



GEORGIA SUPPORTIVE HOUSING INSTITUTE

2025-2026

*A CSH Initiative to
Advance Supportive Housing in Georgia*






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Housing Institute

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**More than 35 years of
supportive housing
solutions**

ABOUT CSH

CSH works to advance affordable housing aligned with services as an approach to help people thrive. We do this by advocating for effective policies and funding, investing in communities, and strengthening the supportive housing field.



**Advancing quality,
supportive housing**



**Amplifying voices of
people with lived experience**



**Centering opportunities to
fair and non-discriminatory
housing and services**



**Advocating for cost-effective
policies**

HISTORY OF CSH SUPPORTIVE HOUSING INSTITUTES

CSH established the **Supportive Housing Institute** in 2003 as a cornerstone initiative designed to strengthen supportive housing development nationwide. The SHI delivers targeted training and technical assistance to both emerging and seasoned project teams, bringing together housing developers, property management professionals, service providers, and other key partners.

Over a four- to five-month period, participating teams receive customized guidance from CSH subject matter experts, covering critical areas such as integrating services with property management, asset management, financing and funding strategies, and trauma-informed design principles.

The CSH SHI has demonstrated strong outcomes over time, with approximately 80% of SHI graduates successfully advancing their projects into operation.

2025-2026 was a milestone Institute



Shown here: 2025-2026 Georgia Supportive Housing Institute Participants



Shown here: The CSH team that supported the 2025-2026 Georgia Supportive Housing Institute.



The GA SHI cohort visits Thrive Sweet Auburn, a Project Community Connections, Inc. development.

WHAT TEAMS GAIN FROM THE INSTITUTE

- A clear, customized supportive housing development plan that aligns housing, services, and operations and can be used to pursue diverse funding opportunities
- The opportunity to seek early pre-development financing through CSH Community Investment offerings, helping projects move forward more quickly
- Strengthened skills to develop and operate high-quality supportive housing for people facing complex barriers to stable housing
- A coordinated development, property management, and services team with clearly defined roles and a shared vision for success
- Access to a strong network of peers and CSH experts who provide ongoing guidance, problem-solving support, and post-Institute technical assistance

A FOCUS ON GEORGIA

The Challenge We Face

Affordable housing is a prevailing and persistent concern nationwide. In Georgia, the need is especially acute, as the supply of affordable –and specifically supportive –housing has not kept pace with demand. The [Housing Development Need Dashboard](#) developed by the Georgia Department of Community Affairs (DCA) underscores both the critical need for affordable housing and the unfortunate number of Georgians experiencing homelessness. Additionally, the [National Needs Assessment](#) estimates that Georgia requires more than 28,000 supportive housing units to meet the needs of residents whose lives and well-being can be stabilized through supportive housing.

A Collaborative Strategy

Corporation for Supportive Housing (CSH), in partnership with the Georgia Department of Community Affairs (DCA), delivered the second Georgia Supportive Housing Institute from September 2025 through March 2026. Through a competitive application process, six multidisciplinary teams were selected to participate in a six-month, intensive training and technical assistance program covering all phases of supportive housing development from initial concept to operations.

Participants engaged in a robust and interactive curriculum that combined learning tools and resources, guided project planning, technical assistance, and coaching. The Institute culminated in final project presentations to DCA, funders, and community stakeholders.

Supportive housing pairs affordable housing with individualized support services to help people facing the most complex challenges achieve stability, autonomy, and dignity. The Georgia Supportive Housing Institute equipped participants with the knowledge and tools to design [quality, trauma-informed housing](#) for individuals and families who face significant barriers to housing access, advancing projects from concept to shovel ready.

