



GEORGIA DEPARTMENT
of **COMMUNITY AFFAIRS**

State Housing Trust Fund Commission for the Homeless Overview



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PRESENTER



Ashlei Seals
Director

*Office of the State Housing Trust Fund
For the Homeless Commission*



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Session Agenda

- ✓ State Housing Trust Fund 101
- ✓ Mission of the State Housing Trust Fund
- ✓ Functions of the State Housing Trust Fund
- ✓ State Housing Trust Fund Strategic Initiatives
- ✓ State Housing Trust Fund Programming
- ✓ Questions



State Housing Trust Fund 101



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SHTF 101: Foundation

- The General Assembly formally enacted the State Housing Trust Fund for the Homeless in **1988**
- The State Housing Trust Fund for the Homeless is codified in Georgia law under Title 8, Chapter 3, Article 5, O.C.G.A. § 8-3-300 through § 8-3-313
- The Fund has continued to receive support from the Governor and Legislature

SHTF 101: History and Context

- The Act establishes a Commission (the State Housing Trust Fund for the Homeless Commission) to oversee the Trust Fund.
- The Commission has eleven members.
- Terms & appointment: Public members serve four-year terms, but the initial terms when the Commission was first established were staggered (some for two years, some for four) to avoid all turning over at once.



Board Composition

The State Housing Trust Fund consists of 11 members:

- 2 members include the DCA Commissioner or his designee, and either the chairperson of the DCA Board or a member of the DCA Board designated by the chairperson.
- 5 members are Governor appointed public members.
- 2 members are Lieutenant Governor-appointed public members.
- 2 members are Speaker of the House of Representatives-appointed public members.

The public members are knowledgeable in housing and represent diverse housing concerns.

SHTF Governance

Key Functions:

- SHTF is the collaborative partner for the Balance of State Continuum of Care (COC), housed at DCA.
- SHTF is the state's vehicle for funding priority initiatives to address homelessness.
- SHTF is administered through DCA
- MOA established between DCA and SHTF





MISSION

Mission of SHTF

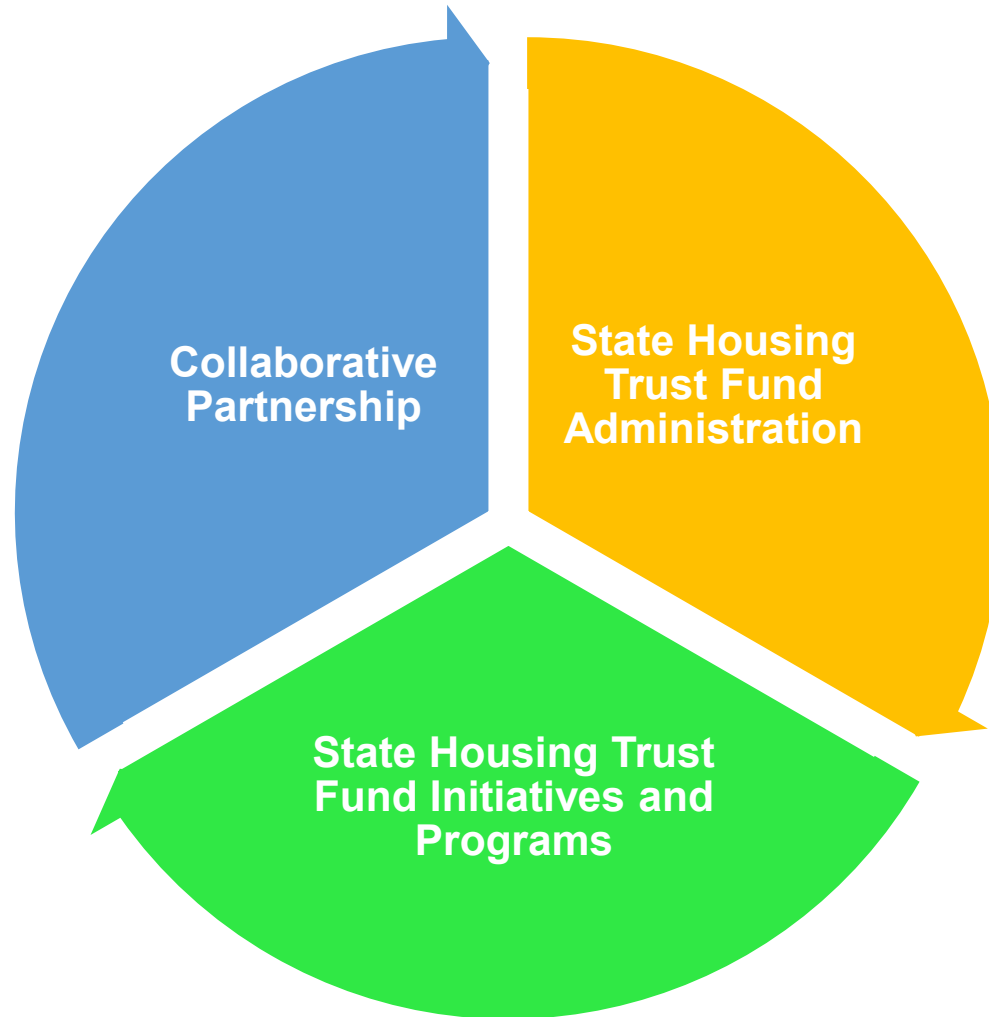
The mission of the State Housing Trust Fund for the Homeless is to support communities that provide housing and services for individuals and families striving to end their state of homelessness

