



GEORGIA SUPPORTIVE HOUSING INSTITUTE

2024-2025

*A CSH Initiative to
Advance Supportive Housing in Georgia*



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Housing Institute

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MORE THAN 30 YEARS OF SUPPORTIVE HOUSING SOLUTIONS

ABOUT CSH

CSH works to advance affordable housing aligned with services as an approach to help people thrive. We do this by advocating for effective policies and funding, investing in communities, and strengthening the supportive housing field.



**Advancing quality,
supportive housing**



**Amplifying voices of
people with lived experience**



**Centering opportunities to
fair and non-discriminatory
housing and services**



**Advocating for cost-effective
policies**



Shown here: 2024-2025 Georgia Supportive Housing Institute Participants



Shown here: The CSH team that supported the 2024-2025 Georgia Supportive Housing Institute.

**2024-2025
was a
milestone
Institute.**

HISTORY OF CSH SUPPORTIVE HOUSING INSTITUTES

CSH launched the "Supportive Housing Institute" in 2003. This signature initiative provides training and technical assistance to new and experienced development teams comprising housing developers, property managers, service providers, and more. Team members participate in four to five

months of individualized training with CSH subject matter experts who provide insight on coordinating services and property management, asset management, financing, funding, and trauma-informed design.

The CSH Institute has a strong record of accomplishment, with graduates experiencing an 80% success rate in bringing projects into operation.

WHAT TEAMS GAIN FROM THE INSTITUTE:

- A detailed, individualized supportive housing plan that includes supportive services and delivery strategies that can be used to apply for funding from multiple sources;
- The opportunity to apply for early, pre-development financing from the CSH Community Investment offerings. These include pre-development initiation loans to advance supportive housing projects planned through the Institute;
- Improved skills to operate existing supportive housing and develop new projects serving people who experience multiple barriers to housing;
- A strong, effective development, property management, and service team that leverages the strengths of each team member and has clearly defined roles and responsibilities;
- A powerful network of peers and experts to assist in project development and to troubleshoot challenges;
- Post-Institute technical assistance from CSH.

A FOCUS ON GEORGIA

Georgia has a critical need for more affordable housing, and specifically supportive housing, which combines affordable housing with individualized support services that help people who face the most complex challenges to live with stability, autonomy, and dignity. Corporation for Supportive Housing (CSH), in partnership with the Georgia Department of Community Affairs (DCA), delivered the inaugural 2024-2025 Georgia Supportive Housing Institute in Atlanta, Georgia. Seven teams participated in a five-month intensive curriculum consisting of team-based training, learning tools and resources, guided project planning, technical assistance and coaching, culminating in final project reveal presentations to DCA, funders and the community.

The Georgia Supportive Housing Institute equipped participants with knowledge to create quality supportive housing for individuals and families that face barriers to housing access. Teams planned with intentionality toward desirable locations that avail amenities such as nearby public transit, schools, green spaces, healthcare and work opportunities. CSH designed the Institute experience to drive quality supportive housing development projects that meet or exceed national standards, and address the unique needs of residents and the communities where they are located.

Collectively, the cohort brought great energy and innovation during each of the Institute exchanges, creating impactful projects designed and planned as an opportunity to increase housing in Georgia and develop a substantial supportive housing unit pipeline that will help close the critical affordable and supportive services housing gap in the state. Each project aims to reduce systemic and individual burdens for populations who have experienced significant barriers in obtaining access to safe, affordable housing, along with the support they need to thrive in the community.

As a result of the 2024-2025 Institute, the teams are projecting a total of 688 new units. 431 of those units are dedicated to affordable housing and 257 will be supportive housing units for people with serious mental illness, chronic experiences of homelessness, or others who often face housing insecurity, including survivors of domestic abuse and persons living with intellectual and/or developmental disabilities. The focus of the projects intends to help communities to achieve BIG goals; not only to create a pipeline of quality supportive housing units, but even more, to bring about systemic change. Once completed, the proposed developments will significantly contribute to local quality housing opportunities and stabilization for families and individuals in the metro Atlanta area, northeast and middle regions of Georgia.

MOMENTS FROM THE GEORGIA INSTITUTE



“We had a wonderful experience in the inaugural Georgia SHI and we thank you and your team for making it possible.”