	Management & Administration	Landlord and Property Management	Supportive Services	Community Planning and Engagement
Tenant-Centered	Tenants help guide the project or program; everyone involved is dedicated to helping them succeed.	Tenants have a choice of housing options and are quickly connected to safe, healthy, and quality housing that meets their needs.	Services are voluntary, comprehensive, flexible, and available for as long as needed.	Tenants have meaningful opportunities for leadership and advocacy and can choose from a variety of housing and program options.
Accessible	Tenants have meaningful opportunities for leadership and advocacy and can choose from a variety of housing and program options.	Units are made available to tenants regardless of their background, and their leases are identical to those who are not in supportive housing.	Services are conveniently located and offered 24/7; providers use creative engagement strategies to connect with tenants.	Community partners collaborate to ensure the move-in process is easy for tenants to navigate.
Coordinated	Supportive housing partners have clear roles and communication plans; they participate in ongoing quality improvement activities.	Staff, service providers, and landlords work together to quickly connect tenants to housing, support housing stability, and swiftly resolve maintenance issues.	Primary service providers coordinate with property management and local resources to support tenants and help them develop and strengthen desired community connections.	Supportive housing partners work together to improve and simplify the process of securing housing and ensure there is a community-wide effort to increase housing choice and availability.
Sustainable	Supportive housing has sufficient funding to continue operating, provide services to tenants, and retain staff.	Staff keep each unit in good condition while respecting tenant privacy; they offer a simple process for requesting and receiving repairs.	Staff keep each unit in good condition while respecting tenant privacy; they offer a simple process for requesting and receiving repairs.	Supportive housing partners collect and share important data to understand trends and make informed improvements while maintaining tenant privacy.

Shown here: CSH Quality Supportive Housing Standards. Access them here - <https://www.csh.org/resource/quality-supportive-housing-standards>

Teams planned intentionally for strong service partnerships and thoughtfully selected locations that provide access to amenities such as nearby public transit, schools, green spaces, healthcare, and employment opportunities. CSH designed and delivered the Institute experience to drive partnerships that yield quality supportive housing developments that meet or exceed national standards.

The Positive Effect

Throughout the Institute, the cohort brought great energy, innovation, and commitment to each exchange, creating impactful projects that expand Georgia’s supportive and affordable housing pipeline. Together, these projects are positioned to help close critical housing gaps while utilizing best practices in design, sustainability, and service delivery – reducing systemic and individual barriers for populations who have experienced long-standing housing instability.

As a result of the 2025-2026 Institute, participating teams project a total of 815 housing units. Of these, 536 units will serve households earning below 80% of Area Median Income (AMI), with 279 units – approximately 34% – designated as supportive housing, which typically serves households earning 0-50% AMI. Populations of focus for this cohort include community members with serious mental illness, people with chronic experiences of homelessness, individuals with intellectual and developmental disabilities (IDD), and families transitioning out of homelessness.

Beyond increasing the number of quality supportive housing units, the 2025-2026 cohort aims to bring about systemic change through well-planned and executed partnerships. Once completed, the proposed developments will contribute significantly to furthering local housing opportunities and stabilization for families and individuals across metro Atlanta, Northeast Georgia, and Central Georgia.

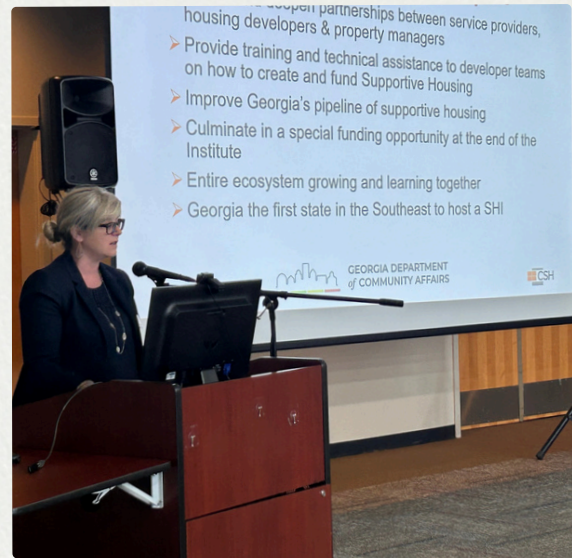
MOMENTS FROM THE GEORGIA INSTITUTE

"Participation in the Corporation for Supportive Housing Supportive Housing Institute (SHI) was a transformative experience for our organization and a critical catalyst in advancing our supportive housing initiative. Through the Institute, our team gained a comprehensive understanding of how to effectively design, finance, and operate high-quality supportive housing for individuals living with serious mental illness.

