

## WHAT'S NEW

The DCA team traveled to the Georgia Affordable Housing Coalition Conference in Savannah last week to provide a rollout of the new File Audit and Inspection process and the updated and recently released IRS regulations. Many exciting new changes are on the way, to include; the inspection notification process, deadlines and timelines, forms, and even additions to our team. We will post the slides from the Conference Compliance track later this week. A complete overview of the changes will be provided in the next Blast.

On April 15th, the DCA will welcome 3 new Compliance Officers and a new Asset Manager to the Office of Portfolio Management. More to come on changes in April!

## POLICY UPDATES

### **INCOME AVERAGE COMPLIANCE POLICY**

The Average Income Compliance Policy period for comments has closed. A final version of the policy can be found [here](#) on the Compliance website.

### **INCOME AVERAGE COMPLIANCE WEBINAR**

On April 10th, DCA will host a [webinar](#) version of the Income Average Compliance Kickoff training that was held at DCA offices last month. The webinar will present DCA's application of the Average Income set-aside, provide information on how DCA will monitor this set-aside, and our team will take questions from the online audience. On the morning of the 10th, you may click [here](#) to join our webinar. No prior registration is needed. Email your questions in advance using "IA Compliance Webinar Question" in the subject line and submit to [Compliance@dca.ga.gov](mailto:Compliance@dca.ga.gov).

## A HELPING HAND

### **What is the Home Access Program?**

Home Access promotes independence and allows persons with disabilities to reside in their homes with the appropriate home modifications and to avoid unnecessary entry into nursing homes. The program also helps those in nursing homes to transition back to their own homes. The program allows grant awards of up to \$10,000 to improve the accessibility of an owner-occupied home in which an individual with disability resides.

Eligible activities include but not limited to; bathroom retrofitting (which may include roll-in showers), construction of wheelchair ramps, lowering of cabinets and counters, widening of doorways, and installation of visual aids and audible alarms.

To apply for Home Access Program contact the [Brain and Spinal Injury Trust Fund Commission](#) or call 1-888-233-5760 or contact the [Statewide Independent Living Council of Georgia](#) or call 770-270-6860.

## WHAT'S THE 811?

In an effort to assist our partners with new 811 contracted properties take solid steps toward getting into TRACS and EIV, the HUD 811 Office is planning new trainings with Navigate for all new contracts in 2019. Dates will be posted soon. If you have any suggestions for additional training, please let us know by April 10, 2019.

Check out key items related to the owner in the HUD 811 Rental Assistance Contract (RAC) Part II:

### **2.1 OWNER'S RESPONSIBILITIES AND OWNER'S WARRANTIES.**

a) **Owner Responsibilities.** The owner is responsible for:

1. Performing all management and rental functions for the contract unit
2. Enforcing tenant obligations under the Lease
3. Paying for utilities and housing services (unless paid by the family under the lease)
4. Collecting from the tenant:
  - i. Security Deposit, if applicable
  - ii. The tenant rent
  - iii. Any charge for unit damage by the family allowed by state and federal law

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

## COMPLIANCE CORNER

### **AUDITED FINANCIAL STATEMENTS**

Audited Financial statements are due by April 30, 2019 to [DCAFinancialReporting@dca.ga.gov](mailto:DCAFinancialReporting@dca.ga.gov). Late submissions, beginning May 1st, will be considered an administrative finding of non-compliance. If you anticipate difficulty meeting the deadline and are seeking to avoid potential non-compliance, a notification email must be provided to DCA by April 20, 2019.

### **CHANGES IN OWNERSHIP AND MANAGEMENT**

DCA does not always receive proper notice of changes in ownership and/or management company. At least 30 days advance notice is required. Please look out for a DCA website posting and email blast for minimum ownership and management experience requirements for parties interested in purchasing DCA affordable properties, whether via the Qualified Contract request process or the Project Concept Change request process.

## 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.

# 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)



Equal Housing Opportunity



 [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)