



Office of Portfolio Management Updates

Don't miss the latest Compliance and Asset Management Updates!

Visit our Website

What's New

Georgia Rental Assistance Program (GRA)

Don't forget there is help for Georgia renters who have fallen behind on rent payments due to the COVID-19 pandemic. The Georgia Rental Assistance Program can provide up to 12 months of rental assistance and utility assistance, paid directly to landlords and service providers on behalf of tenants. Find out if your residents are eligible for assistance [here](#).



Compliance

Compliance FAQ: Utility Allowances

Q: Does my property have to use the county utility allowance schedule or, are we allowed to choose between the County and the DCA schedule?

A: You may review the [DCA Utility Allowance Map](#) and see which UA applies to your property. However, please be aware that if the property received DCA funding, the specific UA source/methodology from the Final Allocation Application must be used.

Q: Does this mean properties would never use the county schedule unless they have a voucher from that housing authority?

A: The PHA allowance must be used for any unit receiving rental assistance from a Section 8 voucher, Project-Based Rental Assistance, or another public housing subsidy. The PHA utility allowance applies to all Tax Credit properties, and HOME assisted properties committed before August 23, 2013.

For HOME-assisted properties committed after August 23, 2013, the utility allowance must be based upon the specific utilities used by the project. Therefore, the PHA utility allowance methodology does not meet the HOME requirements for projects with a HOME commitment after August 23, 2013. However, suppose the HOME assisted unit is blended with Tax Credits and also receives a rental subsidy administered by a housing authority. In that case, the owner may also be required to use the PHA utility allowance to meet both the HOME and Tax Credit program requirements.

Q: Can properties submit a request to change UA methods?

A: Yes, qualifying projects can submit a request to use an alternative methodology listed on our [DCA Utility Allowance Methodology Change Request policy](#). Please note that projects that have not Placed-In-Service and desire to change their UA Methodology must complete a [Post Award Project Concept Change Request](#). You may also review the applicable QAP for additional details.

Compliance Reminders:



- Final AOC 8823s for non-compliance will go out starting June 21, 2021
- Be on the lookout for information regarding the 2021 HOME Rent Review starting July 1, 2021

Asset Management



Financial Reporting for properties with a GHFA/DCA or HOME Loan

The deadline for the 2020 Audited Financial Statements was May 17, 2021. All financials received after that date are considered late. There are still several properties that have not submitted the 2020 financials. Please submit them as soon as possible. DCA Multifamily properties that are funded with a GHFA, HOME, PSHP, NSP, TCAP, EXCH or other DCA loan should continue to submit their 2020 Annual Audited Financials to the DCAFinancialReporting@dca.ga.gov inbox, as well as other financial reporting documents as required in your loan agreement documents. LIHTC funded properties with no loans as mentioned above in this message, should await further communication from DCA via this bi-monthly OPM email blast.

Friendly Reminder to new owners and management companies taking over DCA properties

Don't forget to follow-up and provide all the required items listed on the approval letter for recently approved sales of a DCA affordable property and/or a DCA approved management company change.

Georgia Housing Search listing requirement

Check to be sure your property is listed on the Georgia Housing Search website, and make sure the information in the listing is accurate. <https://www.georgiahousingsearch.org/>

Resources



[Easing the Transition Back to the Office](#)

[Resources for Affordable Housing Organizations](#)
