



Office of Portfolio Management Updates

Don't miss the latest Compliance and Asset Management Updates

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The BLAST

October 17, 2022

What's New

- 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.
- The IRS released the Treasury Regulation [Regulation 1.42-19](#), the final and temporary Average Income Test regulations for the LIHTC program.

Compliance

Compliance FAQ

Q: When submitting tenant files to DCA, are we to use the same checklist for FDIC only files that is used for other programs or are there items that can be omitted for FDIC?

A: The same [Desk Review Checklist for Initial Files](#) or [Desk Review Checklist for Recertification Files](#) can be used to submit FDIC tenant files. The Student Certification is not required for the FDIC program. We only look for a Student Verification/Certification when the FDIC project is blended with LIHTC or HOME.

Q: When is the Supportive Animal/Handicap Priority clause/form needed?

A: The Supportive Animal and the Handicap Priority addendums may be the same or separate forms; it's at the discretion of the owner/management company. It can be included in the lease agreement if it's consistent with fair housing principles. DCA doesn't have a suggested form for Handicap priority or Supportive Animals.

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

A: The Violence Against Women Act (VAWA) was reauthorized in March 2022, and it added RD/USDA, Housing Trust Fund, Housing Assistance

OPM
YouTube
Page

File Audit &
Physical
Inspections

Reporting
to DCA

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.

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](#).

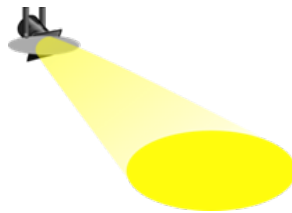
The Violence Against Women Act (VAWA) was [reauthorized](#) in March of 2022. VAWA violations bear the same penalties as Fair Housing Act violations. You can review the available resources below:

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

[DCA 2019 Webinar - VAWA](#)

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

DCA requires all programs to comply with VAWA. Projects should implement a policy to address the Violence Against Women Act (VAWA). DCA will include reviewing documents about the VAWA protections as part of each compliance review.



Form Spotlight **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 and 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.

Best Practices - Filters and other regular and recurring maintenance items

Suggestion for owners and managers: with daylight savings coming on November 6, 2022, a best practice for many property managers is to change out all HVAC filters, Smoke Detector Batteries, and check Fire Extinguisher inspection dates in alignment with Daylight Savings 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 properties **are required to be listed on the GHS website**. Your listings 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/>

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.
- 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.

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 properties are 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**

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