



## Office of Portfolio Management Updates

Don't miss the latest Compliance and Asset Management Updates

Visit our Website



### The BLAST

December 15, 2022

#### What's New

##### Fees

DCA's Office of Portfolio Management has published updated [Compliance Monitoring, Asset Management, and Portfolio fees](#) on our website. These [Fees](#) apply to any property that currently has affordable housing restrictions imposed on it by GHFA/DCA or will have affordable housing restrictions imposed on it by GHFA/DCA due to a submitted application for funding and will be effective as of January 15, 2023. DCA encourages our partners to submit public comments and questions using this online [Form](#) until January 14, 2023. Please stay tuned for a virtual public input session.

##### Income Limits

Complications with calculating the annual income limits due to COVID-19 will cause a delay in the release of the limits in 2023. According to HUD, the limits will be released on or about May 15, 2023. For the full article, click [here](#).

##### Utility Allowances

The 2023 UAs (utility allowances) have been posted to our website [here](#). For questions regarding UAs contact [Compliance@dca.ga.gov](mailto:Compliance@dca.ga.gov).

##### We're Hiring!

The Compliance Team has an opening for a Compliance Officer. To share or apply click the [open position](#).

[Compliance](#)

OPM  
YouTube

## Update - COLA Increase

On October 13, 2022, the Social Security Administration announced there will be an 8.7% increase in Social Security and Supplemental Security Income (SSI) benefits in 2023. This will increase the average SS payment by more than \$140 per month starting in January.

Page

File Audit &  
Physical  
Inspections

Reporting  
to DCA

### Friendly Reminders :-)

- The Windshield Inspections have already been assigned to our inspectors beginning October 1 and continuing through December 31, 2022. Remember that Windshield Inspections are not announced in advance to the properties. The inspections have been restarted and will be returning to their pre-Covid pandemic schedules. Remember to please submit your cure responses timely to [Compliance@dca.ga.gov](mailto:Compliance@dca.ga.gov).



### 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



#### Emphasys reporting non-compliance will delay or prevent DCA approvals

Management companies seeking DCA's approval to add DCA properties to their portfolio must have their existing DCA portfolio in full compliance with Emphasys Certification Portal monthly reporting requirements, among other major compliance requirements. Final approval will not be issued until all identified issues have been brought back into compliance. DCA recommends seeking approval 60 days in advance, to allow time for a full review of your entire portfolio. Properties in the Extended Use Period are required to report monthly transactions in Emphasys until the end of the Extended Use Period (EUP) as stated in the LURC. EUP property monthly reporting has been a common issue recently that has delayed management change approvals. This also applies to other approval requests, such as Project Concept Changes.

### 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 property is 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 email:**

[AssetManagement@dca.ga.gov](mailto:AssetManagement@dca.ga.gov).

**[Georgia Housing Search \(GHS\) – Affordable Housing Listing Website](https://www.georgiahousingsearch.org)**

Every Georgia DCA monitored property is **required** to be listed on the GHS website. Your listing 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>



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