- Institute Participant



“An incredibly enriching experience, focused on cultivating relationships and partnerships that help build a stronger and more supportive housing network. I am grateful for the conceptual ideas we’ve developed together, which I believe will one day yield high rewards.” - Institute Participant

MOMENTS FROM THE GEORGIA INSTITUTE



"A great opportunity to meet with such a wide range of experts in this field."

- Institute Participant

"I thoroughly enjoyed the level of training in every session."

- Institute Participant

"We had a wonderful experience."

- Institute Participant

INSTITUTE PARTNER

We extend our heartfelt thanks to the Georgia Department of Community Affairs (DCA) for their sponsorship and partnership of the 2024-2025 Supportive Housing Institute. DCA is a strong champion of affordable and supportive housing and we thank them for their support.

“Partnerships are core to everything we do at DCA. We are grateful for the leadership of CSH and look forward to the collective impact of the teams that they have helped bring together,” says Philip Gilman, the Deputy Commissioner for Housing Assistance and Development at DCA. “As an agency, we can continue to invest in supportive housing with confidence knowing that the capacity and expertise is there to develop and operate these critically important homes for our neighbors across Georgia.”



GEORGIA DEPARTMENT
of **COMMUNITY AFFAIRS**

2024-2025 TEAM PROJECTS

TEAM A2Z

Development Name: Z Village

Development Overview: Z Village is proposed as a townhome community developed by Zion Hill Community Development, a nonprofit organization with over 20 years of dedicated housing and family services to the community. The focus is to provide affordable housing that is beautiful, safe and energy efficient. Z Village features amenities and supportive services designed to build resilient residents and foster a thriving community.

Target Population: Low-income individuals struggling to secure stable housing; individuals diagnosed with a severe and persistent mental illness, veterans and families.

Planned Services: Mental Health and Behavioral Support via case management and psychosocial rehabilitation, advocacy and referrals to local Community Services Board, SOAR (Supplemental Security income/social security disability insurance Outreach Access and Recovery) disability benefits specialist, parent workshops, essential financial assistance and more.



Team Partners:

- Zion Hill Community Development Corporation – Owner
- LDG Development – Developer
- The Boyce L. Ansley School - Service Provider
- Porch & Square – Development Consultant
- Volunteers of America (VOA) Southeast - Property Management

Location: South Fulton, Georgia

Project Status: Pre-Development



TEAM COMPASSION COLLECTIVE

Development Name: Mayberry Squared

Development Overview: The vision of Mayberry Squared is an 80-unit permanent supportive housing, intergenerational inclusive community where mutual learning takes place to learn from each other's experiences and perspectives. Where seniors share wisdom, life lessons and guidance while younger residents offer fresh perspective, new ideas and energy. Mayberry Squared is an inclusive community where residents live, eat and play together, empowering individuals to contribute to the community through sustainable businesses and service models thereby enhancing quality of life and reducing homelessness recidivism.

Team Partners:

- Covenant House Georgia - Developer/Service Provider
- National Church Residences - Developer/Service Provider
- Community Friendship - Service Provider

Location: Atlanta Metropolitan; mixed use zoning

Project Status: Conceptual

Planned Services: Community Resources for case management, medical service provider, public transportation, grocery store, pharmacy, community center with engaging activities, banking services, barber and hair stylists, daycare center, after school program.

Target Population: People at risk of experiencing homelessness with a mental health diagnosis; youth ages 18-24, and seniors 55+ caring for grandchildren.



Team Partners:

- Gorman & Company - Developer and Property Management
- HOPE Atlanta - Service Provider
- Partners for HOME - CoC/Referral Partner

Location: Atlanta, GA

Project Status: Pre-Development

TEAM I DID, YOU CAN

Development Name: Residences of Hope

Development Overview: Residences of Hope will be 100% project-based rental assistance units for seniors. The vision of this project is to protect future affordability on Atlanta's West Side, which is under immense pressure from current and planned future development. Residential Units total 42 (1 & 2 BR). Residences of Hope is designed to reserve a space for housing insecure seniors to have a stable home and immediate access to key services.

Target Population: Seniors

Planned Services: Case management, behavioral health and wellness, life skills workshops, physical health and wellness and legal services via third party partners.

