



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

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Policy and Special Projects
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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)

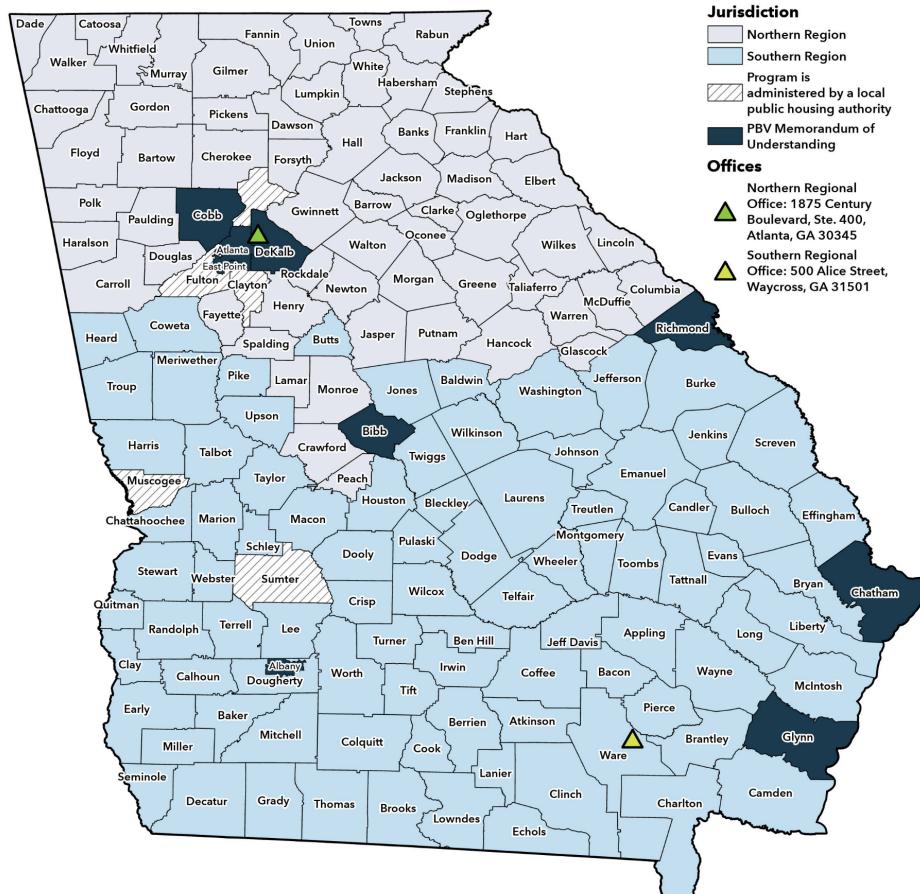
- Purpose: A special rental assistance program created in 2021 to help those experiencing or at risk of homelessness.
- Current Impact: Over 500 families in Georgia are currently receiving help through this DCA program.
- Service Area: This update applies to the 149 Georgia counties managed by DCA

DCA's Jurisdiction Map

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

Effective November 2025



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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

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 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 1st 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 1st
- 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 1st.

Looking For New Housing

Understand Terms

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

- 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 1st 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

