

WHAT'S NEW

QAP NEWS

The QAP Listening session is scheduled for Monday, September 17th, at 10:00 am in the [Cobb Galleria Centre](#). DCA offers an opportunity for the public to offer commentary and ask questions about the 2018 QAP and planned changes for 2019. Written comments may be submitted to hfdround@dca.ga.gov until close-of-business Wednesday, September 19th, for consideration in the 2019 QAP draft.

Registration is not required to attend this event.

A HELPING HAND

DISASTER PREPAREDNESS GUIDANCE

In preparing for requests to seek shelter and relocation assistance, please note the following:

1. Please make sure that occupancy for all properties has been updated in Mitas. Georgia may receive victims of Hurricane Florence that are in need of temporary housing.
2. Please be sure your property information is current on [Georgia Housing Search](#). This website serves as a resource for those in need of permanent and temporary housing.
3. If your property has an inspection scheduled within the next few days, your Inspector will reach out directly to the property to reschedule, if needed.

DCA will send additional updates, as needed. All questions, property updates, and requests, should be emailed to compliance@dca.ga.gov.

COMPLIANCE CORNER

This month we are providing the below refresher Q&A that sets forth VAWA rules under different circumstances. As always, please consult your compliance or legal team to ensure that you are accurately implementing the VAWA rules.

[When are the Owners or Property Managers required to give the Notice of Occupancy Rights \(form HUD-5380\) and the Certification Form \(form HUD-5382\) to the tenants/applicants?](#)

Answer:

- At the time of the move-in and at the lease signing
- For the Annual Recertification (AR) that would have occurred between December 16, 2016 and December 15, 2017
- At the time an applicant is denied assistance or approval to rent a unit

- Any time a notice of eviction is provided to a tenant
- At the time of an Emergency Transfer under VAWA

Should the Owner or Property Manager customize the Notice of Occupancy Rights (form HUD-5380)?

Answer:

The Owner and/or Property Manager may customize the Notice of Occupancy Rights (form HUD-5380) to reflect the type of assistance provided under the specific housing program. However, the Owner and/or Property Manager must not change the form's core protections and confidentiality provisions.

Is it permissible for the Owner or Property Manager to have each household sign an acknowledgment form, acknowledging that the forms were received? That would be easier than providing two separate forms to DCA as proof.

Answer:

Yes. It is acceptable to sign an acknowledgment form, however, it is not required by DCA.

Is the Owner or Property Manager required to develop an Emergency Transfer Plan (form HUD-5381)?

Answer:

Yes. The Model Emergency Transfer Plan (form HUD-5381) is a model form which provides guidance for completing the Emergency Transfer Plan. Using the model will not satisfy VAWA's Emergency Transfer Plan requirement.

What should the Owner or Property Manager do with the VAWA Lease Addendum (form HUD-91067)?

Answer:

Section 8 properties must include this form as an attachment to the lease at move-in, at the annual recertification and at the time of transfer. Remember, each adult household member must sign the VAWA Lease Addendum form.

Are the Owners or Property Managers required to distribute the Notice of Occupancy Rights (form HUD-5380) and the Certification Form (form HUD-5382) to the LIHTC units?

Answer:

Currently, these forms need only to be distributed to HUD covered housing programs. However, the Owner or Property Manager may choose to offer VAWA protections and remedies to all tenants and applicants, wherever applicable.

8823s

Does your project have open 8823's for failure to submit tenant files or other required documents?

Out of Compliance

Treasury Regulation §1.42-5 (c) requires state agencies to report owners of low-income housing tax credit properties who fail to submit tenant files or any other required reports and documentation. Tax Credit units with missing certifications are considered "Out of Compliance" which may trigger a credit recapture event.

DCA will allow up to 45 days to correct noncompliance before Form 8823 is filed with the IRS. After the filing of Form 8823, projects have (3) years to bring the unit back into compliance.

Back in Compliance

The owner is considered back in compliance when perfected certifications (and any

other required documentation) are received by the state agency. Once the noncompliance is resolved, the DCA will file a "back in compliance" Form 8823 within the 3-year window.

HUD 811 COMPLIANCE

ONE DAY CONVENING
Macon, GA
Friday, October 26, 2018
10:00 am - 3:00 pm

Come and join current and future participating properties and providers to talk about HUD 811! We have speakers coming to talk about *Becoming an 811 Champion*, the New HUD 811-in-a-Box Independent Training Tool, [Bridges Out of Poverty](#), and a Group Discussion looking at our program successes and challenges. To register, [click here](#).

HUD 811 MONTHLY WEBINARS ... Next Webinar
EIV: What It Is & What To Do
Wednesday, September 26, 2018
3:00 pm

Want to know more about EIV? Want to find out what you need to know for HUD 811? Register now for our monthly webinar, [here](#).

Satisfaction Survey

We know the Rolling Stones have some opinions on this point, but we hope to take all thoughts about HUD 811 and help satisfy some of the challenges. Please go to our [Survey Monkey Assessment](#) and let us know what you think! Our goal is to minimize the challenges and help hundreds of disabled Georgians come home!!!

MORE 811 INFO

Did you or your project owner check the HUD 811 box on the project's Core Application? Want to know more about the HUD 811 program and how you can maintain program compliance? Contact Ilona Nagy, our HUD 811 Program Coordinator at ilona.nagy@dca.ga.gov.

DON'T FORGET TO REMEMBER. . .

HOME RENT APPROVAL FORM DEADLINE FOR SUBMISSION

APPROACHING DEADLINE!

September 30, 2018, is the deadline for the HOME Rent Approval Submission. Please submit all forms to Compliance@dca.ga.gov and use the email subject line: [GA ID # / Property Name / HOME Rent Review / County](#)

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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