

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

NOTARY & RECOMMENDED FORMS

- DCA no longer requires notarized forms
 - DCA no longer provides recommended forms
- SO WHAT CAN I USE?



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



DCA INSPECTION CHANGES

□ 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

FAIR HOUSING COMPLIANCE



AFFIRMATIVE FAIR HOUSING MARKETING PLAN (AFMPH)

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

FAIR HOUSING COMPLIANCE

AFFIRMATIVE FAIR HOUSING MARKETING PLAN (AFHMP)

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

BLAST!

□ Bi-Monthly E-newsletter

■ [SIGN UP NOW](#) It will help you later!



QUESTIONS?