



**STATE OF GEORGIA**  
**Department of Community Affairs**  
**Georgia Rental Assistance (GRA) Program**



**Program Update**

**Tonya Cureton Curry**  
Deputy Commissioner of Housing

**Daphne M. Walker, Division Director**  
Housing Assistance Division

# **GRA Program Overview**



# Program Background – GRA

The Georgia Department of Community Affairs (DCA) is a state agency that **supports communities** (including local government officials, individuals and families) with **job creation** and **business development**, **avenues for safe and affordable housing**, and **community development**.

## GEORGIA RENTAL ASSISTANCE PROGRAM (GRA)

- **State of Georgia received \$552M** in stimulus funds through the federal Emergency Rental Assistance Program under ERA1
- **Georgia received an additional \$437M** in stimulus funds through the federal Emergency Rental Assistance Program under ERA2
- Funds are intended to **provide relief to landlords and tenants** who are **behind on rental and utility payments due to or during the coronavirus pandemic**

Visit <http://georgiarentalassistance.ga.gov>  
to apply or mail in a paper application

# How to Apply for GRA

- DCA started accepting applications on March 8, 2021
- DCA has an **online application for landlords and tenants** to apply to **receive funding** to bring past-due rent and utility balances current
- **Paper applications are available** for applicants who do not have access to technology

**<http://www.georgiarentalassistance.ga.gov>**

# Financial Assistance Provided for GRA

The Georgia Rental Assistance Program provides financial assistance to eligible tenants and utility providers to cover rent arrears, current and future rent payments, and utility arrears payments.

## What Assistance Is Provided?

### Past Due Support

- **Up to 18 months of rental and utility assistance can be provided**
- **No arrearages may be addressed prior to March 13, 2020**
- **Future rental assistance cannot be provided unless the arrearage is also addressed**
- **Total months of assistance including arrears and future support cannot exceed 18 months**

### Future Support

- **Amount of forward rent is limited to 3 months increments**
- **Assistance for future rent payments, where no back rent is owed at the time of application, is not being accepted at this time**
- **Utility only payments and other housing expense payments are now being accepted**

# Eligibility for Assistance – ERA 1

**Who is eligible for assistance? A renter household living in Georgia which meets the following conditions:**



Earning no more than 80 percent of the current Area Median Income (AMI) for the county or Metropolitan Statistical Area (MSA) of residence as determined by the U.S. Department of Housing and Urban Development. Income eligibility may be based upon the household's total income for 2020 or its monthly income at the time of the application



Has either:

- Qualified for unemployment benefits, OR have experienced a loss or reduction in household income, incurred significant costs, or experienced other financial hardship due, directly or indirectly, to COVID-19, which the applicant must attest in writing



Can demonstrate a risk of experiencing homelessness or housing instability by providing:

- An eviction notice
- A past rent notice
- A past due utility notice

# Expansion of GRA – As of August 2021

## TAKEAWAY

**GRA Will Be Providing** Rental, Utility and Other Housing Expense Assistance **Statewide**

## TAKEAWAY

**GRA Is Removing the Financial Cap** On Assistance; Total Assistance Received **May Not Exceed 18 Months**

## TAKEAWAY

**GRA Will Be Marketing the Program Statewide and Increasing Outreach Efforts** (Statewide Outreach Manager, 12 Regional Coordinators and Large Landlord Support)

# Landlord Takeaways Regarding GRA

## TAKEAWAY

**Landlord Participation** is Strongly Encouraged

## TAKEAWAY

**Statewide Expansion Provides Greater Access** to Rental Assistance for Landlords

## TAKEAWAY

**When Landlords Elect Not To Participate**, Treasury Guidance Provides For **Direct Payments to Tenants**

## TAKEAWAY

**Landlord's Goal: Make Yourself Whole;** Avoid Eviction



# GRA Program Data

**Applications Approved for  
Payment to Date:**

**7,046**

**Total Payments  
Made to Date:**

**\$23,170,648**

**Total Future Payments  
Scheduled:**

**\$1.1 million**



*Save The Date*

**Virtual Landlord  
Informational Webinar**

**September 13, 2021  
1:00 p.m.**

**Additional Details to Follow from  
the Georgia Apartment Association**



# GRA Contact Information

*Daphne M. Walker*

Division Director

Housing Assistance Division

[Daphne.Walker@dca.ga.gov](mailto:Daphne.Walker@dca.ga.gov)

Georgia Rental Assistance Program  
Application Portal

[www.georgiarentalassistance.ga.gov](http://www.georgiarentalassistance.ga.gov)

Email Us At:

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

