

# 2026 Rental Housing Development NOFOs

Webinar  
February 10, 2026

**NOFOs for:**  
**Single Site Supportive Housing – NHTF**  
**CDBG-DR**  
**HOME**

# Housekeeping

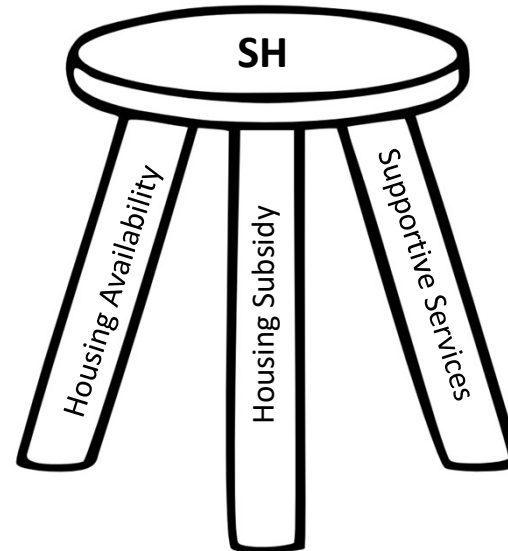
- Session is being recorded and will be posted on NOFO web pages
- Slides will be posted on NOFO web pages
- Use chat and Q&A tab for questions
- Mics will be muted. Raise hand to verbally ask questions.
- Short Q&A portions in between NOFO sections, and Q&A portion at the end

# Single-Site Supportive Housing National Housing Trust Fund

# What is Supportive Housing?

## Definition

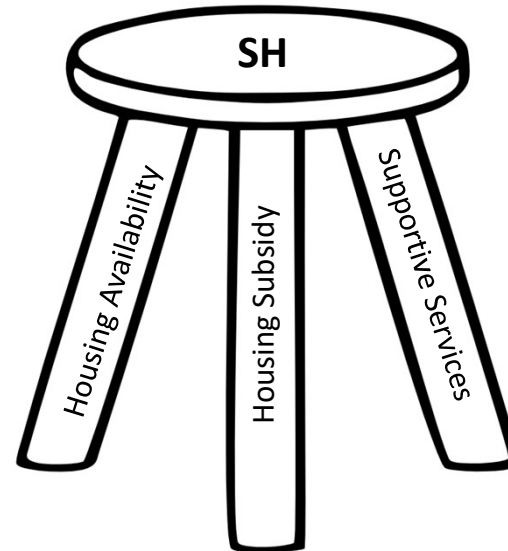
- Housing intervention that combines affordable housing assistance with voluntary support services
- Addresses the needs of chronically homeless people and other vulnerable populations
- Services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment and employment services.



# What is Single Site Supportive Housing?

## Definition

- Model in which an affordable housing development dedicates greater than 25%, and up to 100%, of units to Supportive Housing in conjunction with on-site and other community based supportive service delivery.
- The owner and property management coordinate with one or more supportive service partners to design and deliver services to supportive housing tenants and support housing stability.



## Who is *Served* in Supportive Housing?

- Aging Adults
- Veterans
- Transitional Age Youth
- Substance Use
- Behavioral Health
- Chronic Homelessness
- Domestic Response Survivor
- Frequent Users of Systems

People who could live independently in the community with affordable housing and services should not be in institutions

# Cost Effective and Evidence Based

Housing Retention	<b>96% <sup>1</sup></b>
Days in Shelter	<b>-256 <sup>2</sup></b>
Returns to Shelter	<b>-70% <sup>3</sup></b>
Psychiatric Hospitalizations	<b>-61% <sup>1</sup></b>
ED Visits	<b>-81% <sup>4</sup></b>
Jail Days	<b>-36% to -62% <sup>5</sup></b>
Savings due to reduced incarceration	<b>\$1400 to \$1800 per person per year. <sup>6</sup></b>

<sup>1</sup> Hunter et al. Evaluation of Housing for Health Permanent Supportive Housing Program, 2017.

<sup>2</sup> Aidala et al., FUSE 10-Year Follow Up Report, 2023.

<sup>3</sup> Aidala et al. Frequent Users Service Enhancement "FUSE" Initiative, New York City FUSE II Evaluation Report. Columbia University School of Public Health, 2014.

