



**GEORGIA DEPARTMENT**  
*of* **COMMUNITY AFFAIRS**



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# Housekeeping

- This virtual session is being recorded and will be posted on the DCA web site
- Chat feature is disabled
- Use the Q&A feature to type a question and submit it
- We will have designated time to answer your questions

# Purpose of the Info Session

- ☐ Offer clear information on the DCA EHV program sunset
- ☐ Provide mini-trainings on housing search and landlord-tenant law
- ☐ Connect attendees to resources for support
- ☐ Share contact information for follow-up

# Emergency Housing Voucher Program (EHV)

- Purpose: A special rental assistance program created in 2021 to help those experiencing or at risk of homelessness.
- Current Impact: Over 500 families in Georgia are currently receiving help through this DCA program.
- Service Area: This update applies to the 149 Georgia counties managed by DCA

DCA administers the HCV program across **149 counties** in Georgia, ensuring broad coverage and access to housing assistance. This map highlights the counties under our jurisdiction.

## HCV Regional Office Coverage

**Jurisdiction**

- Northern Region
- Southern Region
- Program is administered by a local public housing authority
- PBV Memorandum of Understanding

**Offices**

- Northern Regional Office: 1875 Century Boulevard, Ste. 400, Atlanta, GA 30345
- Southern Regional Office: 500 Alice Street, Waycross, GA 31501



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# Why is DCA's EHV Program Ending

- Temporary Design: The EHV program was always intended to be temporary, not a permanent housing solution.
- Funding Status: Federal funding for this specific program is ending.
- The Deadline: DCA only has enough funds to support current participants only through June 30, 2026.

# Key deadlines:

- June 30, 2026: The program officially ends. All rental assistance payments from DCA will stop
- Recertification deadline: Must submit recertification packet and documents 90 days before recertification date
  - Recertification date is typically 1 year after move-in date.

# For EHV Support, Contact:

Email: [EHVSupport@dcaga.zendesk.com](mailto:EHVSupport@dcaga.zendesk.com)

Phone: 1-470-802-4707

EHV staff:

- John Stovall
- Cathy Bond
- Christian Neal



# Staying in your current home

- Current Support: DCA will continue to pay its portion of your rent until June 30, 2026, as long as you stay in your current home and remain eligible.
- Lease Renewals: If your lease expires before June 2026, you and your landlord can sign a short-term or month-to-month agreement to stay until the program ends.
- After the Program Ends: You may stay in your home after June 30, 2026, but you will be responsible for the full rent yourself.

# Staying in your current home: example

- **Note:** Landlords and tenants may agree to a short-term lease or month-to-month agreement
- *For example, if your lease ends on February 28, 2026, you and your landlord may agree to a month-to-month tenancy until June 30, 2026, at which point DCA's assistance will terminate.*

# Important Rules and Restrictions

- **No New Moves:** You cannot move to a new home and keep your voucher. If you move out, your assistance ends immediately.
  - It does not matter the reason. Even if due to needed repairs of unit or domestic violence(VAWA).
- **No Rent Increases:** DCA cannot approve any requests from landlords to increase rent for the remainder of the program.
- **Report Changes:** You must report any changes to your income or family size within 10 business days.

# Security Deposits

- If DCA paid a refundable security deposit on your behalf, the deposit should be returned to the tenant upon move-out per the lease agreement and GA law.
- Contact [EHVFees@dca.ga.gov](mailto:EHVFees@dca.ga.gov) if you are unsure whether DCA paid your deposit

# Portability

- “Portability” means taking your subsidy to another agency.
- When you do this, it is called "porting your voucher"
- To be able to “port” your voucher the other agency must be willing to “absorb” your voucher.
- This means they will be serving you and NOT DCA.

# Portability

- If another agency “absorbs” your voucher they will be able to continue your assistance past June 30, 2026
- DCA will authorize you to “port” your voucher to any agency that will “absorb” your voucher.
  - If they will not or are “billing” it will not be authorized.
  - A list of absorbing GA agencies will be provided in the next 30 days.
  - You may “port” your voucher out of state if they are “absorbing”.