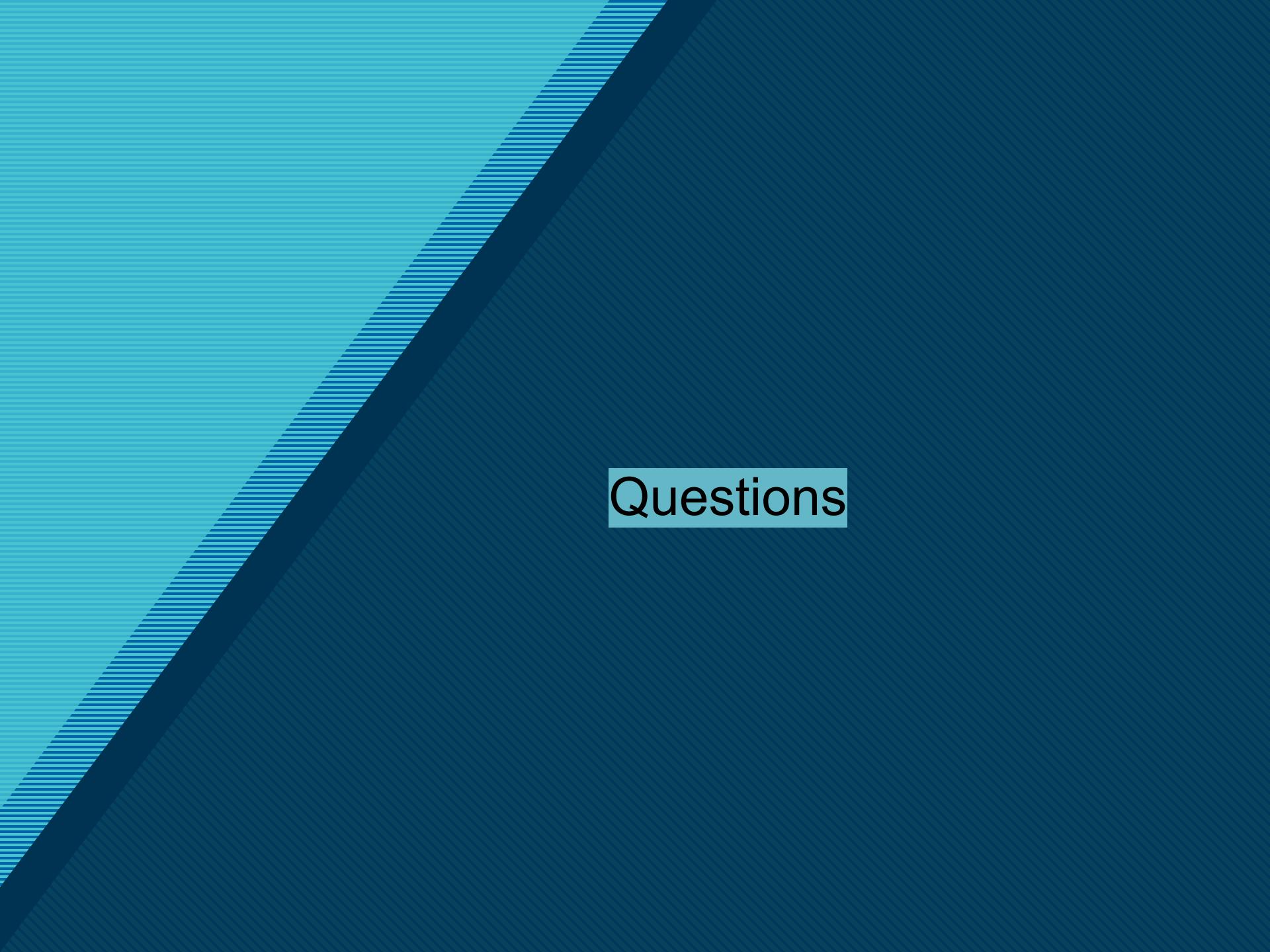


Deductions from Security Deposit

- 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



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

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)



QP1
Households experiencing homelessness
24 CFR §91.5



QP2
Households at Risk of Homelessness
24 CFR §91.5 & CPD 21-10



QP3
Households fleeing domestic violence, stalking, or human trafficking
HUD 24 CFR §5.2003



QP4
Very Low Income Households with paying more than 50% of income to rent & utilities
CPD 21-10



QP4
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

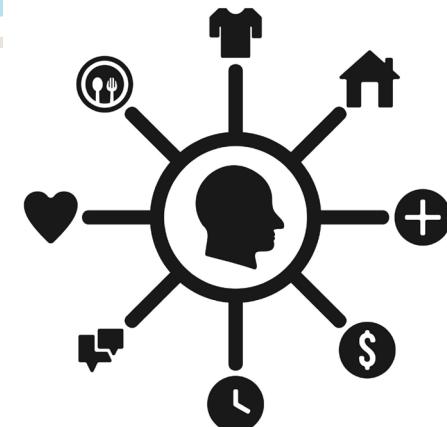
- Housing search and counseling
- Housing application assistance
- Tenant counseling and legal services related to housing
- Security and utility deposits
- Rent and Utility payments for qualifying households
- Moving assistance



