



2025-2026 Georgia Supportive Housing Institute

Request for Applications

Overview

Georgia Department of Community Affairs (“DCA”) and Corporation for Supportive Housing (“CSH”) are excited to announce the 2025-2026 Georgia Supportive Housing Institute (“Institute”). The 2025-2026 Institute, funded by DCA, is a signature CSH initiative that offers an interactive series that builds the capacity of development teams and equips them with knowledge to develop new supportive housing projects. The Institute brings together housing developers/owners, homeless service and healthcare providers, property managers and other sponsors to learn and navigate the process of developing housing with supportive services and more efficiently seek and obtain funding for projects by improving the planning, development, and initial project implementation. The Institute will focus on building the capacity of both new and experienced supportive housing teams to serve high-needs populations. Each team leaves the Institute with an individualized, detailed plan for the project’s design, operations and potential funding sources.

The CSH Institute has a strong record of accomplishment across the country, with graduates experiencing an eighty percent (80%) success rate in bringing projects from concept into operation. The Institute will provide targeted training and technical assistance to collaborative development teams and other groups who presently provide support services or developers who are in the beginning stages of supportive housing development. Teams receive intensive training over 5-6 months including individualized technical assistance and guidance to assist in planning quality projects. CSH subject matter experts from across the state and the country, in partnership with local expertise, will provide insight on coordinating services and property management with a tenant-centered focus, financing, funding, and trauma-informed design.

The 2025-2026 Georgia Supportive Housing Institute is made possible by DCA.
Thanks to the support of DCA and their commitment to supportive housing,
the Institute is offered free of charge to participants.

The Institute Building Blocks



About CSH

Corporation for Supportive Housing (“CSH”) advances affordable and accessible housing aligned with services by advocating for effective policies and funding, equitably investing in communities, and strengthening the supportive housing field. Since their founding in 1991, CSH has been the only national nonprofit intermediary focused solely on increasing the availability of supportive housing. Over the course of their work, they have created more than four hundred sixty-seven thousand six hundred (467,600) units of affordable and supportive housing and distributed over one billion five million (\$1.5 billion) dollars in loans and grants. Our workforce is central to accomplishing this work. We employ approximately one hundred seventy (170) people across thirty (30) states and United States Territories. As an intermediary, we do not directly develop or operate housing but center our approach on collaboration with a wide range of people, partners, and sectors. For more information, visit www.csh.org

About DCA and Supportive Housing

The Georgia Department of Community Affairs serves as the lead agency for the Balance of State Continuum of Care, administers Housing Choice Vouchers (“HCV”) for one hundred forty-nine (149) counties, and serves as Georgia’s State Housing Finance Agency (“GHFA”), administering Low-Income Housing Tax Credits, National Housing Trust Fund, HOME, HOME-ARP, and other capital funding. DCA’s Georgia Housing and Finance Authority Permanent Supportive Housing (“PSH”) program serves nearly one thousand seven hundred (1,700) individuals throughout the state, in addition to those served through the HUD 811 program and partnerships between HCV and the Department of Behavioral Health and Developmental Disabilities (DBHDD) Georgia Housing Voucher Program (“GHVP”). Further, DCA incentivizes the creation of integrated supportive housing units in the Qualified Allocation Plan (“QAP”) for developers applying for housing tax credits. Despite the progress toward serving vulnerable populations, the 2023 Housing Needs Assessment identified a need for more than two thousand four hundred (2,400) PSH units in Georgia. By continuing their support for the Georgia SH Institute, DCA intends to strengthen the statewide pipeline for supportive housing.

Subject to funding availability, DCA anticipates making the following available for Supportive Housing development in 2026:

- 9% LIHTC General Set Aside (details in forthcoming guidance)
- Supportive Housing NOFO for development loans

Supportive Housing Integrates the Housing First Model

Supportive housing combines affordable housing with supportive services that help people who face the most complex challenges live with stability, autonomy, and dignity. Supportive housing integrates the national Housing First model, which is an evidence-based practice rooted in the understanding that having a safe, personal place to sleep is the foundation on which the person can work toward recovery and independence. Supportive housing is a specific intervention designed for individuals and/or families who are homeless, at risk of being homeless or institutionalized, and experiencing multiple barriers to independent housing. These individuals would likely not succeed in housing without access to critical support services and would not take part in services without a stable living environment.

- Supportive housing is affordable, permanent, and independent. The services are comprehensive, flexible, tenant-driven, voluntary, and housing-based.
- This “Housing First” approach aims to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions or barriers to entry, such as sobriety, treatment, or service participation requirements.