# Questions?

# Georgia Legal Services Program

**1-800-498-9469**

<https://www.glsp.org>







# EHV Program End

Tips for Tenants

# Early Termination

No Penalty for Tenant

## No Early Termination Penalties

- In unsubsidized tenancies, a tenant can be charged penalties if they move or end the lease before it expires.
- For tenants leasing with a voucher- The tenant's lease ends when the EHV housing assistance ends – this is a term of the agreement the landlord entered into with DCA to receive housing assistance.

# Decisions on Future Housing

## Before July 1<sup>st</sup> EHV participants need to:

- Decide if they can afford the full market rent where they currently live
- If yes, negotiate with landlord to enter into a new lease effective July 1<sup>st</sup>
- If not, look for alternate housing to relocate.

## Failure to Move or Sign New Lease by July 1st

- EHV participants who remain after the HAP and lease ends, would be treated as tenants at sufferance and could face eviction if they fail to vacate.
- Landlord can charge tenant the full market rent for time they remain after July 1<sup>st</sup>.

# Looking For New Housing

## Inspect Unit

- Inspect the property you will be renting.
- Turn on appliances and run the water.
- Any promises to make repairs prior to move in need to be in writing signed by landlord and tenant

## Understand Terms

- What is the monthly rent
- Are there other charges in addition to rent
- Do you need to have the electric, water, gas, trash put into your name – paid directly to the provider or through the landlord.
- Try to get copy of lease before you sign.



# Moving Before July 1st



## If Moving Before July 1<sup>st</sup> EHV participants need to:

- Communicate with DCA on move
- Communicate with Landlord
  - Such move may be subject to early termination penalty under lease but such penalties can be waived by landlord but would need to be in writing

# Security Deposit

# Return of the Security Deposit

- Must be returned within 30 days but can be returned earlier
- If full amount not returned landlord needs to explain why within 30 days
- Tenant needs to give Landlord address to send Security Deposit

# Deductions from Security Deposit

- Cost to repair specific damage caused by the tenant's misuse of the property or amounts owed to Landlord for rent, fees, utilities.
- For items that need to be replaced, landlord can charge only for the value of the item replaced.
  - For example: if tenant damaged stove so that it could not be repaired and needed to be replaced. Landlord can charge tenant for value of the old stove at the time it was repaired, not the cost of the new stove.

-

# Before Move Out

- Make sure that unit is in same condition as when you moved in with only ordinary wear and tear due to normal usage. Document condition.
- Need to schedule walk through with landlord before you move to document condition of the property and complete move-out checklist.
- Tenant needs to remove all items from the unit when they leave. Landlord can charge to remove items and deduct from deposit

The background features a dark blue field on the right and a light blue field on the left, separated by a diagonal line. This line is composed of a series of thin, parallel, light blue stripes on a dark blue background.

Questions



If you need help call

1-833-GLSPLAW

# Georgia Tenant Law: security deposits

- Landlord must inspect the unit and give you a written list of damages within three business days after you move out. You then have the right to reinspect the unit within 5 days.
- If your landlord does not follow these rules – you should contact legal services. You may be entitled to your full security deposit.
- If your landlord keeps your security deposit, you can take them to court. If your landlord owns more than 10 units, you can ask the judge to give you three times the amount kept.
  - For instance, if your security deposit was \$200, you can ask the court to order the landlord to give you \$600. You can also ask for attorneys' fees if you have a lawyer. You can call Legal services for help with this.
- All security deposits should be returned within 30 days of moveout



# What DCA is doing to support you

- EHV families will be added to regular HCV waitlist with selection preference
- Housing Navigation
- Access to priority vacancy listings for affordable housing units funded by DCA programs
- Direct referral to special housing programs:
  - **811**: Must be disabled and between 18 and 62
  - **Veterans Affairs Supportive Housing (VASH)**: Must be a veteran
  - **Foster Youth to Independence (FYI)**: Must be under 25 with previous foster care experience
  - **Housing Opportunities for Persons with AIDS(HOPWA)**: Must be diagnosed HIV+/AIDS
  - **GA Housing Voucher Program (GHVP)**: Must be developmentally disabled or have a serious mental illness
- EHV staff will assess all tenants for eligibility and availability of alternate programs.
  - Tenants may identify to caseworkers if they think they are eligible or certain programs that may not be visible. Example: HIV+ status.

