



GEORGIA DEPARTMENT
of **COMMUNITY AFFAIRS**



Georgia Rehoused Pre-Application Workshop

**State Housing Trust Fund for the Homeless
Commission**

PRESENTER



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GEORGIA DEPARTMENT
***of* COMMUNITY AFFAIRS**

State Housing Trust Fund for the Homeless Commission

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

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

Information Session Agenda

- ✓ What is Georgia Rehoused?
- ✓ Overview of Georgia Rehoused Process
- ✓ Overview of Georgia Rehoused Pre-Application
- ✓ Funding Priorities & Categories
- ✓ Eligibility Requirements
- ✓ Pre-Application Procedure
- ✓ Questions



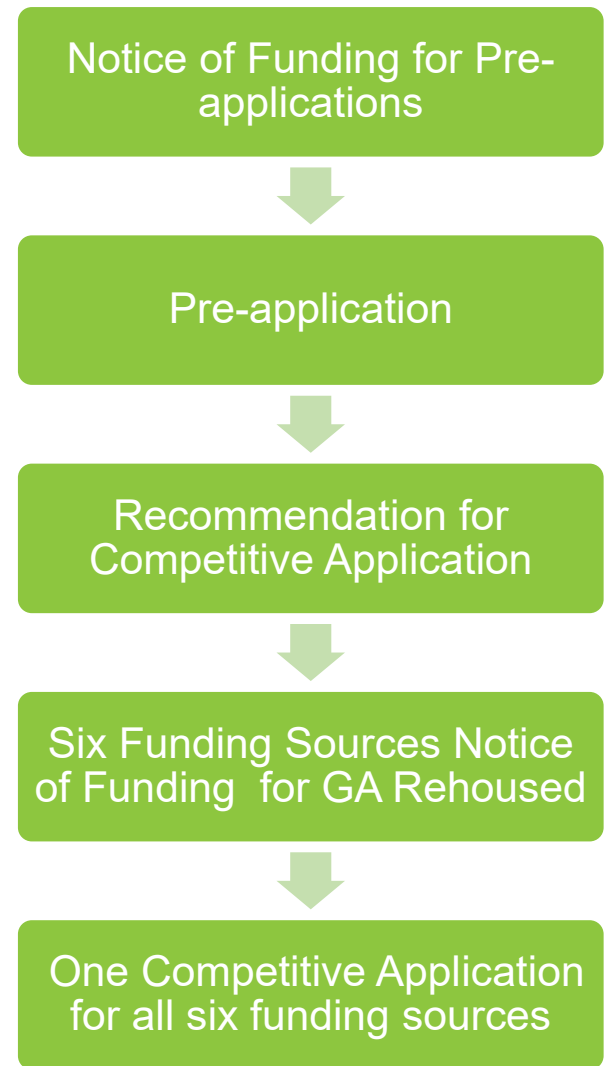
What is Georgia Rehoused?

- Supports local efforts to reduce or end homelessness in communities
- Single, streamlined application process to reduce application requirements for local partners
- Includes notices of funding from several different funding sources with their own funding priorities and guidelines
- **Note:** Applicant who have already applied in a previous pre-application process should not resubmit a pre-application unless the project has changed substantially



Application Process

- One competitive process for all six fund sources



GA Rehoused Funding Sources

**State Housing Trust Fund for the Homeless Acute
Homeless Response Grant for Supportive Services
Funding**

**State Housing Trust Fund for the Homeless Acute
Homeless Response Grant-Capital Funds**

**State Housing Trust Fund for the Homeless Residential
Housing Solutions**

**State Housing Trust for the Homeless Veteran
Homeless Response and Prevention Services**

Georgia Rehoused Veterans Housing Solutions

Home-ARP Small Scale Rental Housing

Overview of 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



Funding Priorities

- **Permanent housing opportunities**
 - State Housing Trust Fund for the Homeless Reserve, up to \$5,990,000
- **Small Scale Rental Housing developments**
 - HOME-American Rescue Plan (“HOME-ARP”, focus on small scale developments or rehabs, federal requirements will apply), up to \$1,134,035.50
- **Non-congregate shelter or transitional housing opportunities**
 - AFY26 State Housing Trust Fund for the Homeless Appropriation, up to \$26,414,462.45
- **Supportive Services, Acute Homeless Response Capital, and Residential Housing Capital Opportunities**
 - GA Rehoused Veteran Services, up to \$4,608,473.56
- **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 \$7,809,759

