

Georgia's Apartment Industry & the COVID-19 Pandemic

Nearly two years of navigating innovative health & safety measures, vast delinquency, court closures and moratoria, workforce shortages, and an ever-changing regulatory landscape with unwavering impediments to federal financial relief.

● MARCH 2020—COVID-19 Comes to Georgia

- Statewide Judicial Moratorium—halting all civil court cases—extended through March 2021.
- Federal CARES Act—Moratorium on evictions for “covered” properties—Rental assistance made available to some local jurisdictions but strict parameters limited who could receive assistance.
- City of Atlanta Eviction Moratorium (Still in Effect Jan.2022)—Halting evictions for any properties subsidized by city agencies.

● JULY 2020

- Fulton County Closes Magistrate Court—halting all civil court cases.

● SEP 2020

- CDC Mandates Nation-wide 90-day Eviction Moratorium on all rental properties—No rental assistance provided by Federal government to property owners or renters affected.

● JAN 2021

- President Biden Administration extends CDC Moratorium through March 2021.
- Federal Government Allocates \$550 Million in Rental Assistance Funds Directly to State of Georgia.

● APRIL 2021

- President Biden Administration extends CDC Moratorium through June 2021.
- Federal Government Allocates Additional \$437 Million in Rental Assistance Funds Directly to State of Georgia.

● JUNE 2021

- President Biden Administration Extends CDC Moratorium through August 2021.

● JULY 2021

- DeKalb County Superior Court Chief Judge Issues Additional 60-day Eviction Moratorium.
- Delta Variant Becomes Dominant Virus Strain—Apartment industry adopts renewed safety measures including incentivizing vaccination for all employees.

● AUG 2021

- U.S. Supreme Court Strikes Down CDC Eviction Moratorium—After prohibiting property owners from legal recourse for non-payment of rent for an entire year.

● SEPT 2021

- Georgia's Emergency Rental Assistance Program Opens to all Jurisdictions in the State.

● DEC 2021

- Department of Community Affairs voluntarily reallocates \$80 Million from Georgia's Emergency Rental Assistance Program to local jurisdictions in effort to disburse funding more efficiently.

● JAN 2022

- Despite moratoria being lifted, local courts and law enforcement have not resumed operations at a pre-pandemic level.
- State of Georgia has distributed \$68 Million of Emergency Rental Assistance funding to Georgia residents. Property owners are not permitted to apply for funds without resident participation.
- COVID-19/Omicron infection case count reaches new highs—Apartment Industry remains committed to prioritizing the health and safety of residents and employees.