



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

2026-2027 Georgia Supportive Housing Institute

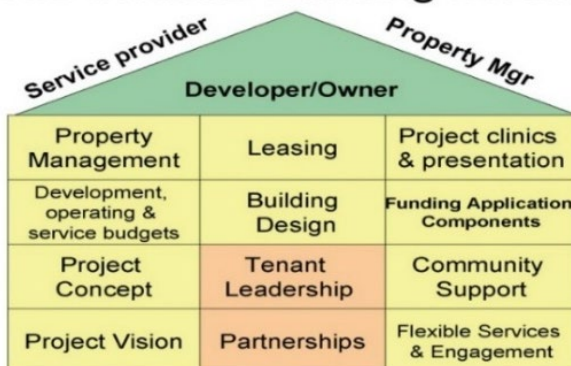
Request for Applications - **Deadline Extended**

Overview

Georgia Department of Community Affairs (“DCA”) and Corporation for Supportive Housing (“CSH”) are excited to announce the 2026-2027 Georgia Supportive Housing Institute (“Institute”). The 2026-2027 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 Supportive Housing 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 Institute Building Blocks



The 2026-2027 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.

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 transforms how communities use housing solutions to improve the lives of the most vulnerable people. CSH has been the only national nonprofit intermediary focused solely on increasing the availability of supportive housing. As an industry leader with national influence and deep connections in many local communities, CSH has distributed over one billion five million (1.5 billion) dollars in loans and grants, contributing to the creation of more than 512,500 units. 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 the GA DCA

The Georgia Department of Community Affairs (GA DCA) 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) supportive housing units in Georgia. By continuing their support for the Georgia SHI, 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 2027:

- 9% LIHTC General Set Aside for Single Site Supportive Housing
- Single Site Supportive Housing NOFO for development loans
- LIHTC Incentive points for Integrated Supportive Housing projects
- Internal resources to support the Institute teams’ supportive housing projects.

Supportive Housing Integrates Cross-sector and Housing-led Approaches

Supportive housing combines affordable housing with supportive services that help people who face the most complex challenges to live with stability, autonomy, and dignity. Supportive housing integrates a housing-led approach, 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 families who are experiencing homelessness, at risk of being homeless or institutionalized, or 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 and independent. The services are comprehensive, flexible, tenant-driven, and housing-based.
- This housing-led approach aims to quickly and successfully connect individuals and families experiencing homelessness to stable 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.
- Team-specific technical assistance and coaching 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 Single Site Supportive Housing NOFO. Subject to funding, DCA intends to release this NOFO in early December 2026.
- Opportunity to apply for the CSH Quality Endorsement. Project Teams may receive additional competitive points in a future DCA Supportive Housing NOFO for receiving the [CSH 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 supportive services plan and delivery methodology for the focus population(s);
- 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.
- Preliminary feasibility analysis for potential housing site, if identified.

Eligible Applicants

Team Composition -- 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, and community peer with lived experience. Some or all 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.

Elevating Lived Experience -- CSH recognizes strong supportive housing program design requires meaningful involvement and contribution from people with lived experience. Before the first session, each team must identify and include a Community Collaborator, who can provide credible expertise throughout the project's development to ensure it will be accessible, low-barrier, sustainable and support resident-led, population-responsive design. Once confirmed, each Community Collaborator will be onboarded and receive fair hourly compensation by CSH for their full Institute participation.

Teams will typically consist of up to five to seven (5-7) members, and each team must designate a team leader. Additional team members may include but are not limited to, a homeless 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.

Participation -- 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 Single Site Supportive Housing NOFO to be issued in late 2026 or early 2027, as well as to apply for [CSH supportive housing financing](#). Subject to DCA's discretion, Individuals who complete the Institute and apply for the Single Site Supportive Housing NOFO may be eligible for points in the NOFO scoring. Further information regarding competitive scoring will be released upon publication of the Single Site Supportive Housing NOFO.

Experience -- 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).

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.

Individual Participation – To support the pipeline development of supportive housing units in Georgia, the goal is to primarily accept established teams as part of the 2026-27 Institute; however, subject to capacity and discretion by CSH and DCA, the Institute may allow individual participants to apply and join a conceptual team. More details will be shared during the Institute Information Sessions and upon application review.

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 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 stable and deeply 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 per the Department of Justice (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 2026-2027 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 a competitive process. Applicants should be mindful in responding to all requirements of the applications.

Institute Attendance – 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 eleven (11) training sessions and one (1) finale session. Up to four (4) 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 2026-27 Qualified Allocation Plan.

Essential Application Documentation – To meet the minimum threshold for application scoring, for each entity of the development team, the application must include the following information as attachments to the application:

- Mission statement
- Board members
- Audited financial statements (*securely maintained by the SHI facilitation team*)
- Letter of commitment to participate in the Institute.
- Letters of support are encouraged but not required.
- Supplemental organizational, program and operational documents that detail the current impact and/or effectiveness of the development team entities are encouraged but not required.

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. When answering a question, the full answer must be provided immediately below the question to provide consistency and clarity within application responses. 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, 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 how 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 2026-2027 Georgia Supportive Housing Institute Curriculum, Timeline, and Location

The Georgia Supportive Housing Institute will be held in-person* and virtually, with training to take place between October 2026 and February 2027. The in-person Institute Kick-off will begin October 19, 2026, promptly at 9:00 am. The venue for the kick-off and in-person training sessions will be communicated to participants in advance. Team Coaching sessions are dispersed following training sessions to support learning and project development. Coaching will be scheduled after the Institute commences. All eligible team members are expected to attend the Institute kick-off and ongoing training sessions for both in-person and virtual sessions.

Curriculum & Timeline:

Date	Format	Time	Location	Session
10/19/26	In-person	9:00am-4:00pm	TBD	Introduction to the Institute and Supportive Housing 101
10/20/26	In-person	9:00am-4:00pm	TBD	Project Teams, Concepts and Strategy
11/4/26	Virtual	9:30am-1:30pm	Zoom link to follow	Designing Your Project
11/5/26	Virtual	9:30am-1:30pm	Zoom link to follow	Community Engagement and Zoning
11/18/26	In-person	9:00am-4:00pm	TBD	Service Planning, Service Coordination and Models in Supportive Housing
11/19/26	In-person	9:00am-4:00pm	TBD	Property Management
12/1/26	Virtual	9:30am-1:30pm	Zoom link to follow	Asset Management, Quality Endorsement, and Project Presentations
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

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

*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.

Times and durations are subject to change.

Application Instructions

Application Deadline: September 21, 2026, by 11:59 p.m. EST

Anticipated Notification: September 28, 2026

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@csb.org

QUESTIONS

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