Functions of the State Housing Trust Fund



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Functions of the SHTF



Functions of the SHTF



STATE HOUSING TRUST FUND ADMINISTRATION

- Administration of the SHTF Commission



STATE HOUSING TRUST FUND INITIATIVES AND PROGRAMS

- Stable Housing Accountability Program
- Special Voucher Assistance Fund
- Georgia Rehoused
- Others to be launched this year



COLLABORATIVE PARTNERSHIP FOR FEDERAL PROGRAMS

- Balance of State Continuum of Care
 - Operations
 - Matching Requirements
 - Grants to providers
- Statewide HMIS Administration
 - Operations
 - Matching Requirements
- Emergency Solutions Grants
 - Operations
 - Grants to providers

State Housing Trust Fund Initiatives



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Overview of SHTF Focus Areas

Support communities to end homelessness through....

Initiative 1

Provide Financing to Build Shelters or Permanent Housing Options (GA Rehoused)

Initiative 2

Pilot more effective tools for housing search

Initiative 3

Promote leasing through Deposit & Fee Assistance for special needs populations

Initiative 4

Explore pilot partnerships through the Technical College System of Georgia to increase re-employment opportunities

State Housing Trust Fund Programming



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Georgia Rehoused

State Housing Trust Fund for the Homeless
Commission



GA Rehoused

- Developed GA Rehoused in response to Initiative 1 and Homeless Response Grant (AFY 26 Funding)
- will allow for a universal application process and multiple funding sources and priorities to be addressed.
- GA Housed Pre-Application was released on March 10, 2026
- Pre- Application will close on April 15, 2026 at 5:00pm