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

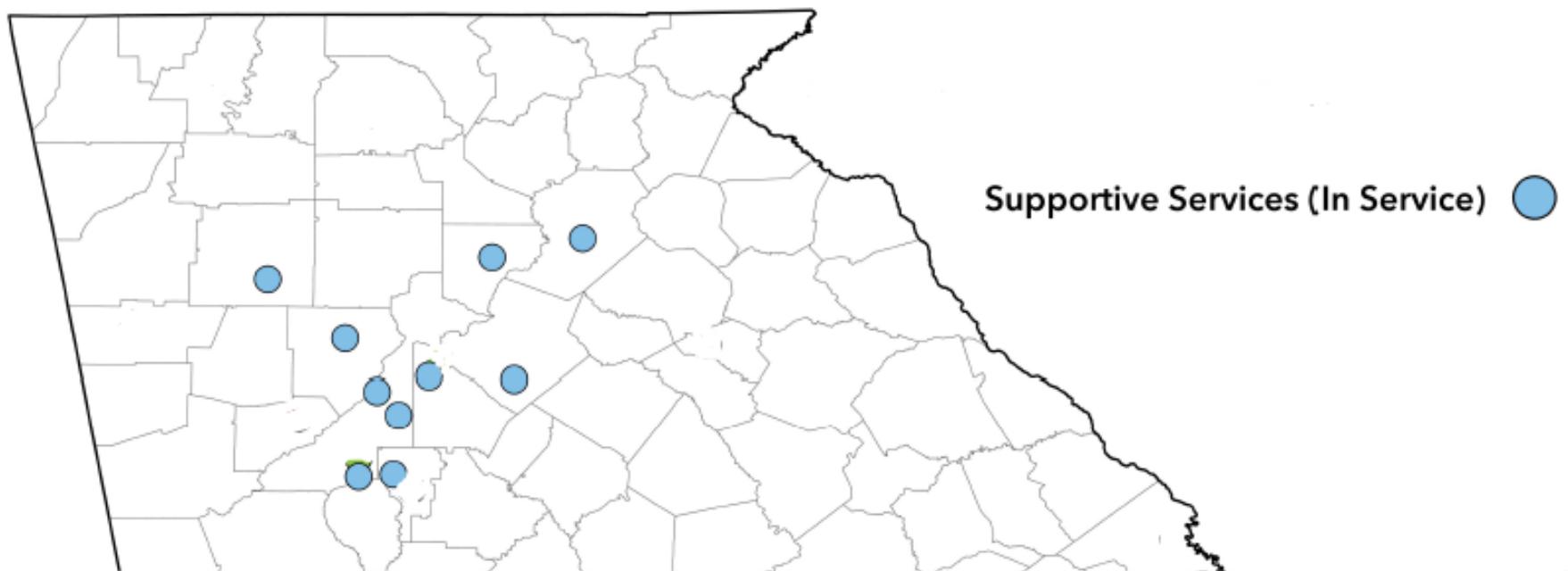
- Services to help individuals regain identification
- Acquisition of personal documents necessary for housing
- Coordination of service delivery



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
Email: 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
Email:
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
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

Email: 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

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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Phone Number: 770-383-0734

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Email:

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(contact by phone outside of these hours)

Target County: Bartow

Georgia Department of Community Affairs

City of Hinesville

Phone Number: 912-876-6573

Website:

www.cityofhinesville.org/113/Homeless-Prevention-Program

Email:

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
Email:
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
Email:
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
Email:
assistance@myovercomershouse.org
Location: 2114 Fountain Square, Snellville
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Target County: Rockdale

**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



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GEORGIAHOUSINGSEARCH.ORG

[Loc](#)

[FIND HOUSING](#)



Find your new home

[Search Rentals by City, County, or ZIP Code](#)



[ADVANCED SEARCH >](#)



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

georgiahousingsearch.org/index.html

myhousingsearch

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GEORGIAHOUSINGSEARCH.ORG

FIND HOUSING

LIST HOUSING

Find your new home

Search Rentals by City, County, or ZIP Code

Search Tips [PDE]

ADVANCED SEARCH >

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.