- Cross-sector partnerships (e.g. health, housing, justice, children and families) are key to delivering comprehensive services in supportive housing.

Institute Participant Benefits

Upon completion, participants in the Institute will have:

- A detailed, individualized supportive housing plan that can be used to apply for funding from multiple sources;
- Improved skills to create and operate existing supportive housing and develop new projects serving people who experience multiple barriers to housing;
- New and improved skills to operate one hundred percent (100%) and integrated supportive housing;
- A strong, effective development, property management, and service team that leverages the strengths of each team member;
- A powerful network of peers and experts to assist in project development and to troubleshoot problems;
- Post Institute technical assistance from CSH;
- Opportunity to apply for CSH lending that could include project initiation loans, predevelopment and/or acquisition loans.
- Opportunity to receive competitive points in a future DCA Supportive Housing NOFO. Subject to funding, DCA intends to release this NOFO in early 2026.
- Opportunity to apply for the CSH Predevelopment Quality Endorsement. Project Teams may receive additional competitive points in a future DCA Supportive Housing NOFO for receiving the CSH Quality Endorsement. [CSH Predevelopment Quality Endorsement \(csh.org\)](https://www.csh.org/predevelopment-quality-endorsement)

Institute Deliverables

Over the course of the Institute, Teams will work to develop individual supportive housing project plans. Among the expected team deliverables are:

- Memorandum of Understanding among members of the supportive housing development team, outlining the roles and responsibilities of each partner;
- Community support plan;
- Detailed services plan for focus populations and service delivery for high-needs populations;
- Outreach, engagement and tenant selection plans;
- Tenant leadership plan;
- Management plan;
- Operating policies and protocols between services provider and property manager;
- Preliminary project capital, operating, and service budgets; and
- Preliminary feasibility analysis for potential housing site, if identified.

Eligible Applicants

Applicants to the Institute must apply as a Team. They will be expected to submit a project concept and work towards a specific development proposal during the Institute. Eligible Teams must include, at a minimum, a housing development/owner partner, a property manager, and a supportive services

provider. Some or all of the team members may be employed by the same organization; if separate team members represent different roles (e.g. a Property Manager and a Service Provider may work for the same non-profit agency, and each will bring their own perspective to an Institute team), both must participate. Teams are encouraged to include a member with lived expertise. Teams that integrate lived expertise representation show a commitment to tenant-led supportive housing designed to meet tenants' needs.

Teams will typically consist of five to seven (5-7) members and each team must designate a team leader. Additional team members may include but are not limited to, individuals with lived expertise, a Continuum of Care ("CoC") representative, a trauma-informed architect, a development consultant, a relevant local government official, or other local partners relevant to project planning and implementation.

To be eligible for the Institute, applicants must be able to attend ALL required training sessions offered (see the attached draft training timeline) and commit to taking the project concept from idea to completion with the goal of having operational, quality supportive housing units. 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. Subject to DCA's discretion, Individuals who complete the Institute and apply for the Supportive Housing NOFO may be eligible for points in the NOFO scoring. Further information regarding competitive scoring will be released upon publication of the NOFO.

Teams must include a Certifying Entity¹ 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 developers² that are not Certifying Entities are encouraged to partner with a Certifying Entity as part of their project team (see scoring criteria below).

To assist individual developers, service providers, or other parties to form project teams, a team matchmaking event will be held July 17, 2025 (virtual format). Post-event, parties will be expected to meet independently to design a project concept and apply as a team. DCA intends to primarily accept established teams as part of the 2025-26 Institute. However, subject to DCA discretion, DCA may allow individual participants to apply to join a conceptual team. More details will be shared during information sessions.

Eligible Supportive Housing Projects

This Request for Applications ("RFA") is the method by which the Supportive Housing development and operational teams will be selected to participate in the Institute. In addition to creating an eligible team, applicants must have a supportive housing project concept, and the proposed project must be located in Georgia. Supportive housing project concepts may be in the very early stages of development; for

¹ Certifying Entity as defined in the Georgia Qualified Allocation Plan (QAP) is a developer 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.

² Emerging developers are those that have never completed a Low-Income Housing Tax Credit (LIHTC) housing development project independently.

example, a project concept may be formulated thus far with a prospective location and potential focus population.

The Institute is designed specifically to support the creation of projects where:

- Housing is permanent and affordable where tenants hold leases and acceptance of services is not a condition of occupancy; and
- Comprehensive, individualized support services are accessible by tenants where they live and, in a manner, designed to maximize tenant stability and self-sufficiency.

