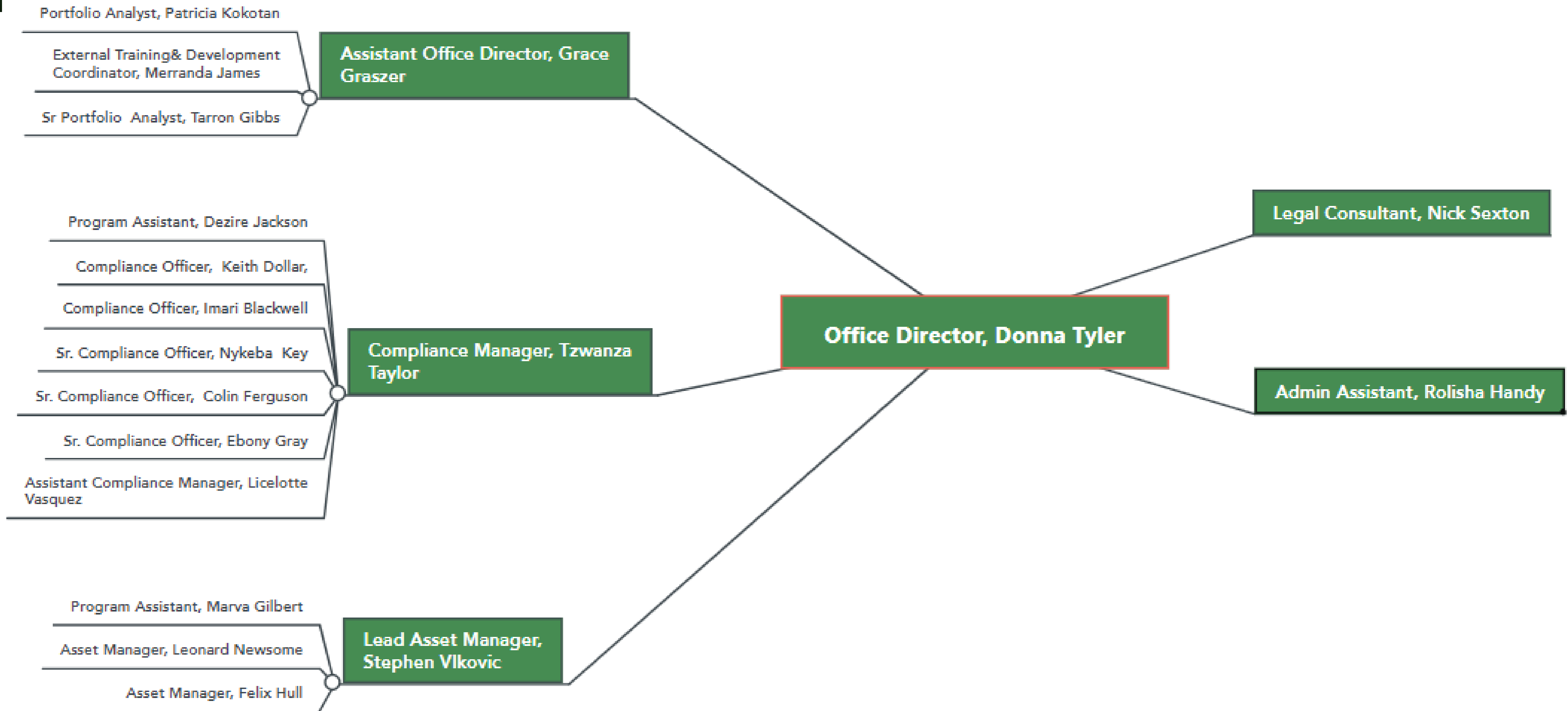




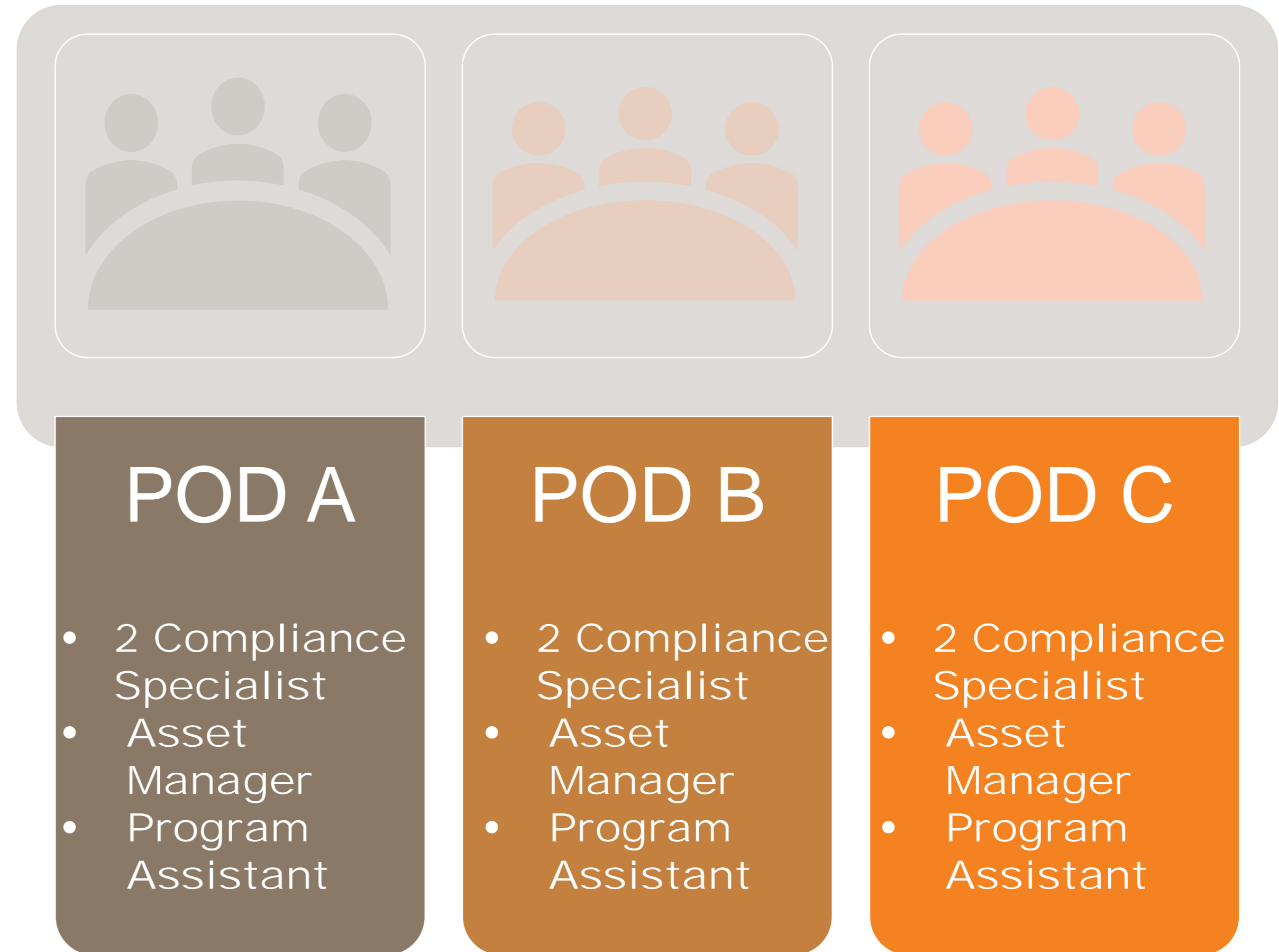
GAHC 2021  
Developer Bootcamp

Merranda James  
[merranda.james@dca.ga.gov](mailto:merranda.james@dca.ga.gov)

# OPM Team



# Portfolio Assignments



# Pipeline to Compliance

QAP/Application

```
graph TD; A[QAP/Application] --> B[Underwriting/Construction]; B --> C[Compliance Monitoring];
```

Underwriting/Construction

Compliance Monitoring

# Pipeline to Compliance

75% construction completion

Transfer to compliance is initiated

Official Welcome to OPM



# Pipeline to Compliance

## Developer Toolkit

Welcome to OPM letter

Provides points of contact (POD Assignment)

Property Abstract

Displays the properties most vital commitments (set-asides, amenities, resident services, utility allowance, tenancy)

Need to know information

Explains various DCA compliance topics such as reporting forms and resources (AOC, Inspections)

Checklist

List documents required to begin compliance monitoring (PIS; 8609s; AFHMP)

# Changes To The Deal After Project Completion

| Type of Change                | Process   |
|-------------------------------|---|
| Management Company            | <a href="#"><u>Management Company Change/Approval</u></a> |
| Utility Allowance Methodology | <a href="#"><u>UA Change Request</u></a>                  |
| Ownership                     | <a href="#"><u>Project Concept Change</u></a>             |
| Amenity                       | <a href="#"><u>Project Concept Change</u></a>             |

# Long-term Considerations

## 30 Year Program!

Use of Amenities

Oversight of  
physical/file  
reviews/Extended  
Use commitments

Resident  
Concerns



# Long-term Considerations

Resident/Supportive  
Services

Management company  
credentials/performance

Financial  
reporting

# Long-term Considerations

Georgia Housing Search listing requirements

# What's New

Emphasys Software

Management Company  
Change Policy

New  
Compliance  
Manual

# General Questions



[Compliance@dca.ga.gov](mailto:Compliance@dca.ga.gov)