

WHAT'S NEW

WELCOME TO OPM

We are welcoming new properties into our affordable housing portfolio. Be on the lookout for your official packet featuring a property abstract, need to know summary and on boarding checklist. Check out our [video nugget](#) to learn what you can expect when you receive your packet.

!ALERT IRS GUIDANCE

The IRS released COVID-19 guidance for multi-family properties. Click [here](#) to see how it applies to your property.

COVID-19 IMPACT 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 is impacting the affordable housing community in Georgia.

Please continue to visit our [COVID-19 Response page](#) for continued updates

COMPLIANCE

2020 HOME RENT APPROVAL

The 2020 DCA HOME Rent Approval Form is available [HERE](#). The deadline to submit your 2020 approval is **September 30, 2020**.

HOME Rent FAQ

(Q) I have Project Based Rental Assistance (PBRA) contracts and accept the Housing Choice Vouchers (S8) and HOME, how do I complete the form? Do you have special instructions?

(A) List only the HOME units with PBRA rental assistance on the form and complete a separate form for all other HOME units without PBRA.

(Q) I use more than one (1) utility allowance source, how do I document this on the form?

(A) Complete a separate form for each utility allowance source.

(Q) Our property has different rent restrictions than those listed on the form, do I need a different form?

(A) You must provide your property set-aside information in the bottom section of the form.

HOME RENT LIMITS RELEASED

The 2020 HOME Rent Limits have been posted [here](#) to the HUD Exchange website,

with an effective date of July 1, 2020. The posted rent limits are the maximum amounts that may be charged for HOME assisted rental units.

ASSET MANAGEMENT

COVID-19 HOME LOAN DEFERMENT POLICY

The Multi-Family HOME Loan Deferment Policy is available on the [DCA website](#). Borrowers that are experiencing a financial hardship resulting from the COVID-19 emergency are encouraged to review eligibility requirements and conditions and may still be eligible for HOME Loan Deferment.

[Link to COVID-19 policy](#)

[Link to the on-line HOME Loan Deferment Request Form](#)

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 - 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

HOME FUNDED PROPERTIES - 2019 AUDITED FINANCIAL STATEMENTS - THE FINAL DEADLINE HAS PASSED

The 2019 Audited Financial Statements for HOME Funded Properties were due April 30, 2020. DCA will be reaching out to management companies that had not submitted 2019 Audited Financials by the May 15th deadline and are now considered late. **Please email them today if you still have not sent them to DCA:**

SUBMISSION INSTRUCTIONS FOR 2019 AUDITED FINANCIAL STATEMENTS:

Send all financial statements to DCAFinancialReporting@dca.ga.gov

Use the following format in the email SUBJECT line: (a) Type the Georgia DCA ID Project Number (b) Followed by the Project Name (c) Followed by "2019AuditedFS"

Example: GAIDNo.2020-015 MainStreetViewApts-2019AuditedFS

A HELPING HAND

[Financial Resources for Individuals & Families](#)

[Georgia COVID-19 Resource List](#)

DON'T FORGET TO REMEMBER

DCA OFFICE CLOSING

All DCA offices will be closed July 3 in observance of Independence 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

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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