# EHV waitlist preference

- All EHV participants **will be added to DCA's regular voucher waitlist and given preferred status when new vouchers are issued from the waitlist.**
- **This means EHV families will be at the top of the waitlist.**

# Housing Navigation

- Assistance with your housing search
- All EHV participants are eligible for housing navigation services
- If wanting to live/remain in South Georgia, DCA partners with Albany Housing Authority and Aspire Behavioral Health
- If wanting to live/remain in North Georgia, DCA partners with View Point Health
- Connect with a Housing Navigator today
- Or request to enroll by emailing: [EHVNavigation@dca.ga.gov](mailto:EHVNavigation@dca.ga.gov)

# HOME-ARP

## Supportive Services



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# Overview of the HOME-ARP Program

- HOME-ARP Supportive Services started in 2025. It helps people without a home or who might lose their home.
- It can help with rent, services, and short-term shelter.
- The money comes from HUD through the HOME program and to support Georgians through 2030.
- HOME-ARP gives short-term assistance to people who need a safe place to live.

# Qualifying Populations (QPs)



Households  
experiencing  
homelessness  
24 CFR §91.5



Households at  
Risk of  
Homelessness  
24 CFR §91.5 &  
CPD 21-10



Households fleeing  
domestic violence,  
stalking, or  
human trafficking  
HUD 24 CFR §5.2003



Very Low Income  
Households with  
paying more than  
50% of income to  
rent & utilities  
CPD 21-10



Other households  
support to prevent  
returning to  
homelessness  
CPD 21-10

# How we can help...

Agencies can provide various services including:

- A case manager who listens, verifies your eligibility and makes a simple plan with you.
- Help signing up for benefits (like SSI, TANF, SNAP).
- Help connecting to health care, mental health, or substance use care.
- Help finding a home and filling out forms.
- Help with security deposits and utility deposits.
- Rent and utility payments for eligible families.

# Supportive Services

## Housing-Related Services

- Housing search and counseling
- Housing application assistance
- Tenant counseling and legal services related to housing
- Security and utility deposits
- Rent and Utility payments for qualifying households
- Moving assistance

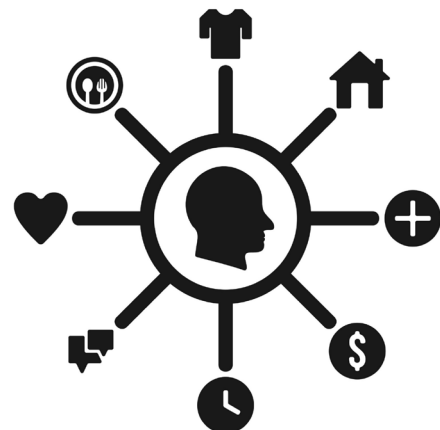
## Case Management

- Assessment of service needs
- Connecting to mainstream benefits (e.g., SSI, TANF, SNAP)
- Coordinating medical, mental health, and substance use treatment
- Developing individualized housing and service plans





# Supportive Services



## General Life Skill Services and Supports

- Outpatient health services
- Behavioral health services (mental health/substance use)
- Life skills training
- Employment assistance and job training
- Education services (GED, literacy, etc.)
- Childcare assistance
- Transportation assistance (bus tokens, mileage reimbursements)

# Supportive Services

## Legal Services

- Eviction prevention and landlord/tenant mediation
- Assistance with lease compliance
- Representation in housing-related court proceedings