Funding Categories

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

- **If willing to accept state (SHTF) funds:**
 - Must comply with State Housing Trust Fund (“SHTF”) program rules
 - Georgia Environmental Protection Act requirements
 - Georgia Public Works Construction Act requirements
 - Must meet SHTF grant reporting and monitoring requirements
- **If willing to accept federal (HOME-ARP) funds:**
 - Must comply with all applicable federal regulations, including but not limited to:
 - National Environmental Protection Act requirements
 - Federal reporting and monitoring requirements
 - Davis Bacon requirements (if unit count is 12 or more)
 - Federal procurement standards
 - HOME – American Rescue Plan requirements, including qualified population eligibility
 - Must demonstrate capacity to manage federal funds and maintain compliance
- **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 government interest and decisions.
 - a. Strong local partnerships demonstrate shared ownership, align resources and decision-making, and increase the likelihood that projects will be successfully implemented and sustained over time
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:** Applicants must utilize ClientTrack if awarded funding



Eligibility Requirements

Collaborative Partnerships:

- Applicants must be collaborative partnerships representing local community interest and decisions. Collaborative partnerships may include representation from non-profit/philanthropy sector, school systems, housing authorities, healthcare or business community, development authorities, development partners, or others.
- Collaborative partnerships must demonstrate a material partnership including shared risk, shared responsibility and financial investment from all parties whether provided in cash or in-kind. Partnerships should clearly articulate how each partner contributes resources, expertise, and decision-making authority toward the successes of the proposed project
- Collaborative partnerships must include local government entity.

Eligibility Requirements

Collaborative Partnerships:

- A development authority may participate but cannot replace a local government applicant.
- Applicant must demonstrate an active, documented partnership
- Applicant must provide a development agreement or letter of intent outlining the process by which they will select development partners

Eligibility Requirements

Unsheltered Homeless Population:

- Applicants should include most recent unsheltered homeless numbers from Point in Time count data.
- Applicants who believe that most recent available Point in Time count data is not reflective of unsheltered homelessness in their community
 - Can submit a narrative explanation with other data sources outlining community's unsheltered homelessness.
- Applicants should include the minimum number of homeless individuals to be rehoused or sheltered through the project for which funding is requested
 - A brief narrative explanation of how the anticipated outcome number was developed.

Eligibility Requirements

HMIS Requirement – Existing Organizations

- For Agencies that are currently using ClientTrack, you will be required to provide your HMIS Participating Status and Agency Participation Agreement (APA) Date which can be found under My Org in ClientTrack. You can print this information and provide as confirmation that you are currently using HMIS.

**Homeless
Management
Information
System**

Security Organizations

Print

Below is a list of all security organizations in your implementation. Security Organizations control which clients, transactions, and setup data each user logged into an organization has access to. To add another security organization, click the **Add New Security Organization** button. To edit a security organization, click **Edit Security Organization** next to the desired record. Click **Assigned Users** to identify which users have access to each security organization

1 result found.

Security Organization	CoC	HMIS Participating	Active Users Owned by Org	Active Users	Most Recent APA Date	Organization Type	Parent Organization	Status	Created Date	Restricted
*** Recovery Foundations Inc	GA-501	Yes	6	9	03/12/2026	Parent		Active	10/4/2021	No

- If awarded, all projects will be required to utilize ClientTrack for program reporting.

Eligibility Requirements

HMIS Requirement – New Organizations

- Agencies not currently using ClientTrack must demonstrate engagement to obtain access with their local Continuum of Care. This can include emails, written letters of support or other documentation. See the email example to the right.
- To begin the process with your local CoC, applicants should submit a request to the local CoC. If you are unsure which CoC serves your area, contact GAHMISsupport@dca.ga.gov
- If awarded, all projects will be required to utilize ClientTrack for program reporting.

Example Letter to CoC

This letter serves as a notice of intent to participate in the Continuum of Care (CoC) and to utilize HMIS/ClientTrack in connection with the Georgia Rehoused Grant.

I am requesting guidance on the steps required to join the CoC and gain access to HMIS/ClientTrack, should my organization receive funding through the Georgia Rehoused Grant.

This communication is intended to satisfy the application requirement by formally notifying you of my organization's commitment to participate in both the CoC and HMIS upon award of the grant.

Please confirm receipt of this email and provide information on the next steps to complete the onboarding process.

PROJECT PROPOSAL

A hand is shown from the right side, holding a red marker and drawing a thick red underline under the words 'PROJECT PROPOSAL'. The background is a light gray gradient.

Proposed Project Information

- In addition to meeting the basic eligibility requirements, Applicants must submit proposed project information

Proposed Project Information

- **Must Include:**
 - Proposed project name
 - Counties to be served
 - Proposed Site address
 - Provide indication that persons of lived experience were consulted in the plan design
 - Identified of target population that will be served through the proposed project
 - Number of individuals who will be sheltered or transitioned through the proposed project

Proposed Project Information

- **Must Include:**
 - Detailed description of what services will be provided
 - A brief summary of the community's involvement in proposal development and/or plans to involve resident stakeholders
 - List of all agencies that will refer participants

Project Proposal and Plan Requirements

- **For Capital Funding Only:**
 - If requesting capital funding, applicants should also submit the following:
 - **Project location**
 - **Provide relevant site assessment details, including plans for acquisition and site development, such as zoning requirements, utility and transportation, environmental considerations, and others**
 - **Development Type**
 - **Development Timeline**



