



Georgia

HOUSE OF REPRESENTATIVES

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## PRESS RELEASE

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Contact: Betsy Theroux

(404) 656-3996

[betsy.theroux@house.ga.gov](mailto:betsy.theroux@house.ga.gov)

Camille Taylor

(404) 656-0305

[camille.taylor@house.ga.gov](mailto:camille.taylor@house.ga.gov)

### **Rep. Davis Makes Constituents Aware of Rental Assistance Programs for DeKalb County Landlords, Tenants**

ATLANTA – State Representative Viola Davis (D-Stone Mountain) seeks to make constituents aware of Georgia rental assistance programs for DeKalb County landlords and tenants whose finances have been impacted by COVID-19.

“There are millions of dollars in federal aid available now to DeKalb County landlords and residents who need help paying their rent and/or utilities,” said Rep. Davis. “Georgians, especially those in the metro Atlanta area, are struggling to keep up with the rising costs of living. Our state and local officials are working to make this funding available to them, but many of these struggling landlords and tenants are unaware that we have a program right here in DeKalb County. DeKalb residents who need this help can apply online or call to learn more, and I urge them to apply as soon as possible before these programs stop accepting applications.”

DeKalb County has received \$21 million in grant funding from the Federal Emergency Rental Assistance Program. The DeKalb County Tenant-Landlord Assistance Coalition (TLAC) is tasked with providing this financial relief to DeKalb renters who are vulnerable to eviction and landlords experiencing revenue losses due to COVID-19. The TLAC rent relief program can help eligible households pay for rent, rent arrearage, utilities, utility arrearage and other housing costs incurred due to COVID-19. Households must have an income of 80 percent of the median income for DeKalb County. These funds cannot be used for cable or telephone bills. This coalition was convened by DeKalb County CEO Michael Thurmond and is comprised of public


and nonprofit partners. More information about this program can be found [here](#); individuals may also contact [renthelp@dekalbcountyga.gov](mailto:renthelp@dekalbcountyga.gov) or (404) 371-3201. Individuals who have applied for the program can schedule an appointment with the TLAC [here](#).

Additionally, the state received \$552 million from the Federal Emergency Rental Assistance Program. The Georgia Department of Community Affairs (DCA) administers this funding through the Georgia Rental Assistance (GRA) program, which launched in March 2021. Funding is distributed directly to landlords, and eligible applicants may receive up to 12 months of payment relief. Individuals must qualify for unemployment or have experienced a financial hardship due to COVID-19, demonstrate a risk of experiencing homelessness or housing instability, as well as have a household income at or below 80 percent of the area median income. The DCA also recently hosted a GRA program webinar for renters; a video of the webinar can be found [here](#). More information about the GRA program can be found [here](#); individuals may also contact [rentalassistance@dca.ga.gov](mailto:rentalassistance@dca.ga.gov) or 833-827-7368.

*Representative Viola Davis represents the citizens of District 87, which includes portions of DeKalb County. She was elected to the House of Representatives in 2018 and currently serves on the Natural Resources & Environment, Insurance, Interstate Cooperation and Science and Technology committees.*

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# State of Georgia Rental Assistance Program

GRA

## TENANT REQUIREMENTS

- Identification (State ID or passport)
- Income documents for every adult (age 18 and older) in the household
- Past due rent notice or utility bills, provider, and account number
- Copy of lease
- Unemployment eligibility OR a reduction in income, significant costs, or financial hardship due directly or indirectly to COVID-19

## LANDLORD DOCUMENTS

- Completed GRA Landlord Application
- Identification (State ID or passport)
- Proof of ownership or Authorization/ Agreement to act on behalf of owner of management company
- Copy of lease
- Ledger of tenant's payment history in 2020 and 2021
- W-9 and bank information for ACH payment

## Program Overview

The State of Georgia received \$552 million from U.S. Treasury's Federal Emergency Rental Assistance Program to provide relief to individuals, families, and landlords whose finances have been negatively impacted due to the COVID-19 pandemic. The funds will be used to bring past due utilities and rent current for households with rental arrears. The Georgia Department of Community Affairs (DCA) will administer this program which will open in March 2021. The money will be distributed directly to landlords/utility companies, and eligible applicants can receive up to 12-15 months of payment relief. Individuals must qualify for unemployment or must have experienced a reduction in income, significant costs, or financial hardship due to COVID-19; demonstrate a risk of experiencing homelessness or housing instability; and have household income at or below 80 percent of the area median income (AMI).

**Apply at [georgiarentalassistance.ga.gov](https://georgiarentalassistance.ga.gov).**





#### PARTNERS

DeKalb County Government  
 DeKalb County Magistrate Court  
 DeKalb County Clerk of State & Magistrate Courts  
 DeKalb County Marshal's Office  
 Atlanta Legal Aid  
 Goodwill of North Georgia  
 DeKalb Dispute Resolution Center  
 Housing Authority of DeKalb County

### WHAT IS THE TLAC?

The purpose of DeKalb County's Tenant-Landlord Assistance Coalition (TLAC) is to provide financial assistance to eligible households for the payment of rent, rent arrearage, utilities, utility arrearage and other housing costs incurred due to the COVID-19 pandemic.

### WHO SHOULD APPLY?

Adult **tenants** in eligible households as well as **landlords** on behalf of tenants. Eligible households include one or more individuals who are obligated to pay rent on a residential dwelling and as a direct or indirect effect of the COVID-19 Pandemic:

- Qualified for unemployment benefits
- Experienced a reduction in household income
- incurred significant costs or experienced financial hardship



The program is designed to assist eligible families that have an annual family income of 80% of the median income for DeKalb County.

#### Annual family income limits are:

- Family of one: \$46,350
- Family of two: \$52,950
- Family of three: \$59,550
- Family of four: \$66,150

### HOW TO APPLY

1. Visit [www.dekalbcountyga.gov/renthelp](http://www.dekalbcountyga.gov/renthelp)
2. Complete Tenant or Landlord Application
3. Submit application and supporting documents to [eFileGA](https://efilega.com)

### NEED HELP?

-  [WWW.DEKALBCOUNTYGA.GOV/RENTHelp](http://WWW.DEKALBCOUNTYGA.GOV/RENTHelp)
-  [RENTHelp@DEKALBCOUNTYGA.GOV](mailto:RENTHelp@DEKALBCOUNTYGA.GOV)
-  404-371-3201

## REQUIRED DOCUMENTS

#### For Tenants

- Contact information that includes email and phone number
- Copy of the Lease Agreement
- Wage Statement or signed declaration
  - Example: W-2 form, Tax Return, Income Declaration, Unemployment Documentation
- Magistrate Court Notice (if applicable)
  - Example: Dispossessory Warrant/Eviction Warrant
- Past Due Utility Notice(s) (if applicable)
- Any other documentation that indicates risk of homelessness

#### For Landlords

- Contact information that includes email and phone number
- Lease Agreement
- Tenant Wage Information
- Documentation of Payments
  - Example: Payment Ledger, Itemized Statement, Proof of Money Owed from Tenant
- Magistrate Court Notice (if applicable)
  - Example: Dispossessory Warrant/Eviction Warrant
- Tenant Utility Bills Issued (if applicable)
- Documentation of Rental Assistance Subsidy

[WWW.DEKALBCOUNTYGA.GOV/RENTHelp](http://WWW.DEKALBCOUNTYGA.GOV/RENTHelp)

