

## WHAT'S NEW

### **NEW TOOLS FOR LANDLORDS AND TENANTS IMPACTED BY COVID-19**

HUD strongly encourages all grantees and owners of HUD-assisted housing to work with tenants at-risk of eviction to negotiate **rent repayment plans** to help them stay housed. To this end, HUD is providing the following tools to help grantees and project owners to help identify and engage at-risk tenants, as well as to inform and guide tenants seeking a rent repayment plan:

- [Tools for Landlords with Tenants Impacted by COVID-19](#)- This document helps landlords to engage with at-risk tenants while remaining in compliance with fair housing laws and understand the key elements of a repayment plan. The document provides links to sample rent repayment agreements.
- [Tenant Guidance: Rent Repayment Plans](#) - This document assists at-risk tenants in understanding and pursuing rent repayment agreements with their landlords. The document includes links to helpful resources and a sample script for requesting a repayment agreement from a landlord. Use of this guidance is optional and grantees and tenants are strongly cautioned to review their state and local laws as under some laws, a tenant notifying an owner of the inability to pay rent is sufficient for the owner to initiate eviction proceedings.

For more information about HUD's response to the COVID-19 pandemic [click here](#).

### **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

### **FRIENDLY REMINDER: HOME RENTS**

Don't forget the deadline to submit your HOME Rent Approval Form is **September 30, 2020**. For a quick tutorial on completing HOME Rent Approvals check out our learning nugget video.

Be sure to watch our recently added [Learning Nugget](#) posted to our website.

## ASSET MANAGEMENT

### **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

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

The Multi-Family HOME Loan Deferment Policy is available on the Borrowers that are experiencing a financial hardship resulting from the COVID-19 emergency are encouraged to review the eligibility requirements and conditions, your property may still be eligible for HOME Loan Deferment.

\*Please check DCA's COVID-19 policies as they are regularly updated

[COVID-19 Home Loan Deferment Policy - Updated July 15, 2020](#)

[COVID-19 Policy - HOME Loan Deferment Request Form](#)

## **811**

### **WEEKLY WEBINARS**

Join us for our weekly 811 Office Hours - Every Wednesday at 9:30am

[HUD 811 Vacant Unit Conversation and Office Hours](#)

Occurs every Wednesday from 9:30 AM to 10:00 AM, (UTC-04:00) Eastern Time (US & Canada)

Meeting number: 797 750 816

Password: ydZpd3FCn24

Join by phone

1-844-992-4726 United States Toll Free

+1-408-418-9388 United States Toll

Access code: 797 750 816

### **UPCOMING WEBINARS**

[Property Webinar with Jenny DeSilva, Blueprint Housing Solutions](#)

Wednesday, Aug 26, 2020 12:00 pm | 1 hour 30 minutes | (UTC-04:00) Eastern Time (US & Canada)

Meeting number: 132 016 0778

Password: vM4s3KmKpz3

Join by phone

1-844-992-4726 United States Toll Free

+1-408-418-9388 United States Toll

Access code: 132 016 0778

And if you can't wait - send us an email. Either to [HUD811@dca.ga.gov](mailto:HUD811@dca.ga.gov) or [ilona.nagy@dca.ga.gov](mailto:ilona.nagy@dca.ga.gov).

Thanks and stay healthy and well!!

## **PANDEMIC ELECTRONIC BENEFIT TRANSFER (P-EBT)**

The Georgia Division of Family & Children Services (DFCS) in partnership with the Georgia Department of Education (\*DOE) has been approved to operate the new Pandemic Electronic Benefit Transfer (P-EBT) program. This program will provide extra help to families of more than 1.1M children who normally would receive free or reduced school lunch. Families will receive a one-time allotment of \$256.50 in total P-EBT benefits per child. [Click here](#) to check eligibility.

## **COOL RESOURCES TO STAY CONNECTED DURING COVID-19**

[Virtual Museum for Kids](#)

[Take A Walk on Mars-in Your Own Living Room](#)

[Travel the World Without Leaving Home](#)

[Free Virtual Fitness Programs](#)

[Silver Sneakers](#)

[Learn a New Language for Free](#)

## **BACK TO SCHOOL RESOURCES**

Click [here](#) to learn how the Georgia Department of Education (GaDOE), the Office of the Governor, the Georgia Department of Public Health (GaDPH), and other agencies are working to ensure local school districts, parents, and students have the most accurate and up-to-date information regarding COVID-19.

[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).



 [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](mailto: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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Community Affairs  
Housing Finance and  
Development Division  
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