

WHAT'S NEW

CHANGES TO OUR TEAM

ASSISTANT COMPLIANCE MANAGER

We are happy to welcome aboard Tzwanza Taylor as the new Assistant Compliance Manager. Tzwanza brings her extensive knowledge of LIHTC, Bond, and Section 8 Housing regulations to her new role at DCA. Tzwanza will provide support and oversight of the file audit and inspection review process as well as assist in implementing new and updated policies and procedures.

SHARE YOUR LIHTC TRAINING EXPERIENCE WITH DCA

If you have attended a great Tax Credit and/or HOME Compliance training class or webinar recently, please let us know about it, so we can share your experience and recommendations with other participating owners and management teams in Georgia. Please email our External Training and Development Coordinator Merranda James at Merranda.James@dca.ga.gov.

COMPLIANCE CORNER

DOUBLE CHECKING THE TIC

Although DCA has not yet adopted a mandatory TIC, we **strongly encourage** you to make sure your Tenant Income Certification captures the important tenant file data. Below is a non-exhaustive list of key items that should be captured on the Tenant Income Certification (TIC):

- Set-Aside/Unit Designation
- Maximum Income Limit
- Bedroom Size
- Housing Assistance Payment if applicable
- Tenant Paid Rent
- Redacted SSN
- Maximum Allowable Gross Rent
- Utility Allowance
- Program Funding
- Household Income and Size at Move-in

ASSET MANAGEMENT

LOOKING TO PRESERVE AFFORDABLE HOUSING?

Find [DCA Qualified Contract Properties for Sale](#) on our website and contact Tricia.Manning@dca.ga.gov if you have any questions or would like more information on these properties.

DID YOUR TEAM RECENTLY PURCHASE A DCA PROPERTY IN THE

COMPLIANCE PERIOD OR EXTENDED USE PERIOD?

If your team recently received DCA' s approval of a purchase or a transfer of ownership interest, your work is not yet done! Please be sure all the conditions of DCA's approval have been met within the required time-frame. Most importantly, be sure to provide all the updated and new ownership team contact information once the transaction has closed and the transfer has taken place. Click the link to let DCA know the closing has taken place by filling out the new owner and management information using the: [DCA Property Information - online form](#).

For additional questions, please email Tricia.Manning@dca.ga.gov and be sure to copy your assigned Pod team.

811 UPDATES

QUALIFYING 811 TENANTS

HUD 811 can help your current eligible tenants! So, let's look at the important requirements to participate...

The eligible tenant (who is not necessarily the head of household) must be:
18 - 61 years old and have a disability that is:

- Mental, physical or emotional
- It needs to be long term.
- It needs to keep them from being fully independent of support - primarily financial
- It will get better with supportive housing.
- Verifiable through either a monthly SSDI disbursement or signed verification from a licensed professional

AND the entire household must qualify according to the [Section 8 Income Guidelines](#). For further questions, contact Ilona Nagy at ilona.nagy@dca.ga.gov or 404-679-3150.

HELPING HAND

PREVENTING INJURIES

According to the CDC, injuries at home and at play are not accidents. They can be prevented. CDC focuses on the science behind making people safe - working to prevent leading causes of injuries. To find out how to share injury prevention tips with your residents click [here](#).

DON'T FORGET TO REMEMBER....

HOLIDAY HOURS

All DCA offices will be closed Monday, October 14, 2019 in observance of the Columbus Day holiday.

Georgia Housing Search

Listing on GeorgiaHousingSearch.org is completely free and can be done online at

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.

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](#)

 [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 \(LEP\)](#)

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