

WHAT'S NEW



SEASON OF GRATITUDE

As we approach the Thanksgiving Holiday we would like to pause and say **Thank You** to our industry partners who help us do the work that we do! Your commitment to providing affordable housing to low-income families, seniors, veterans and persons with disabilities across Georgia is an irreplaceable tool in our diverse toolkit to build strong, vibrant communities. May you and your families enjoy this season of gratitude.

ON THE HORIZON

Our decade may be ending soon, but stay tuned for new policy updates and training:

- Electronic Signatures
- MITAS Upgrade Training
- New 2020 Rent Increase Policy
- DCA Property Compliance Training Calendar

COMPLIANCE CORNER

LIVE-IN CARE ATTENDANTS

For many senior and disabled residents, having a live-in care attendant is essential for their day-to-day care and maintaining independent living. There are many considerations to take into account with regards to live-in care attendants, including fair housing implications, household size, and family members who serve as live-in aides.

A live-in attendant is defined as an individual who resides with one or more elderly persons, near elderly persons, or persons with disabilities, and who:

1. Is determined to be essential to the care and well-being of the persons; and
2. Is not obligated for the support of the persons; and
3. Would not be living in the unit except to provide the necessary supportive services.

HUD has made it clear that allowing a live-in aide for a disabled individual is a fair housing requirement. Chapter 2 of the HUD Handbook states owners may not have policies or practices that overtly discriminate on the basis of disability. An owner cannot prohibit a resident from having a live-in aide or the use of assistive devices in certain areas of the premises.

Remember, a live-in care attendant should not be added on the lease and is not counted towards the number of people living in the household when determining income limits. Management must obtain verification of the need for a live-in care attendant from the resident's healthcare provider.

Lastly, a resident may have a family member serve as a live-in care attendant as long as they meet the above requirements. Until recently, HUD prohibited the family members of the live-in care attendant from residing in the household. In July 2019, HUD provided guidance on the [811 PRA FAQ](#) page that owners may make their own determination as to whether a live-in attendant's family member can reside when establishing their occupancy standards.

ASSET MANAGEMENT

REMINDERS, REMINDERS...

Properties in the Extended Use Period (EUP) - please note the following requirements:

- Tenant transactions must be reported to the state's affordable housing database (Mitas) by the 10th of each month through the Extended Use Period. For questions regarding Mitas reporting, contact Mitas@dca.ga.gov
- Subject to DCA file reviews and inspections as determined by DCA
- Must be listed on [Georgia Housing Search](#)
- Must file an Annual Owner's Certification ([AOC](#)) by the stated deadline

811

EVENT SUCCESS

Thanks to all the properties who attended the 811 One Day Exchange! We appreciate all the participation and insight!

2020 ADVISORY COMMITTEE

Find out about our 811 Advisory Committee beginning in 2020! Information Sessions will take place next week. Login to hear about the time commitment and initial topics for the committee to review. The floor will also be open to propose suggestions on topics to initiate to help make the program better for everyone.

November 20th at 2pm

Join Skype Meeting

<https://meet.lync.com/gadca/ilona.nagy/VS8YZW8Q>

Join by phone
Toll number: +1 (470) 582-0138;
Code: 260396347# (Dial-in Number)

November 21st at 10am
Join Skype Meeting
<https://meet.lync.com/gadca/ilona.nagy/S1MQ2NDQ>
Trouble Joining? Try Skype Web App

Join by phone
Toll number: +1 (470) 582-0138
Code: 710263855# (Dial-in Number)

For more information, email Ilona Nagy at ilona.nagy@dca.ga.gov.

HELPING HAND

EXPOSURE COUNTS

Exposing children to new experiences and ideas are priceless gifts for children. However, we do acknowledge the challenges of discretionary spending for many of our Georgia families. The [Georgia Public Library Service](#) offers unique work-spaces intended to foster new thought, ideas and hands-on-learning for children. [Makerspaces](#) in Georgia's public libraries can help kids gain confidence and make friends as they discover new interest. Information about this public service can be found [here](#).

DON'T FORGET TO REMEMBER....

DCA OFFICE CLOSING

All DCA offices will be closed on November 28th and 29th in observance of the Thanksgiving Holiday. We would like to wish everyone a safe and thankful holiday!

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



 [DCA Fair Housing Statement](#)

 [DCA Compliance Website](#)

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.


 [Mitas](#)

 [MTSP Income Limits](#)

 [HOME Income Limits](#)

 [HOME Rent Limits](#)

 [Georgia Housing Search](#)

 [DCA Allocation Documents by Year](#)

 [Applicants & Funded Projects](#)

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



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
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www.dca.ga.gov