<sup>4</sup> M. Lori Thomas et al., MOORE PLACE PERMANENT SUPPORTIVE HOUSING EVALUATION STUDY FINAL REPORT (2015)

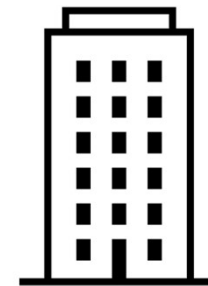
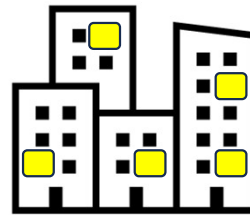
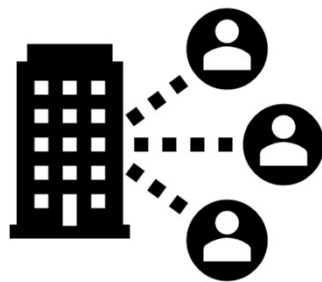
<sup>5</sup> Mondello et al., Cost Analysis of Permanent Supportive Housing, State of Maine – Greater Portland, 2007

<sup>6</sup> N.Y.C. DEPT HEALTH AND MENTAL HYGIENE, NEW YORK/NEW YORK III SUPPORTIVE HOUSING EVALUATION: INTERIM UTILIZATION AND COST ANALYSIS 1 (2013)

# Common Supportive Housing Models

- Scattered-Site (vouchers)
- Sponsor-based (master leasing)
- Set-aside units in a property
- Single-Site

All these models found in GA

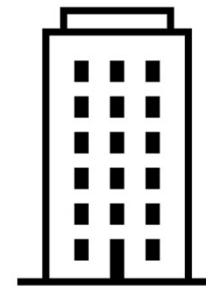
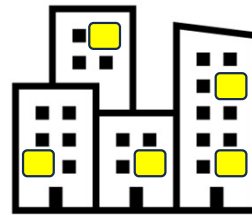
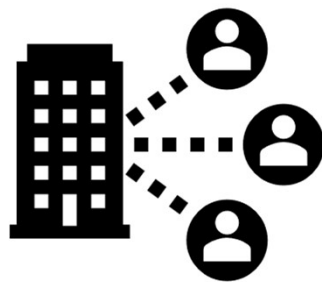




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# DCA Supportive Housing Pipeline

**GA Supportive Housing Institute**

**Development Funding**

# DCA Supportive Housing Pipeline

## GA Supportive Housing Institute

- **Partnership with CSH**
- **Goal:** Build knowledge and capacity around Supportive Housing development
- **Key Benefits for Participants:**
  - 5-month training institute September - January
  - Teams work on real world project concept to prepare for development
  - Technical assistance for developer teams
  - Opportunity for competitive funding points
- **2025 Outcomes:**
  - 5+ teams participated in Georgia SHI

## Development Funding

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## Development Funding

- **Funding Opportunities**
  - 2025 & 2026 Single-Site Supportive Housing NOFO – National Housing Trust Fund
  - 2025 & 2026 9% LIHTC – General Set Aside for Single Site Supportive Housing
  - 2025 & 2026 9% or 4% LIHTC – Integrated Supportive Housing QAP points
- **2025 outcomes:**
  - 2 SHI projects fully funded (NHTF/HOME, LIHTC & PBVs)
  - 102 new units of Supportive Housing funded
    - Atlanta – 42 units for homeless seniors
    - North Georgia – 60 units for homeless DV survivors

# How to Find the NOFO

1. DCA.GA.GOV
2. Hover over “ABOUT” tab in top left
3. Click “NEWSROOM”



Georgia Department of Community Affairs

## Newsroom

A screenshot of the Newsroom page. The page is divided into six sections, each with a title, a brief description, and a "VIEW ALL" button with a right-pointing arrow. The sections are: Events, Press Releases, Public Notices, Open Records Requests, Press Resource Requests, and DCA Event Galleries. The "Public Notices" section is highlighted with a yellow border. Each section also has a small icon representing its category: a calendar for Events, two speech bubbles for Press Releases, a document for Public Notices, a map of Georgia for Open Records Requests, a paperclip for Press Resource Requests, and a person for DCA Event Galleries.

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# 2026 Supportive Housing NOFO

- Funding available: \$4 Million National Housing Trust Fund (NHTF)
- Purpose: Construction, Rehabilitation, Preservation of Single-Site Supportive Housing
- Award includes: Low-interest loan \$2M-4M
- LIHTC Contingency:
  - NOFO awards contingent on 2026 9% LIHTC award
  - NOFO awardees will receive Favorable Financing Letter for LIHTC app.
- Applications open **January 23 – March 12\*, 2026**
- Informational Webinar **February 10, 2026, 1-2:30pm**
- Contact [SupportiveHousing@dca.ga.gov](mailto:SupportiveHousing@dca.ga.gov) with questions

# Application Submission Instructions

- Completed NOFO Applications will be accepted through the **Emphasys Portal** until the submission deadline of March 12, 2026 at 5:00pm EST.
- Complete the new Supportive Housing section of the Emphasys application
  - This section will be in the 9% LIHTC Emphasys Application as well
- Upload all required and additional documents
- No separate emails. Everything should be in Emphasys.

