



Background

For more than 25 years, Georgia has been under a settlement agreement with the Department of Justice, as a result of the Olmstead decision in which the State is required to provide community-based housing solutions for people with disabilities, specifically those with intellectual and development disabilities (IDD) and Severe and Persistent Mental Illness. (SPMI). The Settlement requires the State to fund and offer Integrated Supportive Housing (ISH) solutions for these populations. In Georgia's continued response to the Olmstead decision, DCA added a scoring category for the incorporation of 10 percent of newly developed units for Supportive Housing in Low Income Housing Tax Credit (LIHTC) properties, developers were actively claiming those incentives but needed guidance on how to fill the units once created. In its effort to generate integrated supportive housing, DCA had not developed Single-Site Supportive Housing in over a decade. As capacity for integrated housing increased DCA recognized that Single-Site Supportive Housing flagged behind without state level investment. As a result, the pace of supportive housing development was falling far short of demand. To meet this need DCA worked in collaboration with stakeholders, advocates, and thought leaders to craft a vision for Single-Site Supportive Housing development in the 21st century that meets the demands of rapidly growing population in Georgia, alongside limited public health resources.

Responding to an Important Statewide Housing Need

After conducting an extensive stakeholder engagement campaign in fall 2023, DCA decided to build out a Supportive Housing Pipeline that included both Integrated Supportive Housing units and Single-Site Supportive Housing units, along with voucher based scattered site units. As a result, DCA was able to comprehensively scale up its ability to meet the needs of vulnerable populations.

In order to build a pipeline of Supportive Housing, DCA partnered with the Corporation for Supportive Housing (CSH) to leverage their flagship product, the **Supportive Housing Institute**. This would launch a 5-month training program for developers, property managers, service providers and local leaders, and ultimately result in viable, fundable project concepts. But DCA also recognized that the Institute alone would not sustain a pipeline, so DCA also worked with CSH to create a unique **Supportive Housing Academy** to ensure the full cadre of state resources was brought to bear on this pressing issue.

Preparing Internally

The customized **Supportive Housing Academy** included key internal staff and related partner organizations who needed to understand their role in the state's investment in Supportive



Housing for Persons with Special Needs

Housing. Participants included DCA tax credit underwriters, housing finance policy and compliance staff, Permanent Supportive Housing (PSH) program managers, Project-Based Voucher (PBV) staff, and other agency partners from the Georgia Department of Community Health, Georgia Department of Human Services, Georgia Department of Behavioral Health and Developmental Disabilities, and each of the homelessness Continuums of Care. Through the Academy, these participants learned in depth, what it takes to create and sustain quality Supportive Housing, such as gap financing development strategies, quality service review strategies, trauma and population informed design, financial operation requirements, and other components. This effort generated the annual [Supportive Housing Development Notice of Funding Opportunity \(NOFO\)](#), as a leveraged funding source alongside LIHTC, qualifying awardees for a Set Aside for Supportive Housing in the QAP. The effort also generated important updates to the compliance manual for DCA awarded projects.

The customization of the Academy allowed DCA staff to incorporate knowledge into both the upcoming funding rounds, as well as the existing Integrated Supportive Housing QAP section. It also led to the identification of emerging Supportive Housing champions among staff, who had previously not been exposed to Supportive Housing.

Smart Use of Resources

The Supportive Housing Institute is not unique to Georgia – but DCA has ensured collaborative execution and inter-agency support by pairing it with the Supportive Housing Academy to educate staff and generate dedicated funding streams for supportive housing development and supportive services.

The cost of the Supportive Housing Institute and Academy annually are less than the cost to develop one unit of affordable housing in Georgia, and it is yielding an entire pipeline of funding and development teams who have new projects ready to go. The Institute and the Academy yield high dividends to ensure that Supportive Housing can be effectively deployed, and the cross divisional and interagency training and planning ensure that projects will be sustainable for the community members that need it most.