The opportunity to collaborate with peers, funders, and technical experts was extremely valuable. It strengthened both our project concept and our long-term development strategy.

As such - the SHI participation significantly accelerated our team's readiness to move from concept to implementation and positioned our project to be more competitive for public and private investment."

Scott A. Walker,
President/CEO, 3Keys, Inc.



MOMENTS FROM THE GEORGIA INSTITUTE



“This was indeed a great learning experience! Not only was the CSH team amazing but so were the industry experts in the room and those invited to speak. Georgia has another team of leaders prepared to take SH to the next level thanks to your efforts!! Best of luck on your next cohort. I’m certain it will be even more amazing!!

Shandel Graham, Essential Cornerstone LLC

“The Finale was especially meaningful to me. It felt as much like a warm gathering of friends as it did a convening of colleagues – and I could tangibly feel our shared commitment to individuals and families whose lives will be changed by these developments.

The guidance from CSH ensures that our work is grounded in best practices and long-term sustainability. Our team is leaving the Institute stronger, more aligned, and better prepared to bring our supportive housing vision to life in Georgia.”

**Marisel Risner Sivley, Director of Housing,
St. Vincent de Paul Georgia**

INSTITUTE PARTNER

We extend our heartfelt thanks to the Georgia Department of Community Affairs (DCA) for their sponsorship and partnership of the 2025-2026 Supportive Housing Institute. DCA is a strong champion of affordable and supportive housing and we thank them for their support.

“The success of permanent supportive housing partnerships relies not only on shared vision but shared expertise,” says Maureen Freehill, the Deputy Commissioner for Housing Assistance and Development at DCA. “We are fortunate to partner with CSH on the implementation of the Supportive Housing Institute and Academy, which helps us not only expand our collective vision of safe, stable homes for our neighbors across Georgia, but also deepen the collaborative expertise needed to bring that vision to life.”



GEORGIA DEPARTMENT
of **COMMUNITY AFFAIRS**



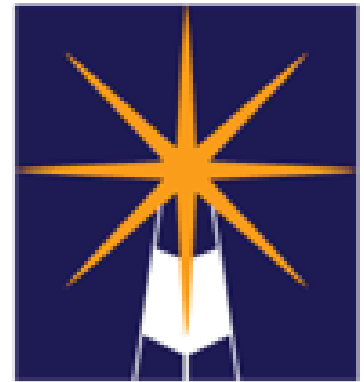
Shown here: Commissioner Christopher Nunn, Georgia Department of Community Affairs (DCA) at the 2025-2026 Georgia Supportive Housing Institute.

THANK YOU FOR YOUR PARTNERSHIP

Thank you to all our partners for the 2025-2026 Georgia Supportive Housing Institute!



GEORGIA DEPARTMENT
OF COMMUNITY HEALTH



D·B·H·D·D

PARTNERS FOR
HOME



Project
Community
Connections
Inc.





2025-2026 TEAM PROJECTS



WELCOME FORWARD

Development Name

Welcome House

Development Overview

Welcome House is a 209-unit single-room occupancy (SRO) development that will recapitalize the existing Welcome House in Atlanta, Georgia, preserving an established supportive housing community for individuals with disabilities. The project is designed to provide a safe, energy-efficient, and affordable living environment that enables residents to thrive and remain connected to their community.

Target Population

Chronically homeless with severe and persistent mental illness and/or physical disabilities

Team Partners

- 3Keys, Inc. - Property Management & Service Provider
- Tapestry Development Group - Developer

Location

234 Memorial Drive, SW
Atlanta, GA 30303



HORIZON OF HOPE

Development Name

Midtown Terrace

Development Overview

Midtown Terrace is a 60-unit permanent supportive housing development located in Columbus, Georgia. The community features on-site amenities and supportive services designed to foster resident resilience and a strong sense of community, with 25 percent of the units dedicated to individuals at risk of homelessness who are living with severe and persistent mental illness.

