Office of Portfolio Management

SAHMA

GEORGIA STATE MEETING 2019

February 13, 2019

DCA Presenters: Denise Farrior & Jill Cromartie
WHAT’S NEW?

UPDATES & DCA POLICY
DCA STAFF CHANGES

NEW TO THE TEAM

- Jill (Collins) Cromartie
  Office Director
- Angela Lowery
  Portfolio Compliance Manager
- Vanessa Saint-Louis
  Affordable Housing Regulatory Auditor
- Jeff Gevertz
  Asset Manager
- Nick Sexton
  Portfolio Management Attorney
DCA STAFF CHANGES

NEW ROLES

- **Steve Vlkovic**
  Manager of Asset Management

- **Merranda James**
  External Training and Development Coordinator
UPDATES TO THE WEBSITE

- Rent Limits
- Utility Allowances
- Updates
- Audits
- Resident Concerns
- HOME
- Reporting to DCA
- Compliance Training
- Mitas Compliance
- Tax Credit
- Annual Owner Certification (AOC)
INCOME AVERAGING

- DCA Policy has been released
  - Income Averaging Policy (posted to DCA website)

- Compliance Monitoring Kick Off Day
  - March 14, 2019
  - DCA Atlanta Office
  - Income Averaging Compliance Kick-Off
  - AM and PM Sessions available
  - Register through the online portal (seating is limited)
RENT INCREASE POLICY

- 5% Rent Increase Cap Policy REVISED!

NEW POLICY

- Effective December 1, 2018
- Proposed rent increases that exceed 5% of the net tenant rent
- For in-place tenants
- Will require 120 days’ written notification of the increase to the tenant
- Option for the tenant to terminate the lease contract with no penalty or fees
Rent Increase Policy

New Policy

- Effective 1/1/2020
- Mid-lease rent increases (could possibly) not be permitted for all tenant lease agreements
- Tenants (may be) barred from consenting to mid-lease rent increases through lease addendums
- Policy applies to all projects in the LIHTC and HOME programs
- Visit Updates page to review the policy
DCA no longer requires notarized forms
DCA no longer provides recommended forms

SO WHAT CAN I USE?
DCA APPROVES THE USE OF ELECTRONIC SIGNATURE WITH THE USE OF DCA FORMS
ONLINE TENANT CONCERNS

- Excessive calls from tenants and concerned citizens and neighbors

TENANTS
  - Use the ONLINE RESIDENT CONCERN form

WHAT PROPERTY MANAGERS MUST DO:
  - Where to find the ONLINE RESPONSE form
  - How long do you have to send it?
DCA TEAM STRUCTURE

☐ Rollout to the New Program in 2019

☐ How this Impacts You

☐ How to Prepare
   - Complete the Update Form ahead of time
   - Email it back to Compliance@dca.ga.gov
NEW REVIEW PROCESS

How this Impacts You

What Changed?

- Notifications
- Forms

How can I remember all of this??

- Visit the new AUDIT REVIEW page when notified of an inspection
ANNUAL OWNER CERTIFICATION

- AOC UPDATES
  - Forms simplified
  - Released February 1, 2019
  - HUD 811
  - Any version before or after Feb 1 is OK to submit

SUBMISSION DEADLINE IS MARCH 1, 2019

So, what if I miss the deadline?
- 8823s
- Troubled Properties List
- Future Scoring
ANNUAL OWNER CERTIFICATION

SUBMISSION DEADLINE IS MARCH 1, 2019

- Assist with the DCA Scoring Process
AFFIRMATIVE FAIR HOUSING MARKETING PLAN (AFMPH)

OLD POLICY: AFHMP submitted every 5 years or when there is a change in the plan
NEW POLICY:

- Effective January 15, 2019
- DCA will review the AFHMP every (3) years
- As a part of the 3-year audit review
- Check your QAP
- Per HUD rules, properties still must submit an updated plan whenever there is a significant change in the demographic or local housing market area
- For upcoming audits, properties will be reminded to submit the AFHMP with their pre-audit documents
UPCOMING EVENTS

- QAP WORKSHOP  
  February 28th

- Income Averaging Kickoff  
  March 14th

- GAHC Coalition Conference  
  March 27th
Bi-Monthly E-newsletter

SIGN UP NOW  It will help you later!
QUESTIONS?