Partnerships

Partnerships are vital to all of DCA's Supportive Housing work. Through the Academy, DCA has established collaborative relationships with each of the state agencies overseeing provider networks serving households with mental, physical and developmental disabilities. These state agencies include the Georgia Department of Community Health, Georgia Department of Human Services, Georgia Department of Behavioral Health and Developmental Disabilities, and each of the homelessness Continuums of Care. DCA continues to expand the provider networks able to make referrals to supportive housing units. The Academy ensures that there is a statewide



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network of referral entities that are skilled not only in assessing and supporting households but are able to refer them to DCA funded properties.

Results: Achieving Strategic Objectives

At its current rate, DCA will be able to fund at least 500 units of Supportive Housing per year, setting Georgia up to significantly address housing needs for vulnerable populations. DCA's Supportive Housing pipeline is intended not only to serve households experiencing homelessness but also a variety of vulnerable populations that are underserved by mainstream housing options that are currently available. The result of this funding alignment is that within just two years, DCA has 700 units of Supportive Housing underway with the first units coming online for referrals in late 2026. All of these units are a result of the supportive Housing Academy and Institute.

Conclusion

In keeping with DCA's mission to help create strong, vibrant communities, the agency is dedicated to the creation and strengthening of the Supportive Housing pipeline. This approach has and continues to equip staff and partners alike to understand the statewide need and provide them with the skills needed to utilize DCA resources to the furthest extent.



Appendix

Appendix A: Supportive Housing Institute – [2025 Housing Impact Report](#)

Appendix B: Press Release: [DCA, CSH launch 2025-2026 class of Supportive Housing Institute | Georgia Department of Community Affairs](#)

Appendix C: Public Notice: [Single-Site Supportive Housing Development Notice of Funding Opportunity](#)

Appendix D: Supportive Housing Academy Materials: Supportive Housing Characteristics

Appendix E: Supportive Housing Academy Materials: Supportive Housing Considerations



Appendix A: Supportive Housing Institute – [2025 Housing Impact Report](#)

Georgia Supportive Housing Institute

In 2025, DCA and Corporation for Supportive Housing established the Georgia Supportive Housing Institute to build partner capacity and expertise in supportive housing development.

The Institute is a team-based, five-month educational program for affordable housing developers, property managers, service providers, and other key partners who learn both from their teammates and as a cohort how best to serve residents in supportive housing.

At the end of the Institute, developer teams may apply for special supportive housing funding opportunities to implement their project concept. In 2025, two graduating teams from the Institute were awarded National Housing Trust Fund loans, Project Based Vouchers, and Housing Tax Credits to build 102 supportive housing units for homeless seniors and survivors of domestic violence. Supportive housing combines affordable rental units with extensive support and housing stability services to residents.

SIX TEAMS

are participating in the second annual Georgia Supportive Housing Institute cohort.

National Housing Trust Fund Loans for Supportive Housing

The National Housing Trust Fund (NHTF) is a HUD program funded by Fannie Mae and Freddie Mac. NHTF provides grants to states for new construction, preservation, and rehabilitation of affordable rental housing, primarily for extremely low-income households earning below 30 percent of Area Median Income.

In 2025, DCA provided National Housing Trust Fund loans to two supportive housing developments:

Willow Song Village

- 60 units of supportive housing for survivors of domestic violence
- North Georgia area

Residences of Hope

- 42 units of supportive housing for seniors experiencing homelessness
- Atlanta area





Appendix B: Press Release: [DCA, CSH launch 2025-2026 class of Supportive Housing Institute | Georgia Department of Community Affairs](#)

DCA, CSH launch 2025-2026 class of Supportive Housing Institute

ATLANTA, GA. – The Georgia Department of Community Affairs (DCA) and Corporation for Supportive Housing (CSH) are officially announcing participants of the 2025-2026 Georgia Supportive Housing Institute. Five teams alongside a group of individuals comprising a conceptual team comprise the next class of this groundbreaking partnership.

This year marks the second Georgia Supportive Housing Institute, a signature CSH program designed to enhance affordable and supportive housing developments throughout the state. Its rigorous curriculum covers all facets of multi-family property development including design concepts, service delivery, funding procurement, and ongoing operation.

