

WHAT'S NEW

NAVIGATING THE WEBSITE

Having difficulty finding items on recently updated website? Does Google search take you farther than you planned to go? Here are some frequently searched items on the [Compliance Monitoring](#) page with instructions to find them:

Click the [UPDATES](#) tile to find:

- Archived Blasts
- Policy changes and update
- Update your property information

Click the [RENT LIMITS](#) tile to find:

- LIHTC rent limits
- Links to HUD rent limits
- Links to FDIC rent limits
- New Rent Cap policy
- Request to Exceed the Rent Cap Jotform.

Click the [REPORTING TO DCA](#) tile to find:

- Casualty Loss Jotform
- Change in Management Jotform
- Annual Owner Certification Jotform

Click the [Training](#) tile to find:

- Audits and Updates Training
- Compliance Monitoring for HOME
- Blended Occupancy
- Tax Credit Training
- VAWA Guidance

POLICY UPDATES

UTILITY ALLOWANCES

The 2019 DCA Utility Allowance Schedule has been posted to the Compliance Monitoring website and can be found by clicking [here](#).

NOTE: The expiration date on our 2019 Utility Allowance Schedule reflects the current HUD form, [Allowances for Tenant-Furnished Utilities and Other Services](#), as found on the HUD website. The 2019 Utility Allowance schedule posted to the Compliance Utility Allowance website is current and any necessary revisions will be made, if and

when the HUD Form is updated. Management companies should check their project location to ensure their region has not been reassigned in the 2019 UA map posted to the DCA site. Additionally, management companies should frequently check our UA page for updates and review our bi-monthly Blast updates for any changes to policy.

A HELPING HAND

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

December 1st marks World AIDS Day, a day to reflect on lives lost and progress made in the disease prevention and cure. Due to the stigma associated with having the virus, people diagnosed with HIV and AIDS may face barriers to stable and affordable housing. Click [here](#) to learn about what housing resources DCA can offer people in Georgia affected by HIV and AIDS.

COMPLIANCE CORNER

COMPLIANCE Q&A SPECIAL

For the remainder of the year, each Blast will feature a few responses to questions and hypotheticals that are currently trending in our industry.

QUESTION #1:

What should the management company show in the file when there is a couple that was recently married, they are both students, and the tax return has not been filed, and they claim to be exempt from full time student status?

If the couple is married and they are income qualified then they qualify to live in the program as full time students, because they have met an exemption. **Remember**, for purposes of a DCA audit, determine whether the couple is **eligible** to file a joint tax return **at the time of qualification**. There is no regulation requiring verification of a joint tax filing at the time of the initial qualification or at recertification.

QUESTION #2

When a woman claims her pregnancy as a member of the household and then the pregnancy results in a miscarriage, can the woman be considered over-income due to her no longer having a child at the time she applied/was qualified?

If the woman and her family income qualified at initial certification then the household is considered qualified until recertification.

QUESTION #3

If a woman applies, is denied due to poor check writing history (poor credit), and she then discloses that she was forced to write checks by an abusive boyfriend, how can a leasing agent ensure that they are properly documenting the file to show VAWA protections?

Property management companies should verify through documentation that the tenant was forced to write checks by her boyfriend. The management company should give the tenant VAWA Notice of Occupancy Rights (form 5380) and the VAWA Certification (form 5382) to complete and sign. Property management companies should ensure that victims files are kept confidential.

DON'T FORGET TO REMEMBER. . .

WORLD AIDS DAY

DCA recognizes World Aids Day, **December 1, 2018**, with a special luncheon and a memorial poster to honor friends and family that have lost their lives to AIDS.

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 \(LEP\)](#)

Development Division
60 Executive Park South, NE
Atlanta, GA 30329
404-679-4840
www.dca.ga.gov