

SENIOR VOLUNTEER DAY

The Georgia DCA is looking to engage our senior citizen population for a volunteer day. On December 4th the Office of Portfolio Management will have our next team meeting and we are looking to step out into the community and visit with a group of Senior residents following our team meeting.

We are asking our Senior communities that have the capacity to host about 15-20 staff members in their community room or business meeting room, (a) for a meeting space, and (b) to provide an area for our team to meet with the seniors for a catered lunch and a day of activities. We are looking at communities in the metro Atlanta area and surrounding communities no more than 30 minutes outside of Atlanta.

WHAT TO EXPECT:

15-20 Staff Members

9:00 am-4:00pm

Tuesday, December 4th

A morning meeting in a closed room for just the DCA group

A catered lunch and afternoon of activities for our group and your senior tenants

We will choose our volunteer day location from a pool of properties that submit responses on a **first-come basis**. Please email your questions or responses to Denise.Farrior@dca.ga.gov.

WHAT'S NEW

MANAGEMENT COMPANIES

Please be on the lookout for a call or email from a Portfolio Management team member within the next month. Portfolio Management will be reaching out to all management companies, on or of record, to confirm property information in preparation for a software change.

If you want to preemptively provide this information:

- Complete [this form](#), found on our Updates page
- Return the completed form to Compliance@dca.ga.gov
- Use this subject line format: **[Management Company Name] / 2018Updates**

CONGRATULATIONS

The Office of Portfolio Management congratulates our Office Director, Jill Collins Cromartie, on her marriage to her new husband James! Please note Jill's new email address: jill.cromartie@dca.ga.gov.

POLICY UPDATES

REQUEST TO EXCEED RENT INCREASE CAP

DCA has begun implementing the Rent Increase Cap policy as of September 2018. For properties that need to submit a request to exceed the rent cap, you must submit a request via our online Jotform application, found [here](#) on the [Rent Limits](#) page of the Compliance Monitoring website. Please visit the *Rent Limits* page for further instructions.

A HELPING HAND

VOTER PREPAREDNESS

Election Day is less than a week away! This **November 6th**, do you know whether your residents are bringing proper identification to the polls? Learn more [here](#), on what type of identification is approved for identifying yourself at the polls in November. Please review previous Blasts [here](#), for more voter information shared on our October Blasts.

COMPLIANCE CORNER

DO YOU HAVE OVER INCOME TENANTS ON A LAYERED PROPERTY?

For properties with units that are layered with both HOME and Tax Credit (LIHTC) funding, the HOME Program has adopted the LIHTC guidelines for establishing rent for over-income households. The tenant household is considered "over-income" when its income increases to 140 percent or more of the qualifying income for that unit.

Until the tenant's income exceeds the 140% LIHTC limit, the tenant may not pay more than the lesser of the HOME rent limit or the tax credit rent. When the tenant's household's income increases to over 140% of AMI the household is considered over-income. For further guidance please review the [Compliance in HOME Rental Projects: A Guide for PJs](#).

HOME RENT REVIEW

The Home Rent Review period is currently in process. If you have **not** submitted your proposed HOME rents, you are late. Please submit this information immediately. If you are having difficulty completing the new form, please be reminded that this does not qualify you for a late submission. Please contact Compliance@dca.ga.gov immediately for assistance with completing the form. ***Failure to submit your HOME rents will impact compliance scoring for future applications.***

SAHMA 2019

Your opinion is valued and we ask that you take **less than 2 minutes** to complete our survey [HERE](#), so that DCA staff can begin to prepare panel topics that best serve our industry partner needs.

In preparation for the [2019 Georgia SAHMA Conference](#) in February, DCA is asking property managers, compliance staff, and other Blast recipients, to vote (or contribute to) a range of topics that they wish for DCA Compliance staff to discuss during our breakout panel discussion.

DON'T FORGET TO REMEMBER. . .

ELECTION DAY

Tuesday, November 6, 2018 - **Rock the Vote!**

VETERAN'S DAY

All DCA offices will be closed on Monday, November 12, 2018 in observance of Veteran's Day.

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

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](#)

 [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 \(LEP\)](#)

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