Target Population

Individuals at risk of homelessness with severe and persistent mental illnesses

Planned Services

Case management, peer groups, life skills coaching, housing supports, benefits assistance (Medicaid, SSI/SSDI, SNAP, VA Benefits application support)

Team Partners

- New Horizon Behavioral Health - Service Provider
- United Way of the Chattahoochee Valley -Service Provider
- Southeast Housing Partners - Developer
- Essential Cornerstone - Community Collaborator

Location

4.25 acres off Boxwood Terrace, Columbus, GA



St. Vincent de Paul
GEORGIA
FEED. CLOTHE. HOUSE. HEAL.



WELLNESS MEETS HOME

Development Name

The Vincent

Development Overview

The Vincent is a 50-unit integrated supportive housing community for families transitioning out of homelessness. Located in Atlanta’s historic Lakewood district, the development will offer comprehensive on-site services, including early childhood education and day care, workforce development and job training programs, access to nutritious food, and financial literacy support. The Vincent is designed to promote long-term housing stability for families as they rebuild and thrive.

Target Population

Families transitioning out of homelessness

Planned Services

Care coordination, individualized service planning, medical care, behavioral healthcare, peer support, nursing care, counseling, harm reduction, psychiatric assessment and health education, benefits navigation, employment and workforce development, food access, pharmacy access, life-skills education, financial literacy, and savings match program.

Team Partners

- St. Vincent de Paul - Service Provider
- Mercy Care - Service Provider
- The Vecino Group - Developer & Property Manager

Location

1700 Lakewood Avenue SE
Atlanta, GA 30315



TOGETHER WE CARE

Development Name

Peaks of Dahlonega II Apartments

Development Overview

This new 44-unit community will serve adults aged 55 and older, with 20 percent of the units reserved for individuals with intellectual and developmental disabilities (IDD). Residents with IDD will have access to comprehensive case management, dedicated on-site staff, and the meaningful social connections that come from living in an inclusive, supportive community.

Target Population

Individuals with intellectual and developmental disabilities (IDD)

Planned Services

Resident Advisor, Resident Overnight Support, Weekend Support, assistance with daily routines and independent living skills (cleaning, laundry, budgeting basics, grocery shopping and meal planning. Transportation or accompany activities when required.

Team Partners

- Family First Villages - Service Provider
- Avita Community Partners - Service Provider
- Resource Housing Group - Property Management
- Landbridge Development- Developer

Location

Dahlonega, GA



NEIGHBORS TOGETHER

Development Name

Summit at Hickory Creek

Development Overview

This 96-unit senior affordable housing community in Canton, Georgia, will include dedicated supportive housing units for seniors with disabilities who are at risk of homelessness. The development is designed to provide stable, affordable housing paired with supportive services that promote long-term housing stability and independence.

Target Population

Seniors with disabilities and at risk of homelessness

Planned Services

Case management, life skills development, employment and education, health and wellness

Team Partners

- MUST Ministries - Service Provider
- Canton Housing Authority - Property Management
- TBG Residential - Developer

Location

Canton, GA



ON DECK HOUSING

Development Name

Unity Station - a conceptual development

Development Overview

Unity Station is envisioned as a 90-unit multifamily development, with 25 percent of the units designated as supportive housing for young adults with a history of foster care involvement and families experiencing homelessness. The community will offer comprehensive amenities and tailored supportive services designed to promote resident stability, success, and overall well-being.

Target Population

Young adults with foster care history and families experiencing homelessness

Team Partners

- Wellroot Family Services - Service Provider
- StepUp - Service Provider
- Housing Plus, Inc. - Property Management
- Quest CDC – Developer
- Dominion - Developer



For more information about the Georgia Supportive Housing Institute, contact ga-shinstitute@csch.org