Focus Populations

For the purpose of this RFA and the Institute, the potential focus populations[#] for the supportive housing projects include:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11302\(a\)](#));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- Chronically homeless, as defined by HUD;
- Persons living with a disability, including but not limited to persons living with severe and persistent mental illness who qualify under the DOJ Settlement Agreement;
- Persons living with a substance use disorder;
- HOPWA-eligible population;
- Transition-Aged Youth, or youth/young adults aging out of foster care
- Reentry population;
- People cycling through crisis systems (child welfare, jails, prison, institutional settings).

Selection

In order for CSH and its partners to provide an appropriate level of technical assistance, the 2025-2026 Institute will be limited to up to six (6) teams. Consideration will be given to project teams who have relevant experience with supportive housing, the target populations, and the quality of the response. Selection is conducted through this application and competitive process. Applicants should be mindful in responding to all requirements of the applications.

To be eligible for the Institute, applicants must be able to commit to attending ALL training sessions offered. It is critical to each team's success that key management staff consistently participate in all sessions. The Institute will consist of ten (10) training sessions. Up to three (3) sessions are anticipated to be conducted in person, with other sessions held in virtual formats. Most sessions will include dedicated group work time, with technical assistance available from CSH staff. The Institute will conclude with final team presentations whereby Institute participants present their projects to a group of local and statewide stakeholders and funders, including DCA.

Teams must include a Certifying Entity³ 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 developers⁴ that are not Certifying Entities are encouraged to partner with a Certifying Entity as part of their project team (see scoring criteria below).

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 2024-2025 Qualified Allocation Plan.

³ 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.

⁴ Emerging developers are those that have never completed a Low-Income Housing Tax Credit (LIHTC) housing development project independently.

Scoring Criteria

Each question must be answered, or no score will be given to the applicant for that question. Each answer must immediately follow the question to which it applies in order to receive a score. When answering a question, the full answer must be provided immediately below the question. Do not reference another document or the answer to another question in lieu of fully answering a particular question. Points will be awarded by an evaluation review team based upon its judgment as to the degree to which applicants clearly and completely demonstrate their ability with respect to the following categories:

Organizational Experience & Capacity: up to 14 possible points	
For organizations with supportive housing experience , please describe the experience and how it relates to your organization's role in the proposed project concept.	
For organizations without supportive housing experience , describe the commitment to supportive housing and the delivery of this housing project and supportive programming.	
• 4 Points	Developer Experience
• 4 Points	Property Manager Experience
• 4 Points	Service Provider Experience
• 2 Points	Joint Venture Partnership. Describe if the development team entails a partnership between a Certifying Entity ⁵ (developer) and an Emerging Developer ⁶ , where the Emerging Developer entity does not meet the eligibility as a Qualified Certifying Entity. Strong preference given for the Emerging Developer to have an ownership interest within the project.
Project Concept & Planning: up to 10 possible points	
• 3 points	Project team's commitment to serving one of the focus populations as described above.
• 4 Points	Describe the project team's partnerships with appropriate health and service providers, local government, your local public housing authority and other public systems (e.g., justice, health systems, homeless response systems (Continuum of Care), child welfare and/or others) who would help advance your project and meet tenant needs?
• 3 Points	Provide information on how tenant voice is incorporated and/or represented in the project, including if teams have and will include people with lived expertise on project and program design. Provide examples of measures that ensure the project/program best supports the focus population.
Project Readiness & Accessibility: up to 14 possible points	
• 4 points	Evidence of Site Control
• 10 points	Proposed Project Amenities and Accessibility
Total Eligible: 38 points	

⁵ 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.

⁶ Emerging developers are those that have never completed a Low-Income Housing Tax Credit (LIHTC) housing development project independently.

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.

Application Instructions

Application Deadline: August 8, 2025, by 5:00 p.m. EST

Anticipated Notification: August 29, 2025

Submission of an application represents a commitment for the team to attend all Institute sessions. The Team application must be completed in its entirety. Incomplete applications will not be considered.

SUBMISSION

Submit an electronic copy of the application and the attachments in PDF form to CSH by email to:

GA-SHInstitute@csh.org

QUESTIONS

If you have questions on this application, please email GA-SHInstitute@csh.org and a CSH staff person will respond within one business day.

An **INFORMATIONAL WEBINAR** for prospective respondents to this application will be held virtually as follows:

July 14, 2025 from 1:00pm – 2:00pm (EST)

[Click here to register](#)

A **VIRTUAL TEAM MATCHMAKING EVENT** will be held for organizations seeking other team members to partner with for purposes of the Institute and future supportive housing partnerships.

July 17, 2025 from 11am – 12:30 pm (EST)

[Click here to register – Registration closes at 5pm \(EST\) on July 16, 2025](#)