## Other Eligible Costs

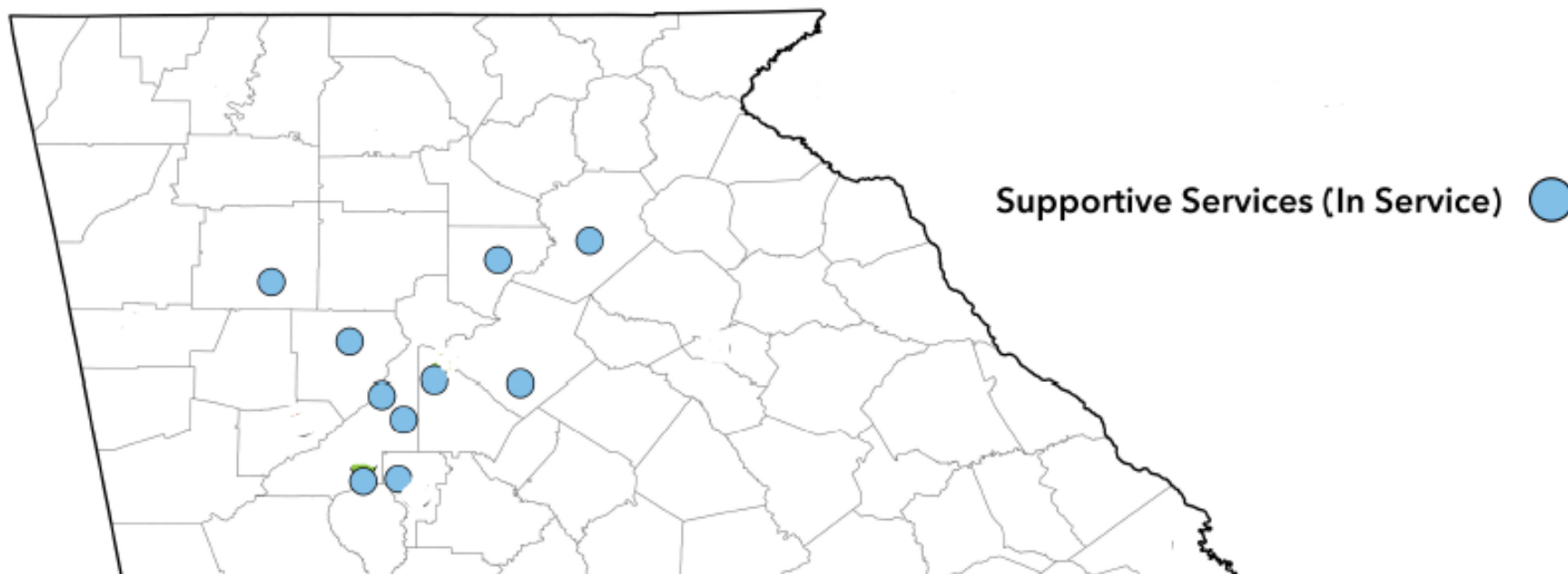
- Services to help individuals regain identification
- Acquisition of personal documents necessary for housing
- Coordination of service delivery



# What We Cannot Pay For...

- Food that is not tied to housing needs.
- Cash or gift cards (except for utilities or transportation if allowed).
- Fun events or things not needed for housing.
- Furniture you don't need to move in (like decorations).
- Medical costs not linked to housing stability.
- Services for people who do not meet the rules.
- Building repairs or big upgrades.
- Paying twice for the same thing if someone else already covers it.
- Ads or outreach that are not for services.
- General program costs that are not tied to services.

# Supportive Service Agencies



# Supportive Service Agencies

## **3Keys**

Staff Contact: Diane Hughes

Phone Number: 404-325-4572

Website: [www.the3keys.org](http://www.the3keys.org)

Email: [dhughes@the3keys.org](mailto:dhughes@the3keys.org)

Location: 2198 Dresden Dr,  
Atlanta

Target Counties: Fulton & DeKalb

## **Angel House of Georgia**

Staff Contact: Chasity Smith

Phone Number: 770-572-7945

Fax Number: (888)480-2818

Website:

[www.angelhouseofgeorgia.org](http://www.angelhouseofgeorgia.org)

Email:

[info@angelhouseofgeorgia.org](mailto:info@angelhouseofgeorgia.org)

Target County: Hall

## **Atlanta Mission – The Potter's House**

Phone Number: [\(706\) 543-8338](tel:(706)543-8338)

Website:

<https://atlantamission.org/tph/>

Location: 655 Potter House Rd,  
Jefferson

Target County: Jackson

## **The Christian City**

Staff Contact: Renee Howze

Phone Number:

770-964-3309; 404-436-2053

Email:

[Rhowze@christiancity.org](mailto:Rhowze@christiancity.org)

Target County: Fulton

# Supportive Service Agencies

## **Gateway Center**

<https://archicollaborative.org/research-resources/help/>

Staff Contact: Ashley Hutcherson, Paul Williams

Phone Number: 404-215-6615

Website: [www.gatewayctr.org](http://www.gatewayctr.org)

Email: [Assistance@gatewayctr.org](mailto:Assistance@gatewayctr.org)

Location: 275 Pryor Street, SW, Atlanta

Target County: Fulton

## **Good Neighbor Shelter**

Staff Contact: Teresa Mauldin

Phone Number: 770-383-0734

Website:

<https://www.Gnhs.org/supportiveservices>

Email:

[supportiveservices@goodneighborshelter.org](mailto:supportiveservices@goodneighborshelter.org)

Location: 1 Townsley Dr., Cartersville, GA 30120

In-office hours: TUE, WED, THUR 10a -2p  
(contact by phone outside of these hours)

Target County: Bartow

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Staff Contact: Teresa Mauldin

Phone Number: 770-383-0734

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Email:

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Georgia Department of Community Affairs

## **City of Hinesville**

Phone Number: 912-876-6573

Website:

[www.cityofhinesville.org/113/Homeless-Prevention-Program](http://www.cityofhinesville.org/113/Homeless-Prevention-Program)

Email:

[hinesvillehpp@cityofhinesville.org](mailto:hinesvillehpp@cityofhinesville.org)

Location: 115 E. M.L. King Jr Dr,  
Hinesville, GA 31313

Target County: Liberty

# Supportive Service Agencies

## **Must Ministries**

Staff Contact: LaShawna Beamon

Phone Number: (470) 713-5562

Website: [www.mustministries.org](http://www.mustministries.org)

Email:

[lbeamon@mustministries.org](mailto:lbeamon@mustministries.org)

Location: 1297 Bells Ferry Road,  
Marietta, GA 30066

Target County: Cobb

## **Over Comers House**

Phone Number: (678) 615-7714

Website: [www.myovercomershouse.com](http://www.myovercomershouse.com)

Email:

[assistance@myovercomershouse.org](mailto:assistance@myovercomershouse.org)

Location: 2114 Fountain Square, Snellville  
GA 30078

(appointment preferred – walk-ins not  
encouraged)

Target County: Rockdale

## **Over Comers House**

Phone Number: (678) 615-7714

Website: [www.myovercomershouse.com](http://www.myovercomershouse.com)

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[assistance@myovercomershouse.org](mailto:assistance@myovercomershouse.org)

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**Want more  
information?**

**Check out our  
website!**



<https://dca.georgia.gov/affordable-housing/housing-development/home-investment-partnership-program-home/home-american>



<https://dca.georgia.gov/affordable-housing/housing-development/home-investment-partnership-program-home/home-american-0>



# Georgia Housing Search

[Log](#)

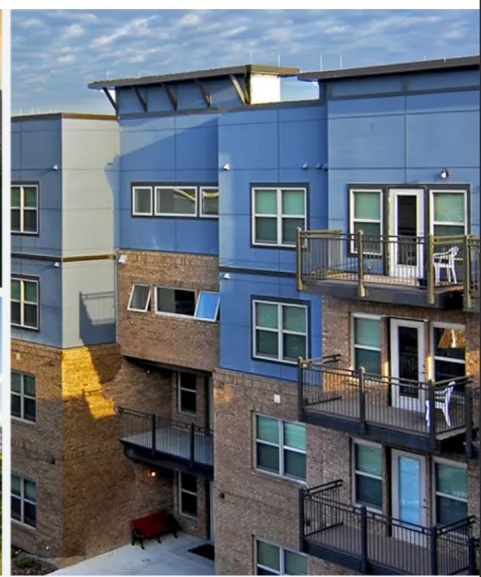


[FIND HOUSING](#)



# Georgia Housing Search

- **DCA offering additional virtual Georgia Housing Search Trainings**
- More in depth, more assistance
- **Thursday, February 26, 2026, 11am-12pm**
- Link to register will be added to EHV web page – stay tuned!
- More trainings to be scheduled this Spring

