

## WHAT'S NEW

### **RECERT WAIVERS FOR HOUSING CREDIT PROPERTIES**

Per IRS guidance issued July 1, 2020, an Owner of a low-income building is not required to perform income recertifications under § 1.42-5( c)(1)(iii) in the period beginning on **April 1, 2020 and ending on December 31, 2020**. The Owner must resume the income recertifications as due under § 1.42-5( c)(1)(iii) after December 31, 2020.

Properties must document the reason for not performing a recertification during this time using this [waiver form](#). **Please note, the IRS has not waived the annual student certification requirement.**

### **!COVID-19 INTERIM POLICY UPDATES**

Please visit our [website](#) for the most recent updates to our [COVID-19 Q&A](#) and our [Multifamily HOME Loan Deferment Policy](#).

### **COVID-19 SURVEY**

We are still accepting submissions for our [COVID-19 Impact on Properties Survey](#). Your submission will allow DCA to accurately assess how COVID-19 impacted the affordable housing community in Georgia.

## COMPLIANCE

### **MANAGEMENT RESPONSE TO RESIDENT CONCERNS**

DCA is responsible for ensuring that owners of affordable housing properties remain in compliance with program regulations. We often receive notification of resident concerns from tenants. Property management companies and/or owners are required to respond to the concerns via the online system promptly. When you are notified of a Notice of Tenant Concern has been received at one of your communities, please visit our online [Management/Owner Response to Notification of Resident Concern](#) as soon as possible to complete your response online, and provide any applicable supporting documentation

### **HOME RENTS**

A core monitoring responsibility for the HOME program is the annual [HOME Rent Review](#). Each year HOME funded projects are required to submit a rent approval request along with supporting documentation to Office of Portfolio Management. For a quick tutorial on completing HOME Rent Approvals check out our [learning nugget video](#).

#### **How soon can I implement the rent increase?**

Rent change requests must be submitted to DCA at least 45 days prior to implementing the change. After the rent review has been completed for your property and DCA has provided and approval, rent increases may be implemented for current residents with a

proper 30-day notice and to new residents after the date of the approval. Note: Failure to receive DCA approval and/or provide tenants with proper notice of a rental increase may require a reduction in rent and restitution paid to affected tenants.

Please review the [Rent Increase Policy](#) that applies to all projects in the LIHTC and HOME programs

## ASSET MANAGEMENT

### **COVID-19 HOME LOAN DEFERMENT POLICY**

The Multi-Family HOME Loan Deferment Policy is available on the [DCA website](#). Borrowers that are experiencing a financial hardship resulting from the COVID-19 emergency are encouraged to review eligibility requirements and conditions and may still be eligible for HOME Loan Deferment.

[Link to COVID-19 policy](#)

[Link to the on-line HOME Loan Deferment Request Form](#)

### **IRS FORM 8609 - FRIENDLY REMINDER**

Please remember Final 8609s, with owner-elections entered to Part II, **are due to DCA within 24-hours after they are filed with the IRS or by the next business day.** Please email the Final 8609s to [Compliance@dca.ga.gov](mailto:Compliance@dca.ga.gov) - and remember to use the following format in the email subject line; (a) Type the Georgia DCA Project ID Number (b) Followed by the Project Name (c) Followed by "Final8609s"

Example: GAIDNo.2020-015 MainStreetViewApts-Final8609s

### **HOME FUNDED PROPERTIES - 2019 AUDITED FINANCIAL STATEMENTS - THE FINAL DEADLINE HAS PASSED**

The 2019 Audited Financial Statements for HOME Funded Properties were due April 30, 2020. DCA will be reaching out to management companies that had not submitted 2019 Audited Financials by the May 15th deadline and are now considered late. **Please email them today if you still have not sent them to DCA:**

SUBMISSION INSTRUCTIONS FOR 2019 AUDITED FINANCIAL STATEMENTS:

Send all financial statements to [DCAFinancialReporting@dca.ga.gov](mailto:DCAFinancialReporting@dca.ga.gov)

Use the following format in the email SUBJECT line: (a) Type the Georgia DCA ID Project Number (b) Followed by the Project Name (c) Followed by "2019AuditedFS"

Example: GAIDNo.2020-015 MainStreetViewApts-2019AuditedFS

## 811

### **811 RESOURCE**

Please see the [811 Vacant Unit Mailing](#) dated for today, July 15, 2020.

Contact us with any questions that you may have - [HUD811@dca.ga.gov](mailto:HUD811@dca.ga.gov).

## A HELPING HAND

## CONNECT VIRTUALLY WITH YOUR RESIDENTS

Due to social distancing public health recommendations resident services and social events have been cancelled until further notice. Communities wishing to stay connected with residents are encouraged to think of creative ideas for engagement without compromising safety. For virtual event ideas click [here](#).

[Financial Resources for Individuals & Families](#)

[Georgia COVID-19 Resource List](#)

## 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).

### Previous Notifications

#### 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)

Georgia Department of  
Community Affairs  
Housing Finance and  
Development Division  
60 Executive Park South, NE  
Atlanta, GA 30329  
404-679-4840  
[www.dca.ga.gov](http://www.dca.ga.gov)