Georgia Rehoused Pre-Application



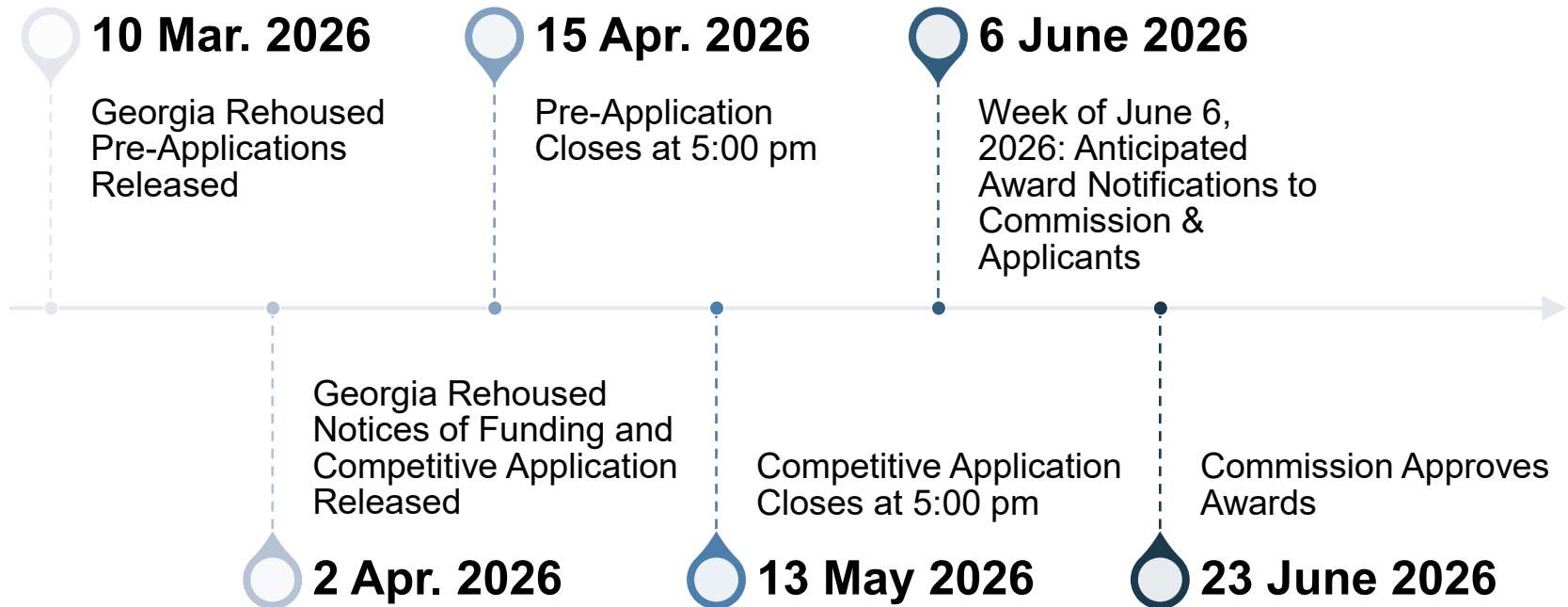
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Georgia Rehoused Pre-Application

- Determines basic eligibility
- Assesses project readiness
- Helps DCA determine timing and maximum award amounts for each funding round
- Creates a streamline application process
- Applicants were expected to demonstrate how their proposal would reduce unsheltered homelessness in their community



GA Rehoused Timeline First Round of Funding



Additional Awards Timeline

- Round 2:
 - Pre-applications open July 2026
 - Pre-applications close September 2026
 - Competitive applications open September 2026
 - Competitive applications close October 2026
 - Award decisions, approvals and contracts in December 2026

- Round 3:
 - Pre-applications open January 2027
 - Pre-applications close February 2027
 - Competitive applications open February 2027
 - Competitive applications close March 2027
 - Award decisions, approvals, and contracts in April 2027

Funding Priorities

- **Permanent housing opportunities**
 - State Housing Trust Fund for the Homeless Reserve, up to \$5 million
 - HOME-American Rescue Plan (“HOME-ARP”, focus on manufactured housing units, federal requirements will apply), up to \$4 million
- **Non-congregate shelter or transitional housing opportunities**
 - AFY26 State Housing Trust Fund for the Homeless Appropriation, up to \$35 million
- **Homeless services, to include two-year shelter operations and encampment removal and relocation costs**
 - AFY26 State Housing Trust Fund for the Homeless Appropriation, up to \$10 million

Funding Categories

Applicants must agree to accept the following based on funding source:

- **If willing to accept federal (HOME-ARP) funds:**
 - Must comply with all applicable federal regulations, including but not limited to:
 - Environmental review requirements
 - Federal reporting and monitoring requirements
 - Davis Bacon requirements (if unit count is 12 or more)
 - Federal procurement standards
 - Must demonstrate capacity to manage federal funds and maintain compliance
- **If willing to accept state (SHTF) funds:**
 - Must comply with State Housing Trust Fund (“SHTF”) program rules
 - Environmental review requirements
 - Must meet SHTF grant reporting and monitoring requirements
- **If willing to accept both state and federal funds:**
 - Must meet all requirements listed above for both funding sources

Eligibility Requirements

Applicants must meet the following eligibility requirements for this pre-application:

- 1. Collaborative Partnerships:**
Applicants must be collaborative partnerships representing local community interest and decisions
- 2. Unsheltered Homeless Impact:**
Applicant must be able to show how these funds will provide a reduction in the unsheltered population in their community
- 3. HMIS:** Applicant must show that they are registered in HMIS



