



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

Notice of Funding Opportunity (NOFO) For HOME-ARP Non-Congregate Shelters (NCS) & Supportive Services

Listening Session
March 12, 2025

Housekeeping

- The Session will be recorded and posted to our DCA YouTube Page.
(Link Posted in the Chat)
- The PowerPoint will be available as well and linked to the NOFO Webpage later this week.
(Link Posted in the Chat)
- Ask questions throughout – please just raise your hand or use the Chat.
- The Listening Session will end at 12:30 pm, but we will continue to review Public Input survey submissions through the close of business this Friday, March 14, 2025.
- For any application submission issues only, please email ilona.nagy@dca.ga.gov

Agenda

Review & Comment on the Non-Congregate Shelter NOFO

- NOFO Overview

Review & Comment on the Supportive Services NOFO

- NOFO Overview

Additional Thoughts

Non-Congregate Shelter NOFO Overview

- Definition of Non-Congregate Shelter
- Eligible Applicants and Activities
- Overview of NCS
- Financial Considerations
- Q&A

Non-Congregate Shelters

For purposes of HOME-ARP, NCS is defined as one or more buildings that:

- Provide private units or rooms for temporary shelter (Lockable door & bathroom)
- Serve individuals and families that meet one or more of the qualifying populations
- Do not require occupants to sign a lease or occupancy agreement

Ongoing Operating Costs of NCS are NOT eligible costs



Eligible Applicants & Activities

- Eligible Applicants
 - A nonprofit with 501(c)(3) or 501(c)(4) tax-exempt status serving citizens or
 - A City or County government in Georgia
- Eligible Activities
 - New construction, acquisition, and/or rehabilitation of Non-Congregate Shelter (“NCS”)
 - For the purposes of new construction of NCS only
 - The acquisition of vacant land
 - Demolition of existing structures

NOFO Overview

- Projects awarded under this NOFO will be eligible to receive:
 - A funding award in the form of a cost reimbursement grant for the new construction of a Non-Congregate Shelter (NCS) or acquisition and/or rehabilitation of existing structures (such as motels, nursing homes, etc.) to be converted into a Non-Congregate Shelter, and
 - An optional Supportive Services Funding Award in the form of a cost reimbursement grant to support housing stability for Qualifying Populations (QPs) in the Non-Congregate Shelter, which must be spent by January 1, 2030.
 - A cost reimbursement grant requires project owners to pay for costs associated with the project upfront and allows DCA to reimburse these expenses based on documentation submitted (e.g., invoices, receipts, and draw request form).

Financial Considerations

- Projects must adequately plan for the long-term financial and physical health of the property.
- Applications must reflect adequate sources of financing to operate the NCS through the duration of the compliance period.
- During review, DCA will consider the following priorities:
 - Maximum Request
 - History of Shelter Operation

Questions?

What are your thoughts on this section?

Are there any areas that we need to be sure to keep in this section?

Do you foresee any challenges with applying for, or implementing this section?

Additional feedback?

Considerations

- Restricted Use Period
- Conversion of NCS to PSH
- Application Attachments
- Service Plan
- Q&A

NCS Options During Restricted Use Period

- During the restricted use period, HOME-ARP NCS may:
 - Remain as HOME-ARP NCS in compliance with the requirements of the HOME-ARP Notice.
 - Be converted to permanent affordable housing according to the requirements established in Section VI.E.11 of the HOME-ARP Notice.
 - Be converted to permanent housing as defined in Subtitle C of title IV of the McKinney-Vento Homeless Assistance Act (42 USC 11381 et seq.) according to requirements of the HOME-ARP Notice and 24 CFR part 578.

Conversion of NCS to PSH

HOME-ARP authorizes the conversion of HOME-ARP NCS units into permanent housing under subtitle C of title IV of McKinney-Vento or permanent affordable housing as described in the HOME-ARP Notice during the restricted use period. The written agreement between DCA and the owner of the HOME-ARP NCS project must:

- Describe conversion as a possible outcome of the HOME-ARP NCS project;
- Specify the conditions under which conversion will be permitted; and
- Require that DCA approve any conversion in advance.

Application Attachments

Required Attachments

1. Nonprofit IRS 501(c)(3) or IRS 501(c)(4) determination
2. Board of Directors List
3. Audited Financial Statement with Management Letter from CPA Firm
4. MOUs
5. Evidence of Zoning
6. Site Control
7. HUD Affirmative Fair Housing Marketing Plan (AFHMP) [Form HUD-935.2A](#)
8. Map
9. Preliminary Plans for New Construction or Rehab of NCS

Service Plan

- A service plan would be required for all applicants for funding
- Affirmative Marketing to the Four Qualified Populations
- Be proactive on outreach in your community
- Market to and referrals for the Four Qualified Populations
 - Homeless
 - At Risk of Homelessness
 - Domestic Violence and Trafficking
 - Severe Housing Cost Burdened Households

Questions?

What are your thoughts on this section?

Are there any areas that we need to be sure to keep in this section?

Do you foresee any challenges with applying for, or implementing these items?

Additional feedback?

Appendices & Post-Award Requirements

- Application Appendices
- Post Award Requirements
- Q&A

Application Appendices

Appendices

- Definitions
- Property and Construction Standards
 - Minimum HOME-ARP NCS
 - Property Standards
 - Rehabilitation Standards
 - Construction Standards
 - On-going Property Standards and Inspections

Post-Award Requirements

Construction Submissions

- The NCS Project Team must submit documents to DCA throughout the design and construction stages

Federal Cross-Cutting and Compliance

- All Environmental Requirements do apply
- Davis Bacon
 - 12+ Units

Questions?