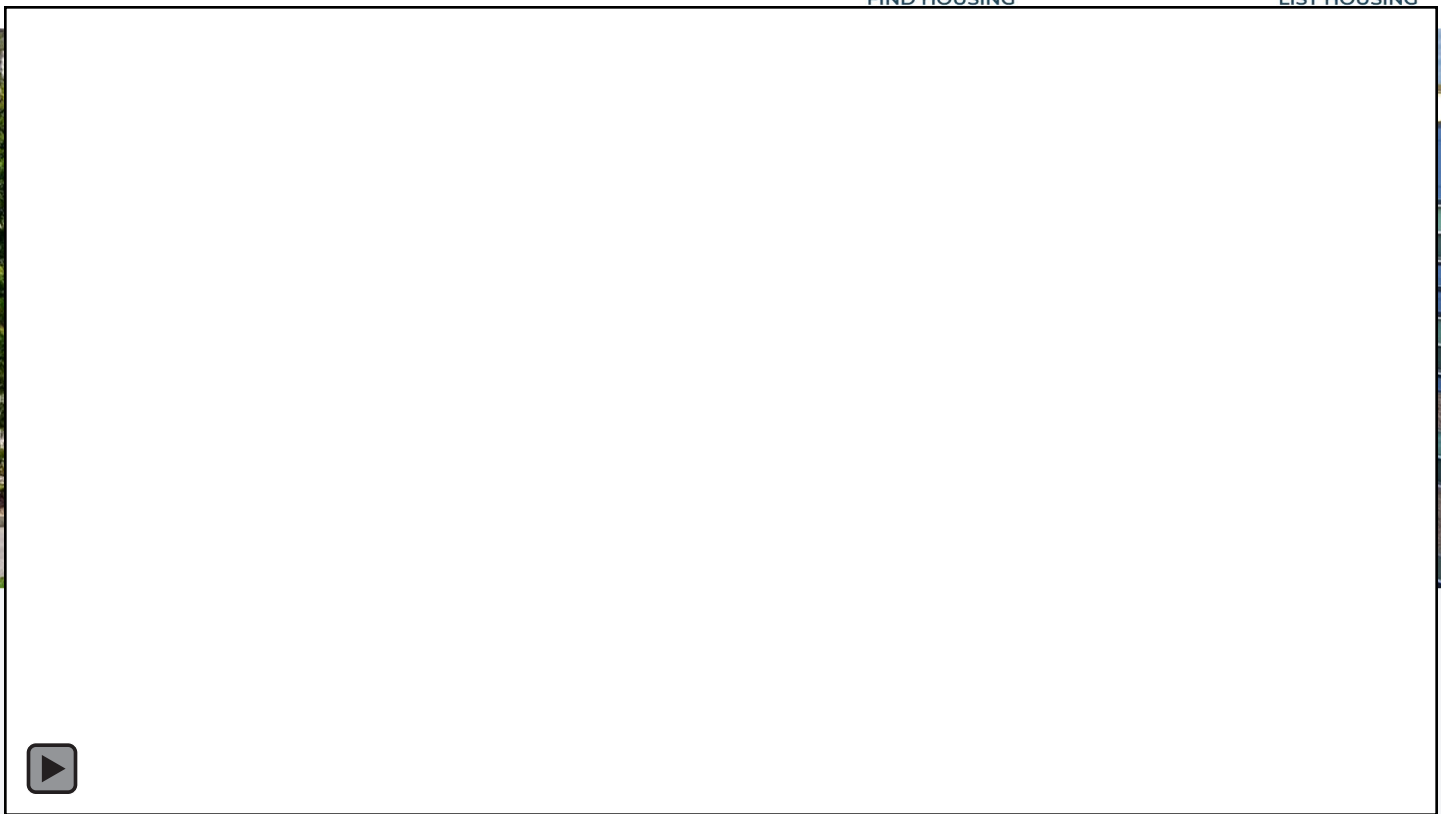


[ADVANCED SEARCH >](#)



