



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 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 Housing Credit Certified Professional (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.

Is a single-site supportive housing project welcomed?

Yes. Single-site supportive housing is fully eligible and welcomed. As noted in the Informational Webinar, eligible projects may include:

“100% Single Site Supportive Housing or Integrated Supportive Housing.”

Georgia continues to prioritize single-site supportive housing through recent NOFOs and LIHTC set-asides, and teams proposing this model are aligned with Institute goals.

How many units are expected or recommended for a project?

There is no minimum or required number of units for Institute participation. Teams should propose a unit count that is feasible for their development concept, appropriate for the focus population, and manageable for the service provider. Project size varies based on site, financing, and team capacity.

Is the Institute seeking more supportive housing or more affordable housing?

The Institute is designed to strengthen Georgia’s supportive housing pipeline, but teams should structure their project in a way that is financially feasible and responsive to local needs. Supportive housing developments often blend multiple approaches including supportive housing, affordable housing, and mixed income strategies to make the overall deal work.

Supportive housing is a priority of the Institute, as noted in the Informational Webinar: “Desire to create more single site supportive housing” “Improve Georgia’s pipeline of supportive housing”

Supportive housing projects typically rely on deeply affordable units, rental subsidies, and service funding. Many successful Institute teams incorporate affordable units or mixed income components to strengthen the capital stack, meet LIHTC requirements, and support long term operations. The Institute does not prescribe a specific ratio of supportive to affordable units. Teams should propose a structure that meets the needs of the focus



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

population, aligns with DCA financing pathways, supports long term operations and services, and reflects local zoning, market conditions, and funding availability.

Teams proposing supportive housing, whether fully supportive or blended with affordable or mixed income units, are aligned with Institute goals when the project is structured to be viable and sustainable.

Are funding resources available after successful completion of the Institute?

Yes. Teams that complete the Institute may be eligible for several funding-related opportunities, including:

- Competitive points in a future DCA Single Site Supportive Housing NOFO (anticipated early 2027)
- Eligibility to apply for the CSH Predevelopment Quality Endorsement, which may provide additional competitive points
- Access to CSH lending products, including project initiation, predevelopment, and acquisition loans

Funding determinations are based on project readiness, alignment with DCA priorities, and competitive scoring. Participation in the Institute strengthens competitiveness but does not guarantee funding.

Should teams consider lending as part of their project financing strategy?

Yes. Lending is an important component of many supportive housing capital stacks. As noted in the Informational Webinar:

“Opportunity to apply for CSH lending that could include project initiation loans predevelopment and/or acquisition loans.”

Teams are encouraged to explore lending options early to support feasibility, site control, and predevelopment activities.

Is there a preferred contact for additional questions or insight?

Yes. Applicants should direct all questions to the Institute’s dedicated email:

GA-SHInstitute@csh.org



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

This inbox is monitored by the full Institute team and ensures timely, coordinated responses. Applicants may request a follow-up call through this email if additional discussion is needed.

Do you need a complete team formed and in attendance of the Institute?

Applicants may apply as a full team (developer, property manager, service provider, and person with lived experience) or as an individual representing one entity of a team. During the selection process, preference will be given to full teams.

Attendance of all team members is required as part of the Institute.

Can team members be from a state other than Georgia?

Yes, team members may be located out of state, but attendance is required at all Institute sessions. Team members must be planning on developing and operating supportive housing in GA.

Can one person represent more than one role?

No, an individual may not represent more than one role, but an organization may. For example, organizations that provide supportive services and property management are eligible but two different individuals must participate in the Institute sessions.

Can we work with more than one focus population, or is it recommended/required to select one?

There is no requirement to work with more than one population type. A team's experience and expertise working with a specific group will be evaluated.

Will CSH or DCA compensate people for participation in the Institute?

No. CSH and DCA do not compensate development team members or agency staff, since their participation is part of their professional roles.

The exception is the Community Collaborator, a peer with lived experience who is not employed by any participating entity. Community Collaborators are onboarded by CSH and receive fair hourly compensation for their full participation. Their insight reflects a unique expertise that strengthens project design and tenant-centered planning, and compensation ensures their contribution is valued appropriately.



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

Would we be eligible if we form a new corporation specifically for this project, or is it encouraged to use a more seasoned organization we already own?

The Institute does not prescribe whether teams should apply using a newly formed corporation or an existing organization. Eligibility is determined by whether the overall team meets the experience and capacity requirements outlined in the 2026 Georgia Supportive Housing Institute Application and supported by the State of Georgia 2026–2027 Qualified Allocation Plan, available at: [2026-2027 QAP Amended](#)



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