PROJECT PROPOSAL



Project Proposal and Plan

- In addition to meeting the basic eligibility requirements, Applicants have to submit a Project Proposal and Plan

Project Proposal and Plan Requirements

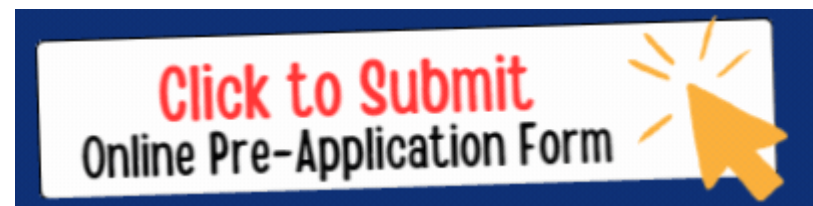
All Proposal have to include:

- Population served
- Service Delivery and Program Duration
- Community Engagement
- Funding Type



Pre-Application Procedure

- Pre-applications for the Rehoused Grant must be submitted electronically
- Pre-Applications will be reviewed for completeness, eligibility, and readiness.
- All pre-applications will receive a determination letter with recommendations
- For any questions, please send an email to (shtf@dca.ga.gov)



Georgia Rehoused Competitive Application



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Georgia Rehoused Competitive Application

- 4 Notices of Funding (NOF) were released through SHTF for GA Rehoused on March 31st for the first round of funding:
 - SHTF Residential Housing Solutions
 - GA Rehoused Acute Homeless Response Grant Program- Capital Funds
 - GA Rehoused Acute Homeless Response Grant Program- Supportive Services
 - Home ARP Small Scale Rental Housing



Georgia Rehoused Competitive Application

- Only applicants who applied for GA Rehoused Pre-application and were recommended to apply to the first round of funding are eligible to apply.
- Applications opened on April 2, 2026
- Informational Webinar was held on April 13th
- Applications will close on May 13, 2026, at 5:00pm



Georgia Rehoused Notices of Funding



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SHTF Residential Housing Solutions Notice of Funding

- **Funding opportunity:** Applications from qualified entities seeking to expand the availability of permanent housing throughout the State of Georgia
- **Awarding of Funds:** Applicants may apply for up to \$2,500,000 in grant awards
- **Match Requirement:** 100% match required of total grant awarded using Applicant's own funding, other available funding, or in-kind services. Can only leverage in-kind match at 25% of the funds awarded without receiving a waiver from the Commission.

SHTF Residential Housing Solutions Notice of Funding

- **Eligible Activities:**
 - Property Acquisition
 - Construction/New Development
 - Rehabilitation & Renovation
 - Adaptive Reuse
 - Site & Infrastructure Preparation
 - Pre-Development Costs
 - Fixtures, Furnishings, & Equipment
 - Developer Fee (up to 10%)

- **Ineligible Activities:**
 - Gap financing for projects receiving other DCA administered resources
 - Operating Uses, including
 - Property Operations
 - Supportive or Enable Services
 - Staffing and Administration
 - Resident Stabilization Supports
 - Indirect Costs

GA Rehoused Acute Homeless Response Grant Program- Capital Funding Notice of Funding

- **Funding Opportunity:** Applications from qualified entities seeking to reduce the number of unsheltered homeless individuals through evidence-based and effective resource models.
- **Awarding of Funds:** Applicants may apply for up to \$10,000,000.00 in grant awards
- **Match Requirement:** 100% match required of total grant awarded using Applicant's own funding, other available funding, or in-kind services. Can only leverage in-kind match at 10% of the funds awarded without receiving a waiver from the Commission.

GA Rehoused Acute Homeless Response Grant Program-Capital Funds Notice of Funding

- **Eligible Activities:**
 - Property acquisition
 - Construction/new Development
 - Rehabilitation & renovation
 - Adaptive Reuse
 - Site & Infrastructure Preparation
 - Pre-Development Costs
 - Fixtures, Furnishings, & Equipment
 - Developer Fee (up to 10%)
- **Ineligible Activities:**
 - Gap financing for projects receiving other DCA administered resources
 - Operating Uses, including
 - Property operations
 - Supportive or enable Services
 - Staffing and administration
 - Resident stabilization supports
 - Indirect costs

GA Rehoused Acute Homeless Response Grant Program- Supportive Services Notice of Funding

- **Funding Opportunity:** Applications from qualified entities seeking to provide supportive services designed to engage, stabilize, and rehouse individuals and families experiencing unsheltered homelessness throughout the State of Georgia
- **Awarding of Funds:** Applicants may apply for up to \$3,000,000.00 in grant awards. Projects will be awarded no more than \$15,000 per person served.
- **Match Requirement:** 100% match required of total grant awarded using Applicant's own funding, other available funding, or in-kind services. Can only leverage in-kind match at 50% of the funds awarded without receiving a waiver from the Commission.