FIND HOUSING

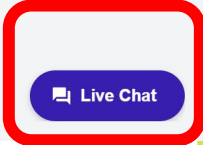
LIST HOUSING



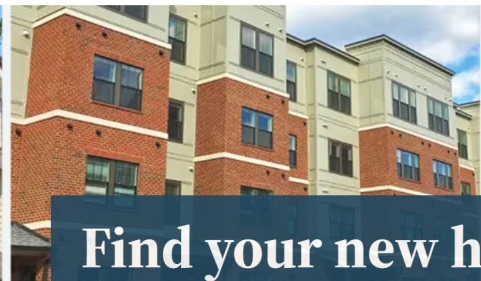
Monday-Friday, 9:00 a.m. - 8:00 p.m. Dial 7-1-1 for TTY. Dial 2-1-1 if you are in a housing crisis.

Attention Property Providers/Landlords

Save searches to stay updated on new homes



## LIST HOUSING



**Search Rentals by City, County, or ZIP Code**

[Search Tips \[PDF\]](#)

[ADVANCED SEARCH >](#)

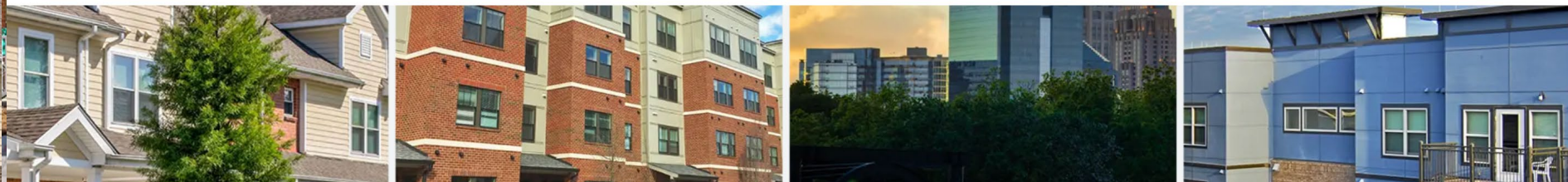
Providing Georgians with access to rental housing opportunities! The dynamic search options allow you to find affordable, accessible and market-rate housing that will fit your needs.

For help searching and listing, please call **1-877-428-8844** (toll free)

 **Live Chat**

FIND HOUSING

LIST HOUSING



Login

\* Username:   
(typically a full email address)

\* Password:

[Forgot your password?](#)

Log In

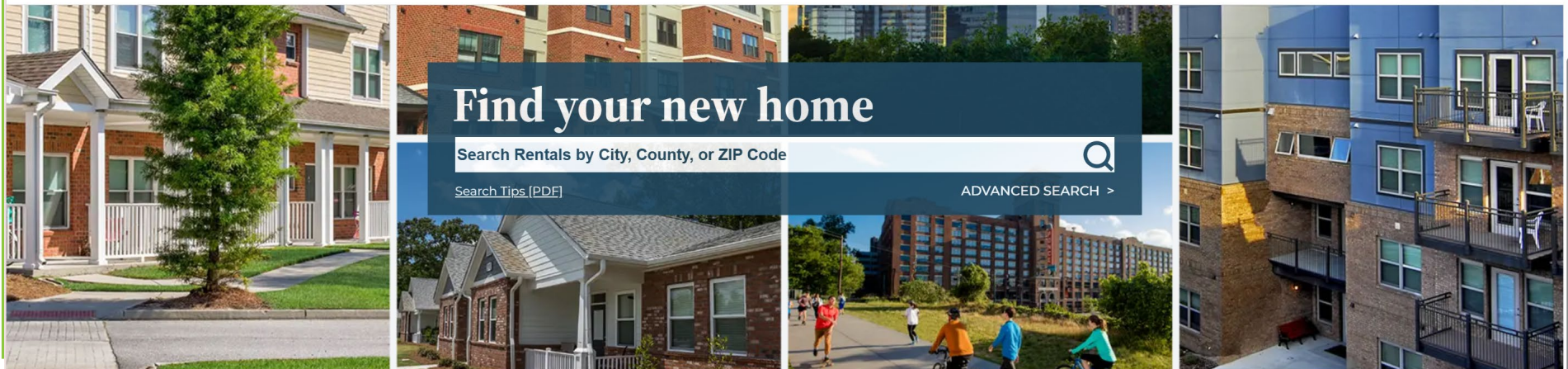
Need an account or more information?