Continuing this partnership builds on the success of the Institute’s inaugural class who have gone on to create proposals for 688 new housing units statewide, 257 of which are supportive housing units.

“DCA is proud to be a part of a program that empowers Georgia’s developers to create safe, affordable, and supportive housing that meet communities’ needs,” said Laura Ann Holland, DCA Director of Strategy and Key Initiatives. “Viewing the results of the inaugural class, we know this new set of developers will also gain knowledge that they will use to help vulnerable populations attain safe, affordable housing.”

“We are enthusiastic about building upon the success and momentum of last year’s Georgia Supportive Housing Institute. Thanks to our continued partnership with the Georgia Department of Community Affairs, we can support a new cohort of teams committed to increasing supportive housing across the state,” said Deirdre Bolden, CSH Southeast Director. “Georgia’s housing challenges require solutions that are both strategic and community driven. The Institute brings together teams from across the state to create supportive housing models tailored to the unique needs of their regions. It is an honor to design and learn alongside teams committed to building sustainable, high-quality housing that meets people where they are and helps them thrive.”



Upon completion of the Georgia Supportive Housing Institute, teams will be able to apply for CSH's Community Investment loan products, designed to guide developers through the pre-development process, as well as DCA's Housing Tax Credit Program. Each team, at DCA's discretion, will also be able to apply for an anticipated Supportive Housing Notice of Funding Opportunity in which Institute participation provides bonus points in scoring.

Below is a list of organizations and individual entities participating in this year's Institute:

Columbus Team

Team Lead: New Horizons Behavioral Health

Developer: Southeast Housing Partners, LLC

Property Manager: Greystone Properties

Service Provider: New Horizons Behavioral Health

Community Collaborator: United Way of the Chattahoochee Valley (Home for Good)

Other Team Member: Essential Cornerstone

Dahlonega and Forsyth County Team

Team Lead: Landbridge Development, LLC

Developer: Resource Housing Group, Inc.

Property Manager: Gateway Management

Service Provider/Community Collaborator: Family First Villages

Other Team Member: Resource Housing Group, Inc.

Canton Team

Team Lead: TBG Residential

Developer: TBG Residential

Property Manager: TBG Residential

Service Provider: MUST Ministries



Other Team Member: Canton Housing Authority

Atlanta Team 1

Team Lead: 3Keys, Inc.

Developer: Tapestry Development

Property Manager: 3Keys

Service Provider: 3Keys, Inc.

Community Collaborator: 3Keys, Inc.

Other Team Member: 3Keys, Inc.

Atlanta Team 2

Team Lead: The Vecino Group

Developer: The Vecino Group

Property Manager: The Vecino Group/Wingate Companies

Service Provider: Mercy Care

Community Collaborator: Saint Vincent DePaul

Other Team Member: FCS Ministries

**Individual entities participating and learning as a conceptual team include representatives
from the following organizations:**

Dominium

Quest CDC

Housing Plus

Wellroot

Step Up



About CSH

CSH (Corporation for Supportive Housing) 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 our founding in 1991, CSH has been the only national nonprofit intermediary focused solely on increasing the availability of supportive housing. Over the course of our work, we have created more than 467,600 units of affordable and supportive housing and distributed over \$1.5 billion in loans and grants. Our workforce is central to accomplishing this work. We employ approximately 180 people across 30 states and U.S. 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.

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Single-Site Supportive Housing Development Notice of Funding Opportunity

Notice: The deadline for the 2026 Community Development Block Grant - Disaster Relief NOFO, as well as the date of award announcements, was updated on January 28, 2026.

On January 23, 2026, The Department of Community Affairs (DCA) and the Georgia Housing Finance Authority issued a Notice of Funding Opportunity (NOFO) to solicit applications to build, operate, and maintain Single-Site Supportive Housing. This funding opportunity aligns with DCA's strategic goal to internally align new and existing resources to strengthen pathways along the housing continuum.

Overview

View the [Single-Site Supportive Housing Development NOFO](#).

Available Funds

Approximately \$4 million in National Housing Trust Fund (NHTF) is available.