Project Plan Details

- **For Capital Funding Only:**
 - **Development type, including:**
 - Residential
 - Shelter
 - Transitional Housing
 - Manufactured housing may be included in Residential or Transitional Housing



Project Plan

- **For Capital Funding Only:**

- **Development timeline:**

When developing the timeline, consider the following activities from Application to In-Service:

- Environmental reviews
- Local Municipality approval and permits
- Site preparation
- Site and utility assessments
- Bidding and Procurement of all contractors and consultants
- Geotechnical report (new construction only)
- Owner Agreements with an architect and general contractor
- Schedule of Values determination
- Accessibility requirements
- Construction schedule
- Design development and changes
- Certification of completion
- Final Inspection
- Furniture, fixtures and equipment
- Post Develop and preparing for in service activities
- Others not articulated above

Please Note: Not all of the activities may be paid by the requested funding

Key Characteristics of a Strong Application

- **Local Government and Community Commitment:**
 - Participation from local government
 - Evidence that the collaborative partnership has a shared interest in the project's success
 - Local Government Investment which may include:
 - Financial Contributions
 - Waiver Permit or development fees
 - Donated land, facilities, or services
 - Other documented commitments
 - Community partnerships that demonstrate:
 - Shared interest in project
 - How community partnerships would help with the proposed project
 - Services
 - Financial Contribution
 - Other documented commitments

Key Characteristics of a Strong Application

- **Demonstrated Impact:**
 - Clear explanation of how the project will reduce homelessness
 - Measurable outcomes that align with the proposed data
 - Clear anticipated community impact
 - Alignment with identified local homelessness needs
- **Data Driven Planning:**
 - Showing that there is local data that support the need for this project
 - Information that identifies service gaps
 - Data demonstrating why the project approach is appropriate for the community
- **Long Term Strategy:**
 - Supports the boarder regional homeless response strategy
 - Evidence that the strategy is to keep individuals housed outside of continuous subsidies
 - Plan for sustainability beyond initial funding

Key Characteristics of a Strong Application

- **Complete and Realistic Budget:**
 - Complete operational and development budget to include overhead cost
 - Clearly identifying funding sources
 - Evidence that the project is financially feasible
- **Funding Need and Non-Duplication:**
 - Projects that expand services, create a new capacity or enhance local homeless response system
 - Applications should clearly demonstrate that requested funds are not replacing or duplicating costs already supported through other public or private funding sources.

Georgia Rehoused Capacity Building Program

- Through the Georgia Rehoused Capacity Building Program, the Georgia Department of Community Affairs (DCA), in partnership with Guidehouse, provides Georgia Rehoused applicants with assistance in translating local homelessness needs into complete, competitive, and fundable project applications
- The program combines publicly available resources, webinars, and office hours to assist organizations with their GA Rehoused application.

Georgia Rehoused Capacity Building Program

- Interested in technical assistance for Georgia Rehoused?
- Complete the interest form using the QR Code.
- The interest form serves as an exploratory option for organizations to strengthen their Georgia Rehoused application through technical assistance.
- 1st Webinar will be October 14, 2026 (more information to come)

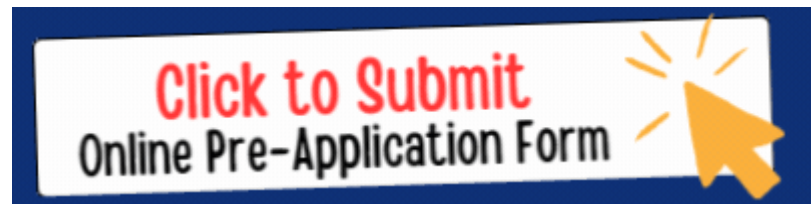


Pre-Application Procedure

- Pre-applications for the Rehoused Grant must be submitted electronically
- Pre-application will close on **November 25, 2026, at 5 PM**
- Must upload:
 - Documentation of local collaborative partnership (MOA or advisory committee documentation)
 - Evidence of local government participation as primary or co-applicant
 - Documentation of Unsheltered Homeless Impact
 - Project Proposal and Plan
 - Complete project budget (no specified format at pre-application)
 - HMIS Information

Pre-Application Procedure

- Pre-Applications will be reviewed for completeness, eligibility, and readiness.
- All pre-applications will receive a determination letter with recommendations to apply in upcoming competitive round or defer to a future application cycle after addressing proposal considerations from the Trust Fund.
- For any questions, please send an email to (shtf@dca.ga.gov)



Competitive Applications Funding Cycle 3

- Competitive Applications will open November 4, 2026
- Competitive applications will close December 16, 2026 at 5pm
- For any questions, please send an email to (shtf@dca.ga.gov)

Questions



Thanks!

Ashlei Seals

Director, State Housing Trust Fund

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dca.ga.gov