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Do you foresee any challenges with applying for, or implementing this section?

Additional feedback?

Supportive Services NOFO Overview

- Specifics to Participate
- Supportive Service Award Details
- Possible Supportive Service Request
- Funding Priorities
- Q&A

Supportive Service Award Details

Grant Minimum: \$100,000

Grant Maximum: \$500,000

Grant Term: Funding to be spent by January 1, 2030

- DCA and the service provider will establish a written agreement/contract for funding to ensure program compliance, record keeping, and payment processes related to services provision. HOME-ARP services to be provided must be pre-determined and stated in the written agreement.
- DCA will use HOME-ARP supportive services dollars to support two application types:
 1. Expansion of existing Emergency Solutions Grant (ESG) projects within HOME-ARP regulations; and
 2. New projects that have not previously received a DCA award but demonstrate capacity to provide housing stability supportive services.
- Needs assessment will be required to show the demand of the service funding requested.

Specifics to Participate

- Who:
 - A nonprofit with 501(c)(3) or 501(c)(4) tax-exempt status serving citizens or
 - A City or County government in Georgia
- For Expanding Emergency Solutions Grant (ESG) Applicants
- For all new organizations not previously receiving DCA's ESG Funding
 - Demonstrate at least one (1) year of experience providing affordable housing and/or affordable housing-related services in the State of Georgia satisfactory for review by DCA in its sole discretion;

Specifics to Participate

- There can be no preferences or limitations for certain populations unless service specific
- HOME-ARP Funds need to be open to households who meet the definition of a Qualifying Population – first come first serve.
- Affirmative Marketing needs to be made for any supportive services given. A plan will be required to ensure all four populations will be made aware of the services offered.
- The household cannot already be receiving the services through another program.
- A waitlist must be maintained to receive services.

Possible Supportive Services to Request

Examples:

- Childcare
- Education services
- Employment assistance and job training
- Food
- Housing search and counseling services
- Legal Services
- Life skills training
- Mental Health Services
- Outpatient Health Services
- Outreach Services
- Substance abuse treatment services
- Transportation
- Case management
- Mediation
- Credit Repair
- Landlord/tenant liaison
- Services for special populations
- Financial Assistance Costs
- Short-term and medium-term financial assistance for rent



Possible Supportive Services to Request

Eligible Costs Associated with Housing Counseling

- Staff salaries and overhead costs of HUD-certified housing counseling agencies related to directly providing eligible housing counseling services to HOME-ARP program participants;
- Development of a housing counseling workplan;
- Marketing and outreach;
- Intake;
- Financial and housing affordability analysis;
- Action plans that outline what the housing counseling agency and the client will do to meet the client's housing goals and that address the client's housing problem(s);
- Follow-up communication with program participants.



Funding Priorities

Local/Regional Capacity Building Efforts for Coordinated Entry

Homeless Outreach Support

The costs of activities to engage qualified populations for the purpose of providing immediate support and intervention, as well as identifying potential program participants, are eligible.

- ✓ Eligible costs include the outreach worker's transportation costs and a cell phone to be used by the individual performing the outreach.
- ✓ Costs associated with the following services are eligible: initial assessment; crisis counseling; addressing urgent physical needs, such as providing meals, blankets, clothes, or toiletries; actively connecting and providing people with information and referrals to homeless and mainstream programs; and publicizing the availability of the housing and/or services provided within the PJ's geographic area.
- ✓ New regions only.
- ✓ Must work in partnership with DCA Coordinated Entry Staff
- ✓ Current Coordinated Entry Regions not eligible for this funding

Funding Priorities

Financial Assistance Costs

HOME-ARP funds may be used to pay housing owners, utility companies, and other third parties for the following costs, as applicable:

- ✓ Rental application fees
- ✓ Security deposits
- ✓ Utility deposits
- ✓ Utility payments
- ✓ Moving costs
- ✓ First and Last month's rent
- ✓ Payment of rental arrears

Funding Priorities

Financial Assistance Costs

HOME-ARP funds may be used to pay housing owners, utility companies, and other third parties for the following costs, as applicable:

- ✓ Rental application fees
- ✓ Security deposits
- ✓ Utility deposits
- ✓ Utility payments
- ✓ Moving costs
- ✓ First and Last month's rent
- ✓ Payment of rental arrears

Funding Priorities

Short-Term and Medium-Term Financial Assistance for Rent

Subject to the following conditions, a PJ may provide a program participant with short-term or medium-term financial assistance for rent, provided that the total financial assistance provided, including any pre-payment of first and last month's rent as described above, does not exceed 24 months of rental payments over any 3-year period.

Questions?

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Do you foresee any challenges with applying for, or implementing this section?

Additional feedback?

Additional Thoughts, Questions, and Considerations

Key Take Aways

Submissions should consider:

- Long Term Sustainability
- Considerations During Restricted Use Period
- Operating Costs
- Working well with service providers
- Low-barrier Services

Website will be updated later this week

HOME-ARP Supportive Services Application Information Sessions

More detailed information to be presented at:

HOME-ARP Supportive Services Grant Application Webinar

Thursday, March 13, 2025

3:00 PM – 5:00 PM



DCA Housing Symposium

Hyatt Regency Savannah
(for Housing Symposium attendees only)

Wednesday, March 19, 2025

(pending final confirmation of date and time)

HOME-ARP Non-Congregate Shelter Application Q&A

**Tuesday, April 1, 2025
1:00pm – 2:00pm**



**Tuesday, April 8, 2025
10:00am – 11:00am**

Thanks!

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