Application Process

The NOFO application must be submitted using the [Emphasys online portal](#). The application is titled "2026 Supportive Housing NOFO" within Emphasys. Please review the NOFO for all required submission documents.



Application Timeline

NOFO Published	January 23, 2026
NOFO Webinar and Q&A	February 10, 2026 Register here
9% LIHTC Pre-Application Documentation for (Threshold) Occupied Developments and for (Threshold) Project Team Qualifications	February 27, 2026
NOFO Application Deadline	March 12, 2026, by 5:00 pm EST
NOFO Award Announcements	April 6, 2026
9% LIHTC Application Deadline	May 8, 2026

Important Documents

- [Single-Site Supportive Housing NOFO](#)
- [2026 Supportive Services Plan and Budget Template](#)
- [2026 Supportive Housing Underwriting Guidance](#)
- [2026 DCA Cost Allocation Model](#) Webinar and Q&A
 - [Recording](#)
 - [Slide Deck](#)

To access a list of Frequently Asked Questions,
[click here.](#)

To learn more about the National Housing Trust Fund,
[click here.](#)

To learn more about the Housing Tax Credit Program,
[click here.](#)

Appendix D: Supportive Housing Academy Materials: Supportive Housing Characteristics



Exercise - Supportive Housing Characteristics

Provide Quality Supportive Services (Services)	Align Programmatic and Operational Systems (Administration)
Delineation of duties between Service Provider and Property Management	Quantitative and qualitative assessments on policies and outcomes
Resident-Centered Service Providers	Technical Ability to Collect Data
Medicaid	Frontline Staff Involvement in Policy Work
VASH Vouchers	Up to Date Policies and Procedures Manuals
Supportive Service Staffing Models	Legal Staff Capacity
Supportive Housing Staffing Ratios	Commitment to Timely Closings
Service Staff Burnout	Standardization of Agency Definitions
Emergency Housing Vouchers	Funding Allotments by Region
Tenant Population	Assign Tasks to the Position, Not the Person
Transportation	Consistent Underwriting Guidelines
CSH	Racial Equity
Technical Assistance	Community Roundtables for Public Input
	Local HMIS Workflow Charts
	Comprehensive Community Development Year Round
	Statutory Requirements For Public Engagement
	Threshold Funding Requirements Strategic Plan
	Policies are posted for the public on agency website
	Ability to revise application and program documents at the program level
	Technical Assistance

Appendix E: Supportive Housing Academy Materials: Supportive Housing Considerations

Exercise - Supportive Housing Considerations

Develop Supportive Housing Units (Development)	Operate Supportive Housing Developments (Operations)
Land Use Approval	Incentive
Sponsor Review	Tenant Population
Unit Configuration	Turnover Rate
Market Studies	Management Fee
Permanent Financing	Operating Subsidy
REALISTIC Operating	Property Managers
Pre-Dev Housing Contractors	De-escalation
Assumptions for	Training
Loans Developers	Racial Equity
Appraisals	Tenant Income
Cash Flow	Maintenance Staff
Partnerships	Certifications
Social Service	Coordination between
Permits	Service Provider and
Notice of Funding	Property Management
Inspections	Maintenance Staff Training
Reserve Community Availability (NOFA)	Tenant Selection Plans
Developer Support	Housing Vouchers
Operating Reserve	Yardi Training
Replacement	Minimize Evictions
Experience/Trauma Informed	Reporting Requirements
Sustainability	HMIS Technical Assistance
Reserves	Property Management Plan
Site Location	Vacancy
Ownership	Annual Financial Audits
Building Plan/Abatement	Reasonable
Approval /Incentives	Accommodation
Lived Expertise	Coordinated Tenant Activities
Single Site / Low Income	Tenant Referrals
Qualified	Fair Housing
Scattered Site Housing Tax Credits Allocation	Reserve Withdrawal
New Construction / Site Control	Procedures
Plan Census Tract	
Preservations	
Racial Equity	
Certificate of Occupancy	
Phase I	
Tenant Population	
Zoning	
Technical Assistance	
Area Median Incomes	