

DCA HOME/LIHTC Compliance Manual Questions and Answers

Questions and answers posted May 1, 2023

Q: The LURA for one of our 100% LIHTC/HOME properties was signed on 12/16/2016. Does that mean the 6th year of the affordability period was 2021 and the 12th year will be 2027?

A: Please reference the Compliance Manual pages 47 and 247. Link for the DCA Compliance Manual online:

https://www.dca.ga.gov/sites/default/files/dca_lihtc_and_home_compliance_manual_3-2023_0.pdf

Q: We have an ARRA property that is also 100% low income. Does that property fall under LIHTC or under HOME recertification requirements?

A: Please reference the Compliance Manual page 219.

https://www.dca.ga.gov/sites/default/files/dca_lihtc_and_home_compliance_manual_3-2023_0.pdf

Q: We have a 100% LIHTC property that has a few units with floating HOME funds. Do only the HOME units have to follow the full recertification rule at every 6th year of the affordability period or do all units need to have a full recert at that time?

A: Please reference the Compliance Manual pages 47 and 247 for HOME rules and page 249 for LIHTC rules.

https://www.dca.ga.gov/sites/default/files/dca_lihtc_and_home_compliance_manual_3-2023_0.pdf

Q: I see you released an updated edition of the manual. It would be SUPER helpful if you could include a page in the beginning noting what changed in the manual.

A: The March updated contained only very minor grammatical corrections.

Q: If properties are 100% is DCA requesting that they complete the jotform to end recerts even though the manual says to simply use the self-cert?

A: Please complete the DCA self-recertification notification form [here](#) for properties using self-certification. This form is for notification only. There is no approval required, nor will DCA issue approval if requested. You may also access this form via the DCA website [here](#).

As a reminder- Housing partners are responsible for making sure properties follow all applicable rules and regulations. Owners and management agents should consult their compliance team specialist and/or legal counsel or Compliance consultant(s) for further clarification for a specific application to their properties/company policies.

