

November 1, 2022



Office of Portfolio Management Updates

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The BLAST

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What's New

- OPM would like to give a special thank you to Licelotte Beato for her dedication, professionalism and time she's spent with the Compliance & OPM Team. Licelotte has taken a position with OHF - Office Housing Finance as an Underwriting Analyst / Program Specialist. We will miss her but wish her the best!
- Social Security and Supplemental Security Income (SSI) benefits for approximately 70 million Americans will increase by 8.7% in 2023, the Social Security Administration has announced. Visit <https://www.ssa.gov/news/press/releases/2022/#10-2022-2> for more information.
- The IRS Notice 2022-52 extends and expands temporary relief granted under previous notices from specific requirements, providing additional temporary relief from specific requirements under Section 42 for housing credit projects. For more information view the details [here](#) at Novogradac's website.
- The IRS released the Treasury Regulation [Regulation 1.42-19](#), the final and temporary Average Income Test regulations for the LIHTC program. The Washington Report published by NCSHA provides detailed information and may be found [here](#).
- The Georgia Rental Assistance (GRA) stopped taking new applications effective 10/28/2022. For details and additional information, please click on this link: <https://georgiarentalassistance.ga.gov/>

Compliance

Compliance FAQ

Q: Does DCA require VAWA forms for HOME projects only?

OPM
YouTube
Page

A: The Violence Against Women Act (VAWA) was reauthorized in March 2022, and it added RD/USDA, Housing Trust Fund, Housing Assistance Programs under Title 38 for Veterans, and any other federal housing program that provides income and rent-restricted housing to low or moderate-income households. All affordable housing projects in the DCA portfolio, including FDIC, must satisfy VAWA. DCA will include reviewing documents about the VAWA protections as part of each compliance review. VAWA violations bear the same penalties as Fair Housing Act violations. You can review the available resources below:

File Audit &
Physical
Inspections

Reporting
to DCA

[VAWA 2022 Reauthorization: Section-by-Section Summary](#)

[DCA 2019 Webinar - VAWA](#)

https://www.hud.gov/program_offices/housing/mfh/violence_against_women_act

Friendly Reminders :-)

2022 HOME Rent Approvals are now **past due!** The deadline to submit HOME Rent Approval Forms was September 30, 2022. Please ensure all the HOME projects in your portfolio submit the HOME Rent Reviews for approval. The 2022 DCA HOME Rent Approval Form is available [here](#). **Once you submit all required documents via Emphasys, please notify OPMPodC opmpodc@dca.ga.gov.**

Properties in the EUP (meaning 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.

Extended Use Period properties – be ready for an unscheduled visit

- Properties in the LIHTC Extended Use Period (EUP) are subject to a physical inspection at DCA's sole discretion. Please be advised, unlike physical inspections performed during the Compliance Period, DCA does not provide advance notice for these inspections. Please note that an owner's refusal to provide DCA staff or an inspection consultant access to a DCA monitored property for physical inspection is considered a major finding of non-compliance.

Success Stories

Thank you for your dedication to support Georgia Department of Community Affairs' mission to build strong and vibrant communities. We could not fulfill our mission without you and your teams.

- If you have a positive story to share, please submit a short write-up, blurb, and/or news article highlighting your success! We encourage you to provide pictures or links to accompany your story.
- Please note that your story may be shared with a wider audience outside of our organization, therefore we ask that you do not include any information that might compromise the physical or online safety of any person such as a physical address/apartment number or social security number.

Share Your Success here! - [Formstack](#)

Asset Management



Important Management Company Change & Approval information

DCA will notify management companies where non-compliance has been identified within their DCA portfolio of properties. Please be advised that DCA will not issue an

approval letter to manage any additional DCA properties until the identified non-compliance issues have been cured. This also means the proposed management company cannot assume management of any additional properties until DCA issues a formal letter of approval, even if a transfer of ownership has already taken place.

Ownership Transfers and Sales of DCA properties

Please be reminded that owners are responsible for filing a formal request for DCA's approval of GP transfers of interest and/or the sale of a GHFA/DCA funded and monitored property. No GHFA/DCA monitored property is exempt from notifying DCA at least 30 days in advance of a proposed sale or transfer. Currently, you may contact DCA's Asset Management team for specific instructions for filing these transfer requests **for properties that have already been placed in service please email:**

AssetManagement@dca.ga.gov

Best Practices - Regular and Recurring Maintenance Items

Suggestion for owners and managers: with standard time resuming November 6, 2022, a best practice for many property managers is to inspect Smoke Detector and Fire Extinguishers ensuring both their batteries and their inspection dates remain current and effective. These inspection dates align with clock-adjustments when we "Spring Ahead" and "Fall Back". If this is done twice per year; you'll reduce the number of findings during your next DCA inspection. Some of the most voluminous and recurring physical inspection findings cited during a DCA inspection are these types of findings.

Georgia Housing Search (GHS) – Affordable Housing Listing Website

Every Georgia DCA monitored property is **required** to be listed on the GHS website. Your listing must include the required photos, (bedroom(s), kitchen, dining, living room for each floorplan, and the main entrance and monument/sign) <https://www.georgiahousingsearch.org>

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