

WHAT'S NEW

RETIREMENT

This month, after 18 years of service to the Agency, DCA will say good-bye to the Housing Finance and Development Division Director, Laurel Hart. Laurel will retire from DCA effective May 31st. Laurel is a staunch supporter of our program and a tireless advocate of the underserved in Georgia's affordable housing community. The Office of Portfolio Management, the DCA team, and all of our industry partners wish Laurel a prosperous and fun-filled time in the next phase of her life!

Have a fun or interesting story to share about Laurel? Email Merranda.James@dca.ga.gov and provide any stories that DCA may share at an upcoming event-no later than **May 22nd**.

POLICY UPDATES

HB 346 SIGNED INTO LAW

[HB 346](#) passed in the House and Senate. Georgia is now one of 41 states in the US that prohibit a landlord from retaliating against tenants, using the eviction process against tenants who report unsafe or unhealthy living conditions in their home.

Read more [here](#) to review the background and potential impact of the new Landlord Tenant law. Be sure to consult your legal advisors or Compliance team to understand how this law applies to your tenants.

COMPLIANCE CORNER

INSPECTION PREPAREDNESS

Is it time for a HVAC tune-up? As the weather begins to warm, be sure your AC units are ready for another Georgia summer. Do not wait until DCA notifies you of an inspection to implement a preventative maintenance plan! A preventative maintenance plan can help you proactively perform maintenance, repairs, and replacements so that you can prevent failures and avoid costly site repairs. For helpful guidance to ensure peak performance of your HVAC units click [here](#).

ASSET MANAGEMENT

RFP FOR CPA CLOSED

The Request for Proposal period for a Certified Public Account (CPAs) to consult DCA for the qualified contract price calculation is now closed. DCA has announced the selected CPAs here on the Asset Management website.

1. **Tidwell Group** (Johns Creek, GA)
2. **Novogradac & Company LLP** (Alpharetta, GA)

NEW TO THE TEAM

On April 16th, Tricia Manning joined the Office of Portfolio Management as the

newest Asset Manager. Tricia previously worked for MetLife Real Estate Investments and Prudential Mortgage Capital, where she was employed as a Commercial Real Estate Financial Analyst and an Investment Analyst. Welcome Aboard Tricia!

WHAT'S THE 811

Does 811 apply to market rate units? Click [here](#) to view more FAQs about the HUD 811 program. Are you new to 811 or need to know more about the program? Click [here](#) to visit our program overview and to find additional resources.

For more information on this and other HUD 811 topics, please contact the HUD 811 Program Coordinator, Ilona Nagy, at ilona.nagy@dca.ga.gov.

A HELPING HAND

RED CROSS FIRE RELIEF

Did you know that there is an average of \$7 million in damages each year in the US caused by home fires? The [American Cross' Home Fires Campaign](#) has set a goal to reduce fire-related deaths and injury by 25%. Visit the American Red Cross website and see how you can reduce potential hazards to your tenant's homes (or to your properties) this year.

Pro-Tip: Back up your smoke detector and battery supply on your property and be sure to routinely check for operation on each maintenance visit or routine inspection.

DON'T FORGET TO REMEMBER. . .

MEMORIAL DAY

The DCA offices will closed on Monday, May 27th, in observation of Memorial Day.

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.

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.



 [DCA Fair Housing Statement](#)

 [DCA Compliance Website](#)

 [Mitás](#)

 [MTSP Income Limits](#)

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



 [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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