

## COMPLIANCE

### **TEMPORARY CLOSURE OF AMENITIES**

Can we close our amenities, or will we lose basis if we shut down amenities during this time?

During this pandemic, Management Companies and Owners have some discretion regarding the access and continued availability of amenities to their residents. Owners and Management Companies should consider the Governor's Executive Order issued March 23, 2020, not to congregate in groups over 10 people. If warranted, restricting access to amenities except **laundry facilities**, may be necessary.

### **EVICCTIONS DUE TO NON-PAYMENT OF RENT**

We received several concerns about possible evictions due to non-payment of rent. We are pleased to report no findings of non-compliance were observed. However, we would like to reinforce the importance of remaining compliant to the [Moratorium on Evictions](#) under the [CARES Act](#). We also published a [Resident Concern FAQ](#). Please feel free to share this information to your residents. See also [HOME Investment Partnerships Program FAQ](#) for additional guidance on the moratorium of evictions.

### **!IMPORTANT LINKS**

Thank you to everyone who attended our webinars and submitted questions. [Q&A Webinar Responses](#) are now posted to the website. Please see the below links for additional content and resources:

- [OPM COVID 19 Q&A](#)
- [DCA AVERAGE INCOME POLICY](#)
- [AVERAGE INCOME SLIDE PRESENTATION \(4/29/20\)](#)
- [RESIDENT RESOURCES](#)

## ASSET MANAGEMENT

### **2019 AUDITED FINANCIAL STATEMENTS - SUBMISSION DEADLINE HAS PASSED, BUT BECAUSE OF COVID-19 THERE IS A 15 DAY GRACE PERIOD!**

The 2019 Audited Financial Statements for HOME Funded Properties were due April 30, 2020. 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 30, every year. **Please submit them now if you haven't already.**

**We advise Owners to notify DCA Asset Management by email at**

[DCAFinancialReporting@dca.ga.gov](mailto:DCAFinancialReporting@dca.ga.gov) if you have had any unforeseen difficulties and have not emailed your 2019 Audited Financial Statements.

## **SUBMISSION INSTRUCTIONS FOR 2019 AUDITED FINANCIAL STATEMENTS:**

- Send all financial statements to [DCAFinancialReporting@dca.ga.gov](mailto:DCAFinancialReporting@dca.ga.gov)
- Use the following format in the email SUBJECT line: (a) Type the Georgia DCA ID Project Number (b) Followed by the Project Name (c) Followed by "2019AuditedFS" (do not use any comma or spaces) EXAMPLE: **XX-XXXProjName2019AuditedFS**

## **COMMUNICATE WITH OPM (ASSET MANAGEMENT AND COMPLIANCE)**

DCA encourages all COVID-19 questions to be submitted to: [Compliance@dca.ga.gov](mailto:Compliance@dca.ga.gov)

## **NEED A DCA HOME LOAN DEFERMENT?**

DCA has issued an interim COVID-19 Deferment Policy Notice for DCA Multifamily HOME Loans and created an on-line request form. Click [HERE](#) for the policy, you'll also find a link to the COVID-19 HOME Loan Deferment Request Form within the policy document.

## **ATTN: OWNERS AND MANAGEMENT COMPANIES**

Owners are advised to check that all properties are current and in compliance with Mitas monthly reporting requirements. This requirement applies to properties in the Compliance Period, Extended Use Period, as well as properties funded with HOME properties that are still obligated under the HOME Period of Affordability as it appears in the property's LURA. Email [Mitas@dca.ga.gov](mailto:Mitas@dca.ga.gov) to bring your property into full compliance with Mitas reporting requirements. Mitas non-compliance may result in point deduction penalties in the 2020 application funding round for 9% Tax Credits.

## **811**

### **TRAINING OPPORTUNITIES**

Our next training focusing on HUD 811 Forms is on Monday (5/4) and Tuesday (5/5).

When: Mon, May 4th at 10:00am EST

[Click Here to Join the Meeting](#)

Meeting number: 797 814 545

When: Tues, May 5th at 3:00pm EST

[Click Here to Join the Meeting](#)

Meeting number: 795 684 477

We have also started a web-based Training Library. You can access all of this information [HERE](#).

Please contact us if you have further questions - [HUD811@dca.ga.gov](mailto:HUD811@dca.ga.gov)

## A HELPING HAND

[Financial Resources for Individuals & Families](#)

[Georgia COVID-19 Resource List](#)

## 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

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



 [DCA Fair Housing Statement](#)

 [DCA Compliance Website](#)

 [Mitás](#)

 [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](http://www.dca.ga.gov)