

HURRICANE SPECIAL UPDATES

THE AFTERMATH: *What you can do now that the storm has passed*

1. **Property Damage:** DCA requires that properties in our affordable housing programs report property damage, down units and/or buildings via the online Casualty Loss form. Click [here](#) to locate the form on our Compliance Monitoring webpage. This form should be used whenever a disastrous event, or other incident (whether naturally occurring, intentionally caused, or accidentally caused) causes the loss of operational use in your units and/or buildings. Casualty Losses include, but are not limited to; storms, fire, vehicular accidents, mold, and floods.
2. **Housing Displaced Households:** *If you have a property in Southwest Georgia and you have vacancies, we need your help housing displaced individuals and families!* President Trump has declared the impact of Hurricane Michael a Major Disaster. The Federal Emergency Management Agency (FEMA) has designated the cities, counties, or jurisdictions covered by the declaration as eligible for either individual assistance, public assistance, or both. To get started and for more information, please email Angela Lowery at angela.lowery@dca.ga.gov, with your property name and the number of applicable vacancies along with the bedroom sizes.

If any displaced households inquire about temporary housing at your property, please email angela.lowery@dca.ga.gov. Portfolio Management will provide additional instructions as required by Rev. Proc. 2014-49.

BE ON THE OUTLOOK

MANAGEMENT COMPANIES

Be on the lookout for a call and/or email from a Portfolio Management team member within the next month. Portfolio Management will be reaching out to all management companies, on or of record, to confirm property information.

If you want to preemptively provide this information:

- Complete [this form](#), found on our Updates page
- Return the completed form to Compliance@dca.ga.gov
- Use this subject line format: **[Management Company Name] / 2018Updates**

WHAT'S NEW

SOUTHEASTERN STATES ROUNDTABLE

The Compliance team met with other state housing finance agencies at the Southeastern States Roundtable Conference in Brentwood, Tennessee. DCA's

Housing Finance Director, Mark Shelburne, spoke on the Income Averaging policy, and the housing agencies broke out into an Allocation group and a Compliance group to discuss and develop ways to better serve affordable housing communities.

POLICY UPDATES

REQUEST TO EXCEED RENT INCREASE CAP

DCA has begun implementing the Rent Increase Cap policy as of September 2018. For properties that need to submit a request to exceed the rent cap, you must submit a request via our online Jotform application, found [here](#) on the [Rent Limits](#) page of the Compliance Monitoring website. Please visit the *Rent Limits* page for further instructions.

A HELPING HAND

VOTER PREPAREDNESS

RESIDENT INVOLVEMENT

Are you doing anything significant to increase voter turnout in your affordably housing community? We would **love** to hear from our partners in the community regarding your planned events! Email Compliance@dca.ga.gov and be sure to share your pictures.

PROPER IDENTIFICATION

Are your residents bringing proper identification to the polls? Learn more [here](#), on what type of identification is approved for identifying yourself at the polls in November.

VOTER EDUCATION

Visit the [Georgia My Voter Page](#) to learn where you and your tenants should register to vote - SHARE!

- Determine voter poll locations
- Check your voter registration status
- Learn about candidates
- Calendar important dates

COMPLIANCE CORNER

VERIFYING INCOME WEBINAR

A.J. Johnson (A.J. Johnson Consulting Services, Inc.) hosts...

Income Verification Requirements for Affordable Housing Programs

Monday, October 29, 2018

2:00 - 3:00 pm ET

This webinar is offered free to members of NAHB and/or HCCP and will concentrate instruction on the required methodology for verifying income

- A comprehensive discussion of employment income is a major part of the webinar, to include; military pay, pensions/Social Security, self-employment income, and child support
- Description of the most preferred methods for verifying income of different types
- Review of what not to accept as verification of income
- Discussion of tips on how to verify income when none of the regular methods work

HOME RENT REVIEW

The Home Rent Review period is currently in process. If you have **not** submitted your proposed HOME rents, you are late. Please submit this information immediately. **Failure to submit your HOME rents will impact compliance scoring for future applications.**

SAHMA 2019

Your opinion is valued and we ask that you take **less than 2 minutes** to complete our survey [HERE](#), so that DCA staff can begin to prepare panel topics that best serve our industry partner needs.

In preparation for the [2019 Georgia SAHMA Conference](#) in February, DCA is asking property managers, compliance staff, and other Blast recipients, to vote (or contribute to) a range of topics that they wish for DCA Compliance staff to discuss during our breakout panel discussion.

HUD 811

Come and join current and future participating properties and providers to talk about HUD 811! We have speakers coming to talk about *Becoming an 811 Champion*, the New HUD 811-in-a-Box Independent Training Tool, Bridges Out of Poverty, and a Group Discussion looking at our program successes and challenges. To see the information flyer and agenda, [click here](#), and to register, [click here](#).

DON'T FORGET TO REMEMBER. . .

HUD 811: ONE DAY CONVENING

Macon Training Center

Macon, GA

Friday, October 26, 2018

10:00 am - 3:00 pm

Click [here](#) for more information and click [here](#) to register

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

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.



 [DCA Fair Housing Statement](#)

 [Add Me to the Email List or Submit a Question](#)

 [DCA Compliance Website](#)

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



 [Mitas](#)

 [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 \(LEP\)](#)

Georgia Department of
Community Affairs
Housing Finance and
Development Division
60 Executive Park South, NE
Atlanta, GA 30329
404-679-4840
www.dca.ga.gov