GA Rehoused Acute Homeless Response Grant Program- Supportive Services Notice of Funding

- **Eligible Activities may include:**

- Street Outreach and Engagement
 - Includes coordinated encampment engagement, removal, and relocation efforts
- Intensive Case Management
- Behavioral Health and Recovery Supports*
- Employment and Economic Mobility Supports*
- Integrated Servicer Partnerships
- Two-Shelter Operations
 - Emergency or Temporary Shelter Programs

*If requesting funding for these activities, the applicant must demonstrate that there are currently no state funds available for the proposed activities.

GA Rehoused Acute Homeless Response Grant Program- Supportive Services Notice of Funding

- **Ineligible Activities:**
 - Capital construction or real estate acquisition
 - Non-service related infrastructures
 - Long-term housing development or rental subsidies
 - Fixtures, furnishings & equipment

Home ARP Small Scale Rental Housing Notice of Funding

- **Funding opportunity:** The purpose of Georgia Department of Community Affairs and the Georgia Housing Finance Authority (GFHA) is to announce the availability and requirement for a cost reimbursement grant to develop HOME-ARP units through the federal HOME-ARP Program. The goal is to build, operate, and maintain small scale, innovative developments that serve at least one of the four HOME-ARP qualifying populations. These units would require occupants to sign a lease or occupancy agreement and provide quality housing units to those in need.
- **Awarding of Funds:** Minimum amount of funding: \$500,000 Maximum amount of Funding: 4,000,000
- **Match Requirement:** at least 100% of the award amount requested

Home ARP Small Scale Rental Housing Notice of Funding

- **Eligible Activities:**
 - Funds awarded may support activities that contribute to the creation or preservation of housing solutions for Qualifying Populations for a min of 15 years
 - Development hard costs identified in 24 CFR 92.206(a) must be followed to construct and rehabilitate HOME-ARP units, except costs must be for meeting the physical standards established in HUD Notice CPD 21-10
 - Related soft costs and are determined reasonable and necessary associated with the financing, acquisition, and development of HOME-ARP Projects, including costs identified in 24 CFR 92.206 (d)

Home ARP Small Scale Rental Housing Notice of Funding

- **Eligible Activities:**
 - Property Acquisition
 - Construction/New Development
 - Rehabilitation & Renovation
 - Adaptive Reuse
 - Modular, Manufactured, and Micro Unit Housing
 - Site & Infrastructure Preparation
 - Pre-Development Costs
 - Developer Fee up to 10% of total award

Home ARP Small Scale Rental Housing Notice of Funding

- **Ineligible Activities:**
 - Development already under development and construction
 - Gap financing for previously funded or future funding applications for the Low Income Housing Tax Credit Program
 - Prohibited activities and fees can be found at 24 CFR 92.214, as revised by HUD Notice CPD 21-10
 - Gap financing for projects receiving other DCA administered resources Operating Uses, including
 - Property Operations
 - Supportive or Enabling Services
 - Staffing and Administration
 - Resident Stabilization Supports
 - Indirect Costs

Special Voucher Assistance Fund



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Office of State Housing Trust Fund for the Homeless Commission



Special Voucher Assistance Fund

Purpose

- Promote leasing through Deposit & Fee Assistance for special needs populations.

Goals

- Provide voucher holders secure housing to pay finances to pay deposits and fees.
- Dismantle financial barriers delaying lease-ups
- Pilot deposit & fee assistance

What Vouchers are eligible?