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

Live Chat



FIND HOUSING

LIST HOUSING

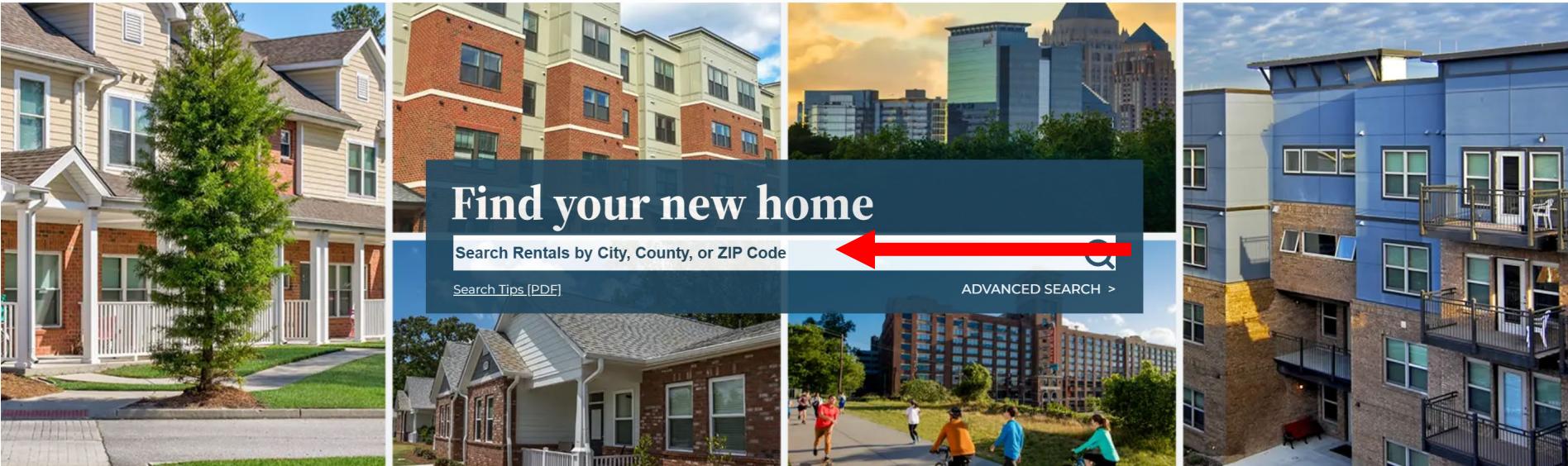


Monday-Friday, 9:00 a.m. - 8:00 p.m. Dial 7-1-1 for TTY. Dial 2-1-1 if you are in a housing crisis.

Attention Property Providers/Landlords

Save searches to stay updated on new homes

Live Chat



Find your new home

Search Rentals by City, County, or ZIP Code

Search Tips [PDF]

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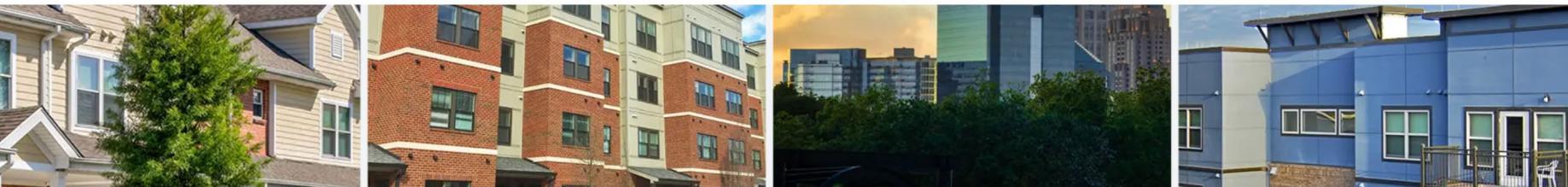


