

WHAT'S NEW

INCOME AVERAGING COMPLIANCE KICKOFF

On Wednesday, March 14th, the DCA hosted a kickoff to Income Averaging Compliance. DCA plans to host a follow up session during an online webinar on April 10th. More information will be announced in the next Blast. Did you miss the kickoff yesterday? See our slides [here](#) on our website.

DCA COMPLIANCE CALENDAR

A new tab "TRAINING CALENDAR" will now appear on our [DCA Compliance Monitoring](#) main page. On this page you will find calendared events that are also announced below in the "Don't Forget to Remember" section of the Blast. Click [here](#) to see the new calendar page.

POLICY UPDATES

INCOME AVERAGE POLICY

The [revised DCA Income Averaging Policy](#) has been posted to the [Tax Credit page](#) of the Compliance Monitoring website.

INCOME AVERAGE COMPLIANCE POLICY

A draft of the [DCA Average Income Compliance Monitoring Policy](#) has been [posted for comments](#). **DCA will accept emailed comments until March 31st.**

RENT INCREASE POLICY

The Rent Increase policy has added clarification language as follows:

Proposed rent increases that exceed 5% of the net tenant rent for in-place tenants require 120 days written notification of the increase to the tenant, and must include the option for the tenant to terminate the lease contract with no penalty or fees. A tenant that is properly notified of the 5% proposed rent increase, may terminate or not renew the lease using notification in accordance with the terms of the lease, and by providing a move-out date or lease-end date that is effective on or following the proposed implementation date of the rent increase.

Updates can be found [HERE](#) in Section 5.1 of the LIHTC Manual.

QUALIFIED CONTRACTS

DCA has released the revised draft of the Qualified Contract policy. As many of our properties begin to age out of our programs, DCA has modified the Qualified Contracts process to help achieve our primary goal of preserving safe and affordable housing in Georgia. The policy is posted to the Asset Management website [here](#), and is effective for all Qualified Contract Applications received April 1, 2019 and later.

Comments of the Qualified Contracts draft policy will be accepted by DCA no later than **TODAY, 3/15/2019**. Email comments to Stephen.vlkovic@dca.ga.gov.

A HELPING HAND

LANDLORD TENANT HANDBOOK

DCA is committed to providing resources for our Program tenants and is working to provide useful materials on our website. A link to the Georgia Landlord Tenant Handbook has been posted [here](#) on our Resident Concerns webpage, to help tenants navigate Georgia's landlord tenant laws.

WHAT'S THE 811?

WHAT HAPPENS IF I DON'T HONOR MY 811 COMMITMENT?

There are consequences if a developer and/or property management company chooses to not honor their HUD 811 Commitment because the development received bonus points in their original property application. An 811 commitment not only includes signing a contract to participate in HUD 811, but also reporting property vacancies, participating in the lease in place process, submitting monthly reports, and regular and consistent participation in the program. A property being out of compliance risks future applications submitted by those responsible being less competitive or even ineligible.

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

COMPLIANCE CORNER

COMPLIANCE TRAINING AVAILABLE ONLINE

The Office of Portfolio Management has posted the DCA speaker presentations from the 2019 SAHMA Georgia Annual Meeting to our website, [here](#). Topics include; new external development training, introduction to asset management, new inspection protocols, VAWA, updates to compliance, and regulatory updates.

ANNUAL OWNER CERTIFICATION

AOC submissions were due **MARCH 1, 2019**.

Do you still need to submit the 2018 AOC for one or several projects? Please complete the 2018 AOC found [here](#). Projects of any and all funding sources must use the 2018 AOC, at this time.

- This year, all late AOC submissions **will** result in an 8823 or Notice of Non-Compliance
- If you selected **HUD Section 811** on the project funding application, you are required to complete the 811 AOC by MARCH 31, 2019

Please email Compliance@dca.ga.gov with any questions.

DON'T FORGET TO REMEMBER. . .

ACCESSIBILITY AND FAIR HOUSING TRAINING

In recognition of Fair Housing Month, the Georgia DCA is sponsoring an Accessibility and Fair Housing all-day training session on April 25, 2019 in the Sloppy Floyd building downtown. Nationally recognized E&A Team trainers, Mark English and Scott P. Moore will host the event and address a wide range of topics throughout the training. Registration is \$250.00 for an all day class. Click [here](#) to view more information and to register to attend.

GAHC'S 22ND ANNUAL CONFERENCE AND TRADESHOW

The Office of Portfolio Management will be presenting at the 2019 Georgia Affordable Housing Coalition (GAHC) conference and tradeshow will be held at the Westin Savannah Golf Resort and Spa in Savannah, Georgia from March 27th to March 29th, 2019. Topics include; staffing changes, new audit protocol, Compliance Manual updates, reporting, the mandatory Resident Letter, Affirmative Fair Housing Marketing Plans; Average Income set-aside. Registration information can be found [here](#).

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 \(LEP\)](#)

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