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- **NOFA Release Date: May 1**

- **Eligible Applicants: Voucher Administering Housing Authorities**

- **Funding: Up to \$500,000 Annually. Housing Authorities who have such a program may be eligible for additional funding up to \$250,000. Up to \$750,000 for PHAs with qualifying Family Sufficiency Support Programs (FSS). Assistance per household may not exceed \$2,500.**

Stable Housing Accountability Program



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Office of State Housing Trust Fund for the Homeless Commission

Overview of the Stable Housing Accountability Program



House Bill 1410

- Established the Stable Housing Accountability Program
- Funds are allocated to the State Housing Trust Fund for the Homeless Commission



House Bill 1410

- **Funds administered by DCA** through the Office of the State Housing Trust Fund for the Homeless Commission
- **Made funds available statewide** for qualified sponsors to operate a **stable housing accountability program**
- Statutory guidelines can be found in Official Code of Georgia Annotated § 8-3-301, § 8-3-310, and § 8-3-311



Grant Funding Limitations



- This funding opportunity is subject to annual state funding availability.
- The Commission reserves the right to fund, in whole or in part, any, all, or none of the applications submitted in response to this opportunity

Match Funding Requirement

- Applicants must leverage their own or other available money or in-kind services for the benefit of the proposed stable housing accountability program
- **The match requirement for any funds awarded will be 10% of the total grant award**
- The match requirement may be met using the Applicant's own funding, other available funding or in-kind services
- The level of availability to provide match funding will factor into an application's overall competitiveness





Eligible Applicants & Minimum Application & Certification Requirements

Eligible Applicants/Qualified Sponsors



- Non-Profit Organizations
- For-Profit Organizations
- Governmental entities or sponsors of residential housing projects or stable housing accountability programs as defined in Official Code of Georgia Annotated § 8-3-310 (5)

Eligible Applicants/Qualified Sponsors



- Eligible applicants must meet the following in order for application to be scored:
 - ✓ Minimum Threshold Requirements to Apply for Funding
 - ✓ Minimum Threshold Requirements for Certification As A Stable Housing Accountability Program (SHAP)

Minimum Threshold Requirements to Apply for Funding

- **Be a registered business entity with the Georgia Secretary of State in active compliance**
- **Have an active Employer Identification Number (EIN) with the Internal Revenue Service**
- **Be in active compliance with all tax obligations with the Georgia Department of Revenue and the Internal Revenue Service**
- **Must not be listed on the Georgia Debarment List**
- **Meet the minimum standards for stable housing accountability programs as outlined in O.C.G.A. § 8-3-311 (d) (2024).**



Minimum Threshold Requirements for Certification for a SHAP

- **Proof of clean and livable residential facilities** for program participants
- **Ability to provide voluntary, immediate, and stable housing** to program participants
- **Limit the length of total residence for any person to 18 months or whenever the tenant who was the qualifying resident is able to obtain or is offered affordable housing, whichever is earlier**



Minimum Threshold Requirements for Certification for A SHAP

- **Ability to require qualifying participants:**
 - **To show proof of U.S. citizenship** and execute an affidavit verifying **continuous residency in this state for the previous 12 months**
 - **To participate in free and relevant job training and educational opportunities** until such resident obtains stable employment
 - To engage in an active **search and apply for stable employment**
 - **To obtain stable employment and to maintain such employment** status as long as stable employment is available to them



