2025-2026 Georgia Supportive Housing Institute (SHI)

FREQUENTLY ASKED QUESTIONS

Is there a cost affiliated with the application process for the institute if you are accepted?

Funding for the preparation and delivery of the training is made possible through funding from The Georgia Department of Community Affairs' (DCA) HOME-ARP Program. SHI teams will be responsible for all travel expenses for in-person sessions and other SHI related events.

For developers who are currently in the process of a project and have a site identified, are they required to participate in the SHI to apply for funding?

Currently, DCA intends to utilize the state's low-income housing tax credit (LIHTC) program to finance the development of supportive housing (SH) in Georgia. DCA intends to release a Supportive Housing development NOFO in early 2026 as well as utilize the General Set Aside under the 2026 9% Housing Tax Credit round. While there is no requirement to complete the Supportive Housing Institute for these funding opportunities, there is an opportunity to receive competitive points in the anticipated 2026 Supportive Housing NOFO, subject to funding availability, for teams that successfully complete the Georgia SH Institute.

Can a developer participate as a member of more than one team?

The primary consideration is that the Institute affords the best opportunity for the greatest number of project teams to benefit and participate. While it is not prohibited for one development entity to participate on more than one Eligible Team, the Institute is structured to include significant team meetings, interaction and breakout time, and there must be a dedicated representative from the developer for each team.

What is a Certifying Entity?

Certifying Entity as defined in the Georgia Qualified Allocation Plan (QAP) is a developer that that currently owns and operates five or more Successful Tax Credit Projects that were Placed in Service the time periods specified within the QAP and the relative annual LIHTC Competitive Round; or is considered Qualified with Conditions or Qualified as Probationary, as defined within the most currently published QAP.

What is an Emerging Developer?

Emerging developers are those that have never completed a Low-Income Housing Tax Credit (LIHTC) housing development project independently in Georgia and have interest to gain the requisite experience and requirements to do so by partnering with a LIHTC Certifying Entity on their Supportive Housing Institute project.

Is the developer required to have the specified 4-5 LIHTC deals experience per DCA? Can an out-of-state co-developer apply as part of a team?

Teams must include a Certifying Entity[1] for both the developer and general partner entities that meet DCA experience and capacity requirements in the State of Georgia 2026-27 Qualified Allocation Plan for the Georgia Housing and Finance Authority (GHFA) Low Income Housing Tax Credit ("LIHTC") program, per Section XVIII: Project Team Qualifications in the 2026-2027 QAP. Emerging developers[2] that are not Certifying Entities are encouraged to partner with a Certifying Entity as part of their project team. Refer to the Request for Applications (RFA) criteria for details on incentive points related to Joint Venture (JV) developer partnerships.

The developer and property manager must be in good standing and eligible to participate in Georgia affordable housing developments per the requirements in the State of Georgia 2026-2027 QAP, to include those that operate outside of Georgia as well.

Where can you find information on prior awards for housing tax credit projects?

To learn more about the DCA tax credit program, interested parties can subscribe to the List Serv DCA Housing Tax Credit Newsletter Sign-up.

For prior awards, refer to the Applications for Funding and Funding Cycle Selections

Does the service provider need to be CARF-accredited or CORES certified?

While recognized as credible designations, neither a Commission on Accreditation of Rehabilitation Facilities (CARF) accreditation nor Certified Organization for Resident Engagement & Services (CORES CORES) certification are a requirement for application to the Supportive Housing Institute.

Do we need to have an approved Community Housing Development Organization (CHDO) designation in order to apply?

No, the Community Housing Development Organization (CHDO) designation is not required of any team member.

Does the property manager have to have LIHTC management experience and hold HCCP credential?

The property manager's LIHTC management experience and Housing Credit Certified Professional (HCCP) credential are not requirements for application to the Supportive Housing Institute. The property manager's experience and capacity will be evaluated as a scoring component of the application.

Would a project that has already received tax credits from DCA but is still in the closing process be an eligible project to submit in the institute application?

Development teams who have received recent DCA financing awards (in 2024 and 2025) may apply to the 2025-2026 Institute to gain key knowledge for designing and developing quality supportive housing. Additional tax credit applications under the anticipated 2026 SH NOFO will be subject to review and evaluation by DCA.

Will conceptual project teams still be able to access funding opportunities for their projects?

Eligible teams (those applying as an established team are expected to submit a project concept and work towards a specific development proposal during the Institute) will have the opportunity to receive competitive points in a future DCA Supportive Housing NOFO. Subject to funding, DCA intends to release this NOFO in early 2026. Eligible Teams must include, at a minimum, a housing development/owner partner, a property manager, and a supportive services provider. At this time, conceptual teams that are matched after the SHI application deadline will not be eligible for additional points in the Supportive Housing NOFO; however, conceptual teams are eligible to apply for the NOFO.

