to the DCA.

Audited Financial Statements are required to be submitted annually to the DCA for all multifamily rental properties with DCA loan and grant funding resources **by April 30th every year**.

**NOTE:** All outstanding Audited Financial Statements for 2017 are considered late at this time.

### SUBMISSION INSTRUCTIONS

1. Send all financial statements to [DCAFinancialReporting@dca.ga.gov](mailto:DCAFinancialReporting@dca.ga.gov)
2. Use the following format in the SUBJECT line:
  - a. Type the Project Number
  - b. Followed by the Abbreviated Project Name
  - c. Followed by "2017 Audit" (do not use any comma or spaces)  
*EXAMPLE: XX-XXXProjNm2017Audit*

### COMMUNITY PLANNING AND DEVELOPMENT INCOME LIMITS

HUD has published the FY2018 Community Planning and Development (CPD) Income Limits, with an effective date of **June 1, 2018**.

HUD has published the CPD Income Limits for the following programs:

- Community Development Block Grant (CDBG)
- Housing Opportunities for Person With AIDS (HOPWA)
- HOME Investment Partnerships Program (HOME)
- Housing Trust Fund (HTF)
- Neighborhood Stabilization Program (NSP)

View the updated limits here on the [HUD Exchange page](#) under "Related Materials". Please note that the CPD Income Eligibility calculator **has not** yet been updated with the FY 2018 income limits. Users should be aware that the FY 2017 income limits in place will continue to be used until the calculator is updated. Please visit the webpage to determine when the calculator has been updated.

## HOME RENTS RELEASED

### **HOME RENTS RELEASED!**

The 2018 HOME Rent Limits have been posted [here](#) to the HUD Exchange website, with an effective date of June 1, 2018. The posted rent limits are the maximum amounts that may be charged for HOME assisted rental units. The 2017 rent limits were effective June 15, 2017.

You can sign up [here](#) to be included on the HUD Exchange Mailing list, to receive messages for any updates on income limits and the HOME program.

### **IMPORTANT TO NOTE:**

\*HOME grantees may not use rent limits until the effective date of the rent limits each year.

\*If there was a decrease in the rent limits for your property, the rent charged and accepted after June 1, 2018, must be below the published rent limits.

\*The HOME annual rent review template with the 2018 program limits will be posted on the DCA website by **July 10, 2018**.

## DCA Policy Updates

### **Document Notarization**

The DCA will no longer require that documents signed by tenants for the LIHTC program be notarized. The DCA will accept notarized documents, but will no longer require residents in the program to submit a notary signature on the forms and will not require notary signatures on any forms in the file audit process. Please email [Compliance@dca.ga.gov](mailto:Compliance@dca.ga.gov) with any questions.

### **New Blast Schedule**

To reduce the email notifications on your end, the DCA will send out the Compliance Blast only twice a month. In the future, look out for our updates regarding additions and changes to our Compliance team, as we strive to provide familiar names and faces to better assist you with your Compliance questions and concerns. More information to come!

### **UPCS Owner Self-Certification of Deficiencies**

Properties notified of eligibility in the 'Findings Notice' may self-certify UPCS level 1 deficiencies and other deficiencies without a rating in the UPCS dictionary (level 0), instead of providing documentation of the cures

### **DCA Accessibility Dispute Policy**

This policy covers how to handle disputed accessibility findings and provides a description of acceptable documents in submitting a response to close noncompliance findings

### **DCA UA Methodology Change Request Policy**

This policy covers the approved utility allowance methodology sources, required qualifications for professionals preparing utility allowance studies, and instructions on how to submit the request to DCA for review and approval.

The guidance can be found on our website under [Compliance Monitoring](#), then select the 'Manuals' icon.

If you have questions, please direct emails to [compliance@dca.ga.gov](mailto:compliance@dca.ga.gov).

## 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](http://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](mailto:compliance@dca.ga.gov).

#### Notice of Casualty Loss, Management and Mitas Change Requests, & Notice of Ending Recertification

Notifying DCA Compliance has never been Easier!

Owners and managers may now easily submit requests for Management and Mitas Changes, Ending Recertification, and Notice of Casualty Loss, by using our electronic notification service on the main Compliance Web page. Simply go to the [Compliance Guides](#) and look under **Electronic Notifications and Reporting**.

#### Disparate Impact & Use of Arrest Records in Tenant Selection

We encourage owners and managers to review their tenant selection plans and screening processes in light of the new guidance from HUD.


A link to a webinar on Disparate Impact and its affect on selection criteria has been posted on the DCA website, along with the ancillary HUD documents.

You may find the documents and links here:

[Compliance Guides](#)



 [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 \(LEP\)](#)

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](mailto:compliance@dca.ga.gov)



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