Minimum Threshold Requirements for Certification for A SHAP

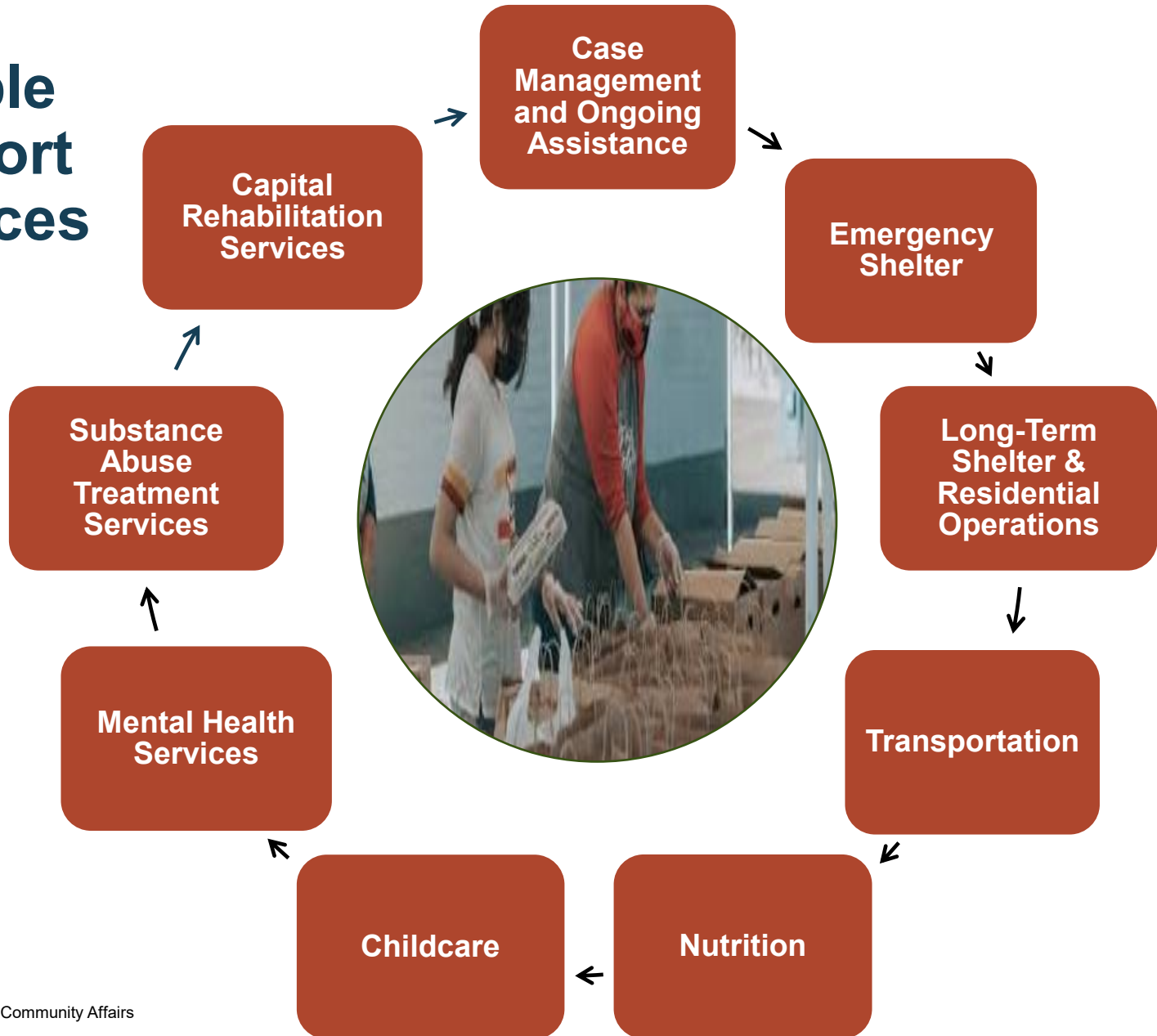
- **Agree to require participants to be removed from the program if they fail to meet specified accountability measures** (i.e. sustaining an honest, good-faith effort to achieve or maintain sobriety from drugs and alcohol)
- **Agree to submit to compliance requirements** of the State Housing Trust Fund Commission for the Homeless as outlined in O.C.G.A. § 8-3-311
- **Provide an application that demonstrates how the funds will be used for activities that will result in a stable housing accountability program** and the applicant's ability to offer supportive services and housing for qualifying residents as outlined in outlined in Official Code of Georgia Annotated § 8- 3-311





Eligible Services

Eligible Support Services



Eligible Operations Expenses





Funding Details

SHAP Funding

- **2025 Funding:**
 - \$850,000 awarded to 6 providers
- **2026 Funding:**
 - \$1,538,451 awarded to 8 providers



2026 SHAP Awardees

1. Atlanta Union Mission, Inc.
2. Wayne County Protective Agency Inc.
3. The Extension, Inc.
4. Advantage Behavioral Health System
5. Recovery Foundations
6. The Place of Forsyth County, Inc.
7. Union Mission, Inc
8. Gateway Center, LLC





Questions?

DCA CONTACT INFORMATION

Ashlei Seals

Director

Office State Housing Trust Fund for the Homeless Commission

Georgia Department of Community Affairs

shtf@dca.ga.gov



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