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FIND HOUSING

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?](#)
- [Looking for local information \(FAQs, FMRs, etc.\)?](#)

- [Need an account to list properties?](#)

[How to create an account and list properties
\(opens in YouTube\)](#)

Session cookies must be enabled to use this service.



Click to go back (Alt+Left arrow), hold to see history

myhousingsearch

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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







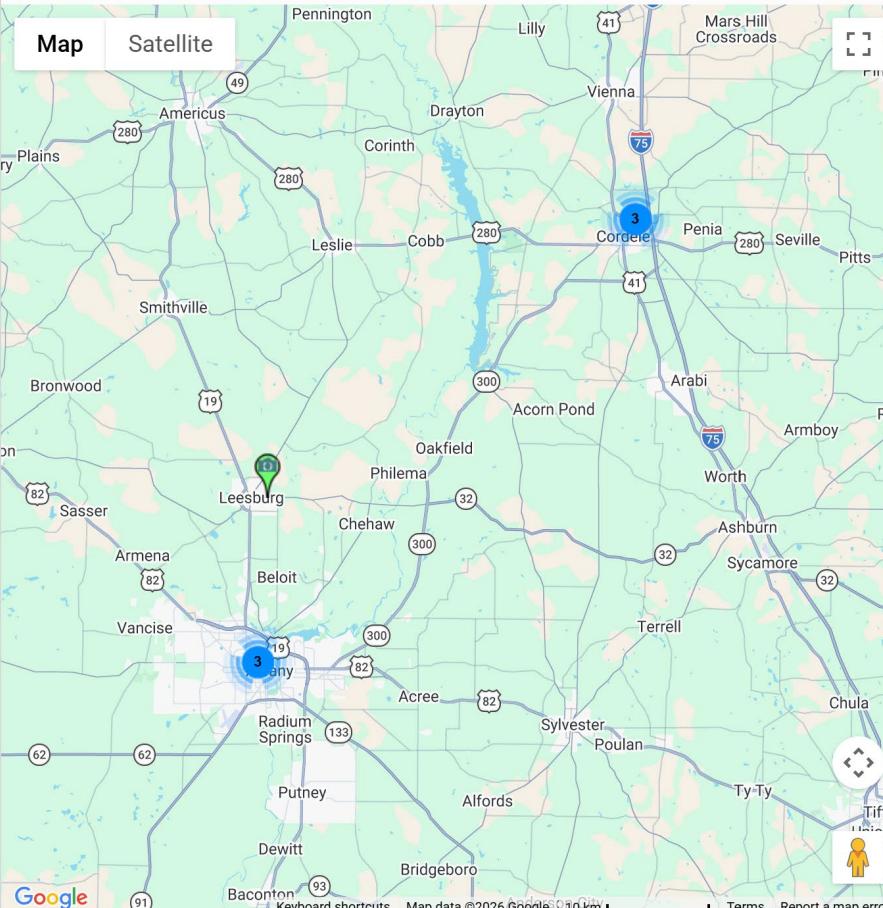
List Map

Available Wait List Includes Photos

Standard Detailed

[full listing →](#)

Map **Satellite**



Available Wait List Includes Photos

Standard Detailed

[full listing →](#)



10 photos

3 Bed • 1.5 Bath • Apartments

Pecan Grove Apartments
807 Starr PI
Cordele, GA 31015

   
229-273-0756

\$0 - \$917
Income Based Rent

Updated This Month 

[full listing →](#)





Questions?

For EHV Support, Contact:

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Phone: 1-470-802-4707

To visit the EHV website:

Thank You!

