

## WHAT'S NEW

### **SENIOR VOLUNTEER DAY**

On Tuesday, May 28th, the Housing Finance and Development Division attended our semi-annual Senior Volunteer Day. Our staff traveled to National Church Residences' Baptist Gardens in Atlanta, Georgia. After an all-team meeting, the staff enjoyed an afternoon of games and cakes with the senior residents. You can view photos from the event [here](#).

### **APPLICATION DAY**

DCA Application Intake day closed this past Thursday, March 23rd. The Housing and Finance Division received **72** - 9% applications.

## POLICY UPDATES

### **FAIR HOUSING COMPLAINTS**

The Office of Portfolio Management has enhanced the DCA website to improve access to filing Fair Housing claims of discrimination. DCA staff is available to assist with the filing of a Fair Housing complaint with HUD or to provide literature and resources. Will your staff be ready for a Fair Housing secret shopper? Click [here](#) to learn more, and then forward the link to your onsite team, including leasing and maintenance personnel. Remember to always inform your team how to avoid claims of discrimination against the individual or the company.

### **MID-LEASE INCREASE CLARIFICATION**

Effective January 1, 2020, a property may only propose and implement one (1) rent increase per recertification period for each in-place tenant. A rent increase may occur any time during the lease term, provided the lease language allows for this

## COMPLIANCE CORNER

### **ANNUAL RECERTIFICATIONS**

Please be sure that your annual tenant recertifications are accurate and completed on time. DCA may conduct a 100% file review in response to an unsatisfactory audit of your files, particularly as it relates to incomplete or late tenant recertifications. A 100% file review includes a review of all low income unit files. Management companies that demonstrate repeated and/or systemic failures resulting in late recertifications may be suspended from taking on new properties or precluded from being included in new applications.

### **Housing Credit Student Rule**

Summer is here and school is out... but **Student Rule** is here to stay! The student rule is a key element of housing credit eligibility that **must be** verified annually. Determining who is or who isn't a student can be complicated. Never assume someone *is not, has not or will never* be a student. The LIHTC student rule was primarily implemented to prevent dormitory or transient housing within the HTC community. The Rule states that a household cannot be comprised of all full-time

students from kindergarten through 12th grade and institutions of higher education. A resident who is a full-time student for any portion of 5 months (can be non-consecutive) out of the current calendar year is considered a full-time student for the *entire* year. Here is what you should consider when determining student status for a household:

Are **all** household members **full-time** students?

- Applies to Full-Time status only
- Applies only if all members are students (If one person in the household is not a student, the household is safe)
- Applies to all ages

Now, do not forget about the **EXCEPTIONS**:

1. At least one student is a single parent; neither the single parent nor the child can be claimed on someone's tax return
2. At least one student is receiving assistance under Title IV
3. At least one student receives assistance under the Job Training Partnership Act
4. At least one student was under care of the state foster care system
5. The students married and eligible to file a joint tax return

## ASSET MANAGEMENT

### **UPDATING DCA**

**Prior to** making any changes in ownership or management, remember to bring DCA into the dialogue. Only approved management companies can participate in Georgia. The DCA Property Information Form can be found [here](#), and you may submit your updates to [Compliance@dca.ga.gov](mailto:Compliance@dca.ga.gov).

## A HELPING HAND

### **BARRIERS TO AFFORDABLE HOUSING**

Did you know that only 1 in 4 people who qualify for HUD assistance actually receives it? That means that 71% of extremely low income renters spend over 50% of their income on rent. Learn more about barriers to finding affordable housing in 2019 [here](#). Use the link to find more ways your organization can become involved in increasing annual funding set aside for affordable housing programs.

## DON'T FORGET TO REMEMBER. . .

### **CLOSED 4th OF JULY**

DCA Offices will be closed in observation of the July 4th Holiday.

## 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).

## 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)



 [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 \(LEP\)](#)

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