

WHAT'S NEW

CHANGES TO OUR TEAM

The Compliance Department welcomes aboard our newest team member, Vanessa Saint-Louis, as the new Affordable Housing Regulatory Auditor. Vanessa is an attorney with several years of quality control analytical work, to include; the U.S. Department of Justice, the Securities and Exchange Commission, and international government investigations. Vanessa will provide increased oversight to our Compliance Department, from the regulatory review level to the individual file audits, ensuring stewardship obligations of LIHTC and HOME properties. Welcome to the team Vanessa!

POLICY UPDATES

KEEPING UP WITH COMPLIANCE

Are you looking for ways to keep up with compliance changes and updates? Interested in following trends in affordable housing industry news? Here is a short list of websites that are frequented by our industry partners:

- [Check out AJ Johnson Consulting Services, Inc. News and Updates](#)
- [Sign up for *The TheoPro Compliance Advisor*](#)
- [Follow the latest news on Novogradac Blog articles](#)
- [Dive into Elizabeth Moreland's *Compliance Monitor* when tackling those complex compliance issues](#)

**In reviewing the above suggested sites, DCA reminds our properties to always consult with their compliance and legal partners for Program compliance monitoring.*

A HELPING HAND

VOTER REGISTRATION

As Election Day nears, several organizations are assisting communities across Georgia with registering citizens to vote in the November 6th election this year. A recent [Pew research study](#) found that roughly 46% of *non-voters* have incomes below \$30,000, versus only about 19% of those likely to vote having incomes in the same range. **Are you doing anything significant to increase voter turnout in your affordably housing community?** We would **love** to hear from our partners in the community regarding your planned events! Email Compliance@dca.ga.gov and be sure to share your pictures.

VOTER RESOURCES

GET THEM TO THE POLLS

This year, Lyft (rideshare app) is providing discounts to users who are headed to the polls. Further, for underserved communities, Lyft will provide rides **free of cost** to the polls, through nonpartisan and nonprofit partners. Please refer to the Lyft [company](#)

[website](#) for more information.

*Lyft, Inc. is not affiliated with the Georgia DCA.

MVP

Visit the [Georgia My Voter Page](#) to learn where you and your tenants should register to vote - SHARE!

- Determine voter poll locations
- Check your voter registration status
- Learn about candidates
- Calendar important dates

This October, the DCA strives to empower residents in the affordable housing program by encouraging our partners to assist eligible residents to vote.

"A man without a vote is a man without protection"

Lyndon B. Johnson

COMPLIANCE CORNER

HUD 811

ONE DAY CONVENING

Macon, GA

Friday, October 26, 2018

10:00 am - 3:00 pm

Come and join current and future participating properties and providers to talk about HUD 811! We have speakers coming to talk about *Becoming an 811 Champion*, the New HUD 811-in-a-Box Independent Training Tool, Bridges Out of Poverty, and a Group Discussion looking at our program successes and challenges. To see the information flyer and agenda, [click here](#), and to register, [click here](#).

HUD 811 MONTHLY WEBINARS

EIV: What It Is & What To Do

We had a great webinar on the topic of the Enterprise Income Verification (EIV) this week and we want to make sure you get the opportunity to see it too. Click [here](#) to register and to see a playback of the recording.

Satisfaction Survey

Have a thought about HUD 811 and not sure how to share it? Please go to our [Survey Monkey Assessment](#) and let us know what you think! Our goal is to minimize the challenges and help hundreds of disabled Georgians come home!!!

ADDITIONAL 811 INFO

Did you or your project owner check the HUD 811 box on the project's Core Application? Want to know more about the HUD 811 program and how you can maintain program compliance? Contact Ilona Nagy, our HUD 811 Program Coordinator at ilona.nagy@dca.ga.gov.

CLARIFICATION ON AMENITIES

Are you unsure of what amenities and features you are required to maintain on your property? We frequently receive inquiries regarding requirements to maintain property entry gates, garbage disposals, playgrounds, laundry rooms, community rooms, etc. DCA Compliance reminds you to always check the following resources to reference your *required* amenities:

- The property Land Use Restrictive Covenant (LURC) or the Land Use Restrictive Agreement (LURA)
- The property's Tax Credit Application
- The [Qualified Allocation Plan](#) for the respective year of allocation
- Local Code

VAWA

For this Compliance Blast edition, we will conclude our refresher Q&A that sets forth VAWA rules and processes in the below situations. As always, please consult with your compliance or legal team to ensure that you are accurately implementing the VAWA rules.