TEAM MORE TOGETHER

Development Overview: More Together plans to develop a supportive housing approach that combines residential supports and individual supportive services funded by Medicaid Housing and Community Based Services (HCBS) Waivers for disability inclusive supportive housing for Georgia residents who have Intellectual and Development Disabilities (IDD) and persons with severe physical disabilities and/or traumatic brain injury with unmet housing needs and who are at risk of institutionalization and social isolation.

Target Population: Georgians with Intellectual and Development Disabilities (IDD) and people with severe physical disabilities and/or traumatic brain injury.

Planned Services: An inclusive Concierge Program providing onsite supportive services to all residents by assisting the residents with connection to one another and to the broader community; service coordination, referrals and community resource linkages to residents for medical, behavioral, wellness, social, educational, vocational, co-occurring disorders, housing, financial and other services as needed; life skills services to include making and keeping appointments and accessing transportation; social supports; familial and natural supports; income guidance and oversight.



Team Partners:

- The Paces Foundation – Developer
- Claratel Behavioral Health - Service Provider
- The Kelsey - Consultant
- Better Living Together - Advocate
- Envolve - Property Management

Location: Tucker, GA

Project Status: Actively pursuing development site opportunity

TEAM SURVIVING BRICK BY BRICK

Development Name: Willow Song Village

Development Overview: Surviving Brick by Brick plans to develop Willow Song Village; a safe, supportive, and affordable housing community where individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking can rebuild their lives free from abuse and homelessness. Willow Song Village is a proposed 60-unit supportive housing development offering one-, two-, and three-bedroom units. It is designed to provide stable housing in a secure, managed environment. It will foster healing, connection, and personal growth by integrating trauma-sensitive design, programming, and on-site support services.

Target Population: Individuals in Georgia Mountain Women Center's tri-county service who are homeless, adult survivors of domestic violence, dating violence, sexual assault, stalking, or human trafficking.



Team Partners:

- Tapestry Development Group – Developer
- Circle of Hope - Service Provider
- PHASE Housing Management - Property Management

Planned Services: Case Management, wellness & health services, skills & employment, peer support connection.

Location: Cornelia, Georgia

Project Status: Pre-Development



TEAM VET WIZ

Development Name: Flats at Lake View II

Development Overview: The Flats at Lake View II will be affordable housing that incorporates supportive services for low-income families with children by adding transitional and permanent supportive housing mainly for those experiencing or at-risk of experiencing homelessness or fleeing domestic violence. There is an added focus on supporting veterans and their families in one of the State's most robust veteran communities, the City of Warner Robins, home to the State's largest industrial complex, Robins Air Force Base. Master Plan: 162 units of which 113 units at or below 70% AMI, 22 permanent supportive housing units, 17 unrestricted units, 10 transitional housing units.

Team Partners:

- Zimmerman Properties – Developer
- Veterans Empowerment Organization – Service Provider
- StarC - Community Partner
- Wilhoit Properties – Property Management

Location: Warner Robins, GA

Planned Services: Connecting veterans to vital resources needed to adapt to civilian life after service; immediate and safe emergency housing to ensure stabilization; provide permanent housing opportunities, when possible, employment opportunities via workforce training and job placement; address psychological and physical well-being needs.

Project Status: Applying for capital and services funding

Target Population: Low-Income individuals and families with elementary-aged children, Veterans and Veteran Families who are experiencing or at risk of homelessness due to certain disabilities. Secondary Population: a veteran or a veteran family seeking to flee domestic violence.

TEAM WODAWGS

Development Name: Peter & Vine

Development Overview: Peter & Vine is planned by WoDawgs as a 60 unit permanent supportive housing community with the main priority to provide safe, clean, affordable and desirable homes to the residents of the Athens community. The onsite amenities will be an equipped community room, playground and laundry room.

Target Population: Residents of the Athens Community with priority for Low-Income households.

Planned Services: 24/7 onsite support services, person centered case management, integrated skills building, social skills, evidence-based behavioral health treatment, income support and employment assistance services.



Team Partners:

- Athens Homeless Coalition – Community Champion
- Woda Cooper Companies, Inc. – Developer
- Advantage Behavioral Health – Service Provider
- Enclave Real Estate Group - Consultant
- Athens Housing Authority – Housing Partner

Location: Athens, Georgia

Project Status: Applying for funding



For more information about the Georgia Supportive Housing Institute, contact ga-shinstitute@csh.org

