



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

2026-2027 Georgia Supportive Housing Institute

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). Supportive Housing Institute (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 and CSH are partnering with the state's low-income housing tax credits (LIHTC) program to finance the development of Single Site Supportive Housing (SH) in Georgia. Developers can apply independently, however there is an opportunity to receive competitive points in a future Single Site Supportive Housing Notice of Funding Opportunity (NOFO) in late 2026 or early 2027, subject to funding availability, for teams that successfully complete the 2026-2027 Georgia SHI.

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 in 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 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.



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

What is an Emerging Developer?

Emerging developers are those that have never completed a LIHTC housing development project independently.

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 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) 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. Refer to the Request for Applications 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 [Georgia Housing Finance Newsletter](#). For prior awards, refer to the [Applications for Funding and Funding Cycle Selections](#).

Does the service provider need to be CARF-accredited?

Commission on Accreditation of Rehabilitation Facilities (CARF) accreditation of the service provider is not 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



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

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.

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 late 2026 or early 2027. 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.

Is the intent that these selected teams will apply within the NOFO 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 Single Site Supportive Housing NOFO to be issued in late 2026 or early 2027, as well as to apply for [CSH supportive housing financing](#). Further, it is the intention that the Single Site Supportive Housing NOFO will provide favorable financing points in the 2027 - 9% LIHTC round anticipated in 2027. Further information regarding competitive scoring will be released upon publication of the NOFO by DCA.

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.

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 DEPARTMENT
of COMMUNITY AFFAIRS

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 or 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 multi-family only?

Eligible projects do not have to be new construction; rehabilitation and preservation of existing 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?

The SHI is strongly contemplated as an annual event, but 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.



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

What strategies have you seen to be most effective in improving collaboration between property management and supportive services while maintaining a Housing First approach?

The SH Institute has strong focus in each session that promotes understanding of the roles and responsibilities for the entities and the importance of working together for the benefit of the residents and shared goals for the SH development and community created.



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

Anticipated 2026-2027 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 2026 and February 2027.

The Institute Kick-off will begin September 29, 2026, promptly at 9:00 am. All eligible team members are expected to attend the Institute kick-off and ongoing training sessions for both in-person and virtual sessions. The venue for the kick-off and in-person training sessions will be communicated to participants in advance. ***Training topics and timeline may change based on the final team selections.***

Date	Format	Time	Location	Session
9/29/26	In-person	9:00am-4:00pm	TBD	Introduction to the Institute and Supportive Housing 101
9/30/26	In-person	9:00am-4:00pm	TBD	Project Teams, Concepts and Strategy
10/13/26	Virtual	9:30am-1:30pm	Zoom link to follow	Designing Your Project
10/14/26	Virtual	9:30am-1:30pm	Zoom link to follow	Community Engagement and Zoning
11/4/26	In-person	9:00am-4:00pm	TBD	Service Planning, Service Coordination and Models in Supportive Housing
11/5/26	In-person	9:00am-4:00pm	TBD	Property Management
12/1/26	Virtual	9:30am-1:30pm	Zoom link to follow	Quality Endorsement
12/8/26	Virtual	9:30am-1:30pm	Zoom link to follow	Supportive Housing Budgets: Services, Operating and Capital (Part 1)
12/9/26	Virtual	9:30am-1:30pm	Zoom link to follow	Supportive Housing Budgets: Services, Operating and Capital (Part 2)
1/12/27	Virtual	9:30am-1:30pm	Zoom link to follow	Preparing for the First Year and Coordinated Entry; Asset Management
1/13/27	Virtual	9:30am-1:30pm	Zoom link to follow	Fair Housing and Quality Improvement
1/26/27	In-Person	TBD	Location TBD	Institute Finale