[So what exactly are the VAWA protections for victims?](#)

Answer:

- Tenants or applicants cannot be denied tenancy based solely on adverse factors that are a direct result of being a survivor of domestic or sexual violence
- Victims have a right to privacy; all information provided by the tenant in accordance with VAWA must be kept confidential
- Incidents of threats of domestic violence, dating violence, sexual assault, or stalking, shall not be considered a "serious or repeated lease violation" by the victim, nor can it be considered "good cause" to terminate the tenancy rights of the victim
- If a family breaks up due to VAWA-related violence, housing assistance stays with the eligible victim
- Under the same circumstance, a tenant can request a transfer if they believe that they are threatened with imminent harm from further violence by remaining in the same unit
- For households receiving rental assistance, where a household member engages in a criminal act(s) of violence against another household member, VAWA allows for lease bifurcation that may evict/terminate occupancy rights and/or terminate assistance of the accused perpetrator who is also a member of the household

[How do we customize an Emergency Transfer Plan? What should we include in the Plan?](#)

Answer:

The property must explain that an applicant or tenant qualifies for VAWA Emergency Transfer in the following circumstances:

- The tenant is a victim of VAWA-related crime; and
- The tenant expressly requests the transfer; and either
- The tenant reasonably believes that there is threat of violence; or
- A sexual assault occurred within a 90 day period following the request for the transfer

The Plan must include the following policies for an emergency transfer:

- A description of reasonable efforts necessary to assist a victim if a safe unit is not immediately available
- A statement that permits tenants to seek an internal/external emergency transfer
- Policies for assisting applicant/tenants who are seeking an external emergency transfer

[Does an internal VAWA emergency transfer request supersede other internal transfers?](#)

Answer:

The VAWA Final Rule does not define transfer priorities. Each property's Emergency Transfer Plan must detail the measure of any priority given to tenants who qualify for an emergency transfer under VAWA in relation to other categories of tenants seeking transfers and individuals seeking placement on waiting lists. Priorities for the internal transfer waiting list and applicant preferences for the external waiting list must be identified in the property's Tenant Selection Plan.

[If an internal transfer may not be sufficient enough to ensure safety, could we move a resident to another property as an "emergency transfer"?](#)

Answer:

Yes. If a unit within the current property (A) is not deemed to be a safe unit, the resident may request to move to another property (B). However, keep in mind that if Property (B) has not adopted a preference for VAWA victims, the tenant leaving Property (A) could become an applicant at Property (B) and could subsequently be placed at the end of Property (B)'s waiting list. To accept an external transfer, Property (B) must ensure the new applicant meets their eligibility criteria. The emergency transfer requirements do not supersede any eligibility or occupancy requirements that apply under a covered housing program.

[In cases where the accused perpetrator is the only qualifying member and moves out of the unit, does the remaining household continue to pay the current tenant rent, or is an Interim Recertification \(IR\) performed?](#)

Answer:

When the perpetrator moves out, an IR is performed using the remaining member(s) income/deductions to determine the rent. The Owner/Property Manager must consider if the remaining household is eligible for the same covered housing program. If not, the Owner/Property Manager must give a reasonable amount of time for the victim to find alternative housing or establish eligibility under another covered housing program. If the household is not eligible to receive a subsidy, the remaining family member must then pay contract/operating rent for the duration of the established time or move-out.

[When a tenant requests VAWA protections, can an Owner/Property Manager require the tenant to obtain a restraining order as documentation of the victim's status?](#)

Answer:

No. The VAWA Final Rule prohibits an Owner/Property Manager from requiring the victim to provide third-party documentation of victim status. Only in cases where there is conflicting information, can the Owner/Property Manager require the third-party documentation, such as a court order or a tribal record. The applicant or tenant must be given 30 days to provide such documentation, from the date that the Owner/Property Manager makes the request.

DON'T FORGET TO REMEMBER. . .

VOTING DEADLINES

General Election/Special Election Date

[Tuesday, November 6, 2018](#)

Deadline to **Register** for the General Election/Special Election

[Tuesday, October 9, 2018](#)

COLUMBUS DAY

All DCA offices will be closed on Monday, October 8, 2018, in observance of Columbus Day.

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

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.

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



 [DCA Fair Housing Statement](#)

 [Add Me to the Email List or Submit a Question](#)

 [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

