

EHV Landlord FAQs

Program Overview & Key Dates

Background: The Emergency Housing Voucher program (EHV) is a special voucher program established under the American Rescue Plan Act of 2021 (ARPA) as a COVID-related, temporary initiative.

Important Update: On March 6, 2025, HUD notified HADC of the final funding allocation for EHV housing assistance payments. As a result, HADC will not have sufficient funding to continue operating the EHV program and must sunset the EHV program in 2026.

Timeline to Program End: The EHV program is scheduled to end on June 30, 2026.

Why the program is ending: Funding has not been extended beyond 2026 and HUD's final allocation confirms the end of assistance after June 30, 2026.

1. Which vouchers do this apply to?

- The sunset of the EHV program **only** applies to residents with an Emergency Housing Voucher. It **does not** apply to regular HCV or other special HCV programs. Those programs will be unaffected by these changes.
- If you are unsure which voucher your tenants have, or if you have multiple types of vouchers in your properties, you may reach out to HADC Client Service Department at (404) 270-2500.

2. How will this affect landlords?

- We will continue Housing Assistance Payments (HAP) for eligible tenants through June 30, 2026.
- Effective July 1, 2026, HAP payments will stop, and the HAP contract between the landlord and HADC will terminate. Any ongoing relationship between the landlord and tenant (i.e. lease or tenancy agreement) will not involve HADC.

3. What are my rights as a landlord?

- Your rights and obligations are governed by your lease, the HAP contract (through June 30, 2026), and applicable state and local landlord-tenant laws. You may access the [Georgia Landlord-Tenant Handbook](#) for further information.
- After the EHV program ends, you may continue/renew the tenancy or proceed according to lease terms and applicable law.
- Always comply with Fair Housing laws and use proper notice and court processes if needed.

4. Can I put my house back on the market for another voucher holder?

- Yes. If the current tenant moves out, you may lease to other HCV voucher holders. You may list your unit on [Georgiahousingsearch.org](https://georgiahousingsearch.org) to connect with other eligible voucher holders.

5. When this program ends, does the tenant have to move out immediately?

- Not automatically. If the tenant can afford rent without subsidy or secures other assistance, they can remain under a lease or tenancy agreement with you.
- If they cannot afford the rent, you may proceed with notice per your lease and Georgia law after HAP ends.

6. If the tenant stays in the unit, will I need to provide another lease?

- Yes. Because the HAP contract ends June 30, 2026, you'll need a direct lease with the tenant effective July 1, 2026 (or the applicable start date you agree upon).

7. What happens if the tenant can't afford the rent?

- Options include:
 - Rent negotiation or temporary payment plan (if feasible).
 - Tenant applies for other assistance (HCV waitlists, local programs).
 - If necessary, proceed with lawful notice and court process per Georgia law.
- HADC will provide tenants resources to explore alternatives.

8. What happens if the tenant can't afford the rent?

- Options include:
 - Rent negotiation or temporary payment plan (if feasible).
 - Tenant applies for other assistance (HCV waitlists, local programs).
 - If necessary, proceed with lawful notice and court process per Georgia law.
- HADC will connect tenants to resources and Housing Navigators to explore alternatives.

9. May I request a rent increase between now and the end of the EHV program?

- Due to limited EHV funding for 2026, HADC is unable to approve rental increases for the duration of the program.

What Landlords Should Do Now

- Review current HAP contracts and plan for the post - June 30, 2026, transition.
- Decide whether to offer a new direct lease beginning July 1, 2026.
- Coordinate with tenants early and provide proper notices per Georgia law.
- If interested in leasing to other HCV tenants, list your unit on [GeorgiaHousingSearch.org](https://georgiahousingsearch.org).