Is the intent that these selected teams will apply within the NOFA round and again in the 9% LIHTC Round?

Established Teams working toward a project proposal will be eligible for competitive points in an upcoming DCA Supportive Housing NOFO to be issued in 2026, as well as to apply for CSH supportive housing financing. Further, it is the intention that the Supportive Housing NOFO awardees will receive favorable financing points in the 2026 9% LIHTC round. DCA also intends to utilize the General Set Aside in the 2026 9% Housing Tax Credit round for Single Site Supportive Housing.

Could a project consist of an existing structure being converted to meet the needs of the tenants?

Rehabilitation, preservation, and new construction projects are all eligible to apply to the Supportive Housing Institute.

What types of resources are recommended for teams to review data that may be helpful with the application?

As local governments and health agencies conduct research and annual assessments, those resources may include data around the housing needs of those who would benefit from supportive housing for specific jurisdictions in the state. The respective region's Continuum of Care (CoC) Point-In-Time Count (PIT) data is a good starting point. Georgia Balance of State (BoS) CoC PIT; CoC Homeless Populations and Subpopulations Reports (hudexchange.info)

Will smaller developments that would not normally qualify for LIHTC be considered for the Institute? Would smaller existing duplex properties be considered and/or single-family supportive housing? What is the minimum number of units for a project?

There is no minimum unit requirement for team projects applying to the SHI. The desired SH pipeline would include multiple units in a multi-family housing setting as opposed to individual units/beds in a single-family house or shared housing arrangement. Depending on the funding sources being sought post-Institute, including project-based vouchers, unit minimums may apply. Note that the SHI is intended to encourage the development of both integrated and single-site supportive housing. Developments may include up to 100% Supportive Housing units. To qualify for CSH lending products, there must be a minimum of 10% of the total units designated as SH.

Developers seeking resources to construct single-family housing are encouraged to explore DCA's Community HOME Investment Program (CHIP) that grants funding to non-profits, public housing authorities and city and county governments.

Is the Institute only for new build or multifamily only?

Eligible projects do not have to be new construction; rehabilitation and preservation of existing multifamily tax credit properties will be considered for this year's Institute.

Will the SHI be an annual event in case the team or organization is not selected this round?

In partnership and to continue building the pipeline for quality SH, DCA and CSH are strongly contemplating the Georgia SHI as an annual event, however it is subject to funding availability.

Where is the location for the in-person meetings and what are the anticipated dates for the SH Institute?

The SHI in-person sessions will be full-day sessions and site/location will be determined as soon as possible but are dependent on the most common regions of the selected teams to provide as central of a location as possible. The final schedule, in-person locations and duration of each training day will be communicated to cohort closer to Institute start. In-person sessions are expected to be held from 9 a.m. to 4 p.m. with a break for lunch. On virtual training days, participants should expect to be engaged with the Institute for 3 to 4 hours (i.e.: 9 a.m. to 12 p.m. or 1 p.m. to 4 p.m.) with rest breaks. Times and durations are subject to change. The tentative schedule is included below.

Please direct all additional questions to GA-SHInstitute@csh.org.

Anticipated 2025-2026 Georgia Supportive Housing Institute Curriculum, Timeline and Location

The Georgia SH Institute will be held in-person* and virtually, with training to take place between September 2025 and January 2026.

Date	Format	Time	Session
9/23/2025	In-Person	9:00 AM – 4:00 PM	Introduction to the Institute and Supportive Housing 101
9/24/2025	In-Person	9:00 AM – 4:00 PM	Project Teams, Concepts, and Strategy
10/21/2025	Virtual	9:30 AM – 1:30 PM	Designing your Project
10/22/2025	Virtual	9:30 AM – 1:30 PM	Service Planning: Service Coordination and Models in Supportive Housing
11/11/2025	Virtual	9:30 AM – 1:30 PM	Property Management
11/12/2025	Virtual	9:30 AM – 1:30 PM	Preparing for the First Year and Coordinated Entry
12/2/2025	In-Person	9:00 AM – 4:00 PM	Supportive Housing Budgets: Services, Operating, and Capital (Part 1)
12/3/2025	In-Person	9:00 AM – 4:00 PM	Supportive Housing Budgets: Services, Operating, and Capital (Part 2)
1/13/2026	Virtual	9:30 AM – 1:30 PM	Fair Housing and Quality Improvement
1/14/2026	Virtual	9:30 AM – 1:30 PM	Quality Endorsement and Project Presentation Preparation
1/27/2026	In-Person	9:00 AM – 4:00 PM	Institute Finale

TRAINING TOPICS AND TIMELINE MAY CHANGE BASED ON THE FINAL TEAM SELECTION.

*In-person locations and duration of each training day will be communicated to cohort closer to Institute start. -person sessions are expected to be held from 9 a.m. to 4 p.m. with a break for lunch.

Times and durations are subject to change.