- [Need a search notification account?](#)  
- [Need an account to list properties?](#)
- [Looking for local information \(FAQs, FMRs, etc.\)?](#)
- [How to create an account and list properties \(opens in Youtube\).](#)

Session cookies must be enabled to use this service.







## Welcome to GeorgiaHousingSearch.org

Providing Georgians with access to rental housing opportunities! The dynamic search options allow you to find affordable, accessible and market-rate housing that will fit your needs.

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### Attention Property Providers/Landlords

List your property for free and find a new renter today!

CREATE ACCOUNT

### Save searches to stay updated on new homes

Get email alerts when new matching listings are posted.

SIGN UP TODAY 

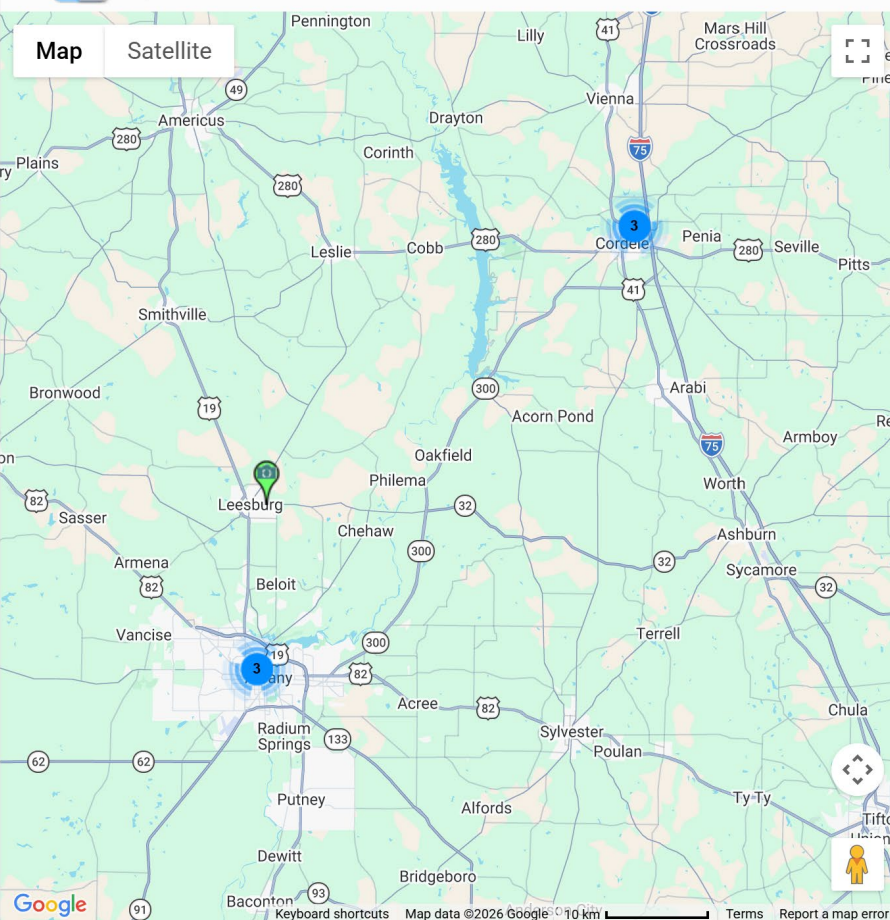








List ☒ Map 📍 Available 📌 Wait List 📷 Includes Photos



Standard ☒ Detailed

full listing →



3 Bed • 1.5 Bath • Apartments

**Pecan Grove Apartments**

807 Starr Pl

Cordele, GA 31015

📞 229-273-0756

\$0 - \$917

Income Based Rent

Updated This Month 🏠

full listing →





# Questions?

# For EHV Support, Contact:

Email: [EHVSupport@dcaga.zendesk.com](mailto:EHVSupport@dcaga.zendesk.com)

Phone: 1-470-802-4707

To visit the EHV website:

# Thank You!