# NOFO - Required Docs

- Narratives: 2 Page Executive Summary & Rating Factor Narratives
  - Including supporting documentation (i.e. Site Maps)
- LIHTC Qualifications Determination (see deadline for HTC)
- LIHTC Core App (minus Threshold and Scoring tabs)
- Completed Supportive Services Plan & Budget
- Evidence of agreements between developer, property manager & service provider(s). Min: Letters of commitment from service providers.
  - Note: Not required to use DCA-approved referring entities from Integrated Supportive Housing section of QAP
- Preliminary commitment of project-based rental assistance



# NOFO Docs - If Applicable

- Georgia Supportive Housing Institute Participation Letter
- CSH Quality Endorsement Letter
  - Note: Reach out to CSH to request a Quality Endorsement letter by contacting [CSHsoutheast@csh.org](mailto:CSHsoutheast@csh.org) prior to February 16, 2026 (earlier is encouraged).
  - Fee assessed, unless participating in Supportive Housing Institute

# Narrative Rating Factors - 100 Points Total

- Project Team Experience – 35 Points Total
  - Developer – 10 Points
  - Property Manager – 10 Points
  - Service Provider – 10 Points
  - Supportive Housing Institute Participation – 5 points
- Strength of Project Concept and Partnerships – 45 Points Total
  - Project Concept – 20 Points
  - Partnerships – 16 Points
  - Commitment to Higher Unit Count – 4 Points
  - CSH Quality Endorsement – 5 Points

# Narrative Rating Factors

- Data Informed Local Need and Community Engagement – 10 Points Total
  - Unmet Need – 5 Points
  - Community Engagement – 5 Points
- Leveraging Funding – 5 Points

Rating Factor	Maximum Points	To Receive Maximum Points
		<i>Single-Site Supportive Housing</i>
<b>Project Team Experience</b>  Narrative Max: 3 pages, plus Qualifications Determination and GSHI participation letter	35 points	<b>Developer (max 10 points)</b> <ul style="list-style-type: none"> <li>• Demonstrate that the developer has experience with projects that have a similar scope and scale as the proposed project, including descriptions of previous experience with Supportive Housing projects in Georgia or other states. Examples would include experience developing housing with resident services and/or other supportive services.</li> <li>• Demonstrate that the Applicant has successful experience leveraging resources and compliance requirements similar to the funds being proposed in the current project. Examples of resources that will be considered include Low-Income Housing Tax Credits, HOME, HOME-ARP, PBRA/PBV, NHTF, CDBG, Section 108, Section 202, and Section 811.</li> <li>• Previous DCA LIHTC Qualification Determination may be included to demonstrate LIHTC experience.</li> </ul> <b>Property Manager (max 10 points)</b> <ul style="list-style-type: none"> <li>• Demonstrate your property management experience administering housing for vulnerable individuals and families. Please include whether your organization is CORES and/or CARF certified.</li> </ul>

## 2026 Single Site Supportive Housing Supportive Services Program Summary

# Supportive Services Plan and Budget

- Purpose: Assess proposed supportive services programmatically and financially
- Program Summary, Services Plan, Budget Years 1-5
- Currently only required for Single-Site Supportive Housing Projects

	Service Provider Org:		
	Service Provider 1	Service Provider 2	Service Provider 3
Service Provider Name	0	0	
Number of Units Served by Provider	20	20	
<b>Potential Service Offerings</b>			
Child care			
Education services			
Employment assistance and job training			
Food			
Housing search and counseling services, as required to assist participants to locate, obtain, and retain suitable housing			
Legal services			
Mental health services			
Outpatient health services			
Outreach services			
Substance abuse treatment services			
Transportation			
Case management			
Mediation			
Credit repair			
Financial assistance costs			
Other**			

# Supportive Housing Underwriting Guidance

- DCR & Effective Gross Income – Normal QAP standards apply
- Revenue, Vacancy, and Expense Trends – 7% or higher
- Developer Fee – QAP standards apply; developer encouraged to apply DDF to reserves
- Operating Expenses – no less than \$8,000 per unit for all geographic pools
- Operating Deficit Reserves – QAP standards apply
- Replacement Reserves – 6 months capitalized prior to conversion
- Furniture and fixtures reserve – Capitalized prior to conversion
  - \$2,000 for studio and one-bedroom units
  - \$3,000 for two-bedroom and greater units

# DCA Cost Allocation Tool

- **UPDATE\*** Please use the DCA Cost Allocation Model, not the HUD HOME Cost Allocation Tool
- DCA Cost Allocation Model is posted on Single Site Supportive Housing NOFO page under "Important Documents" and the NOFO will be updated ASAP.

# Project-Based Rental Assistance

- Preliminary commitment, at minimum, for project-based rental assistance required for NOFO award
- Best practice nationally & strengthens the operational sustainability of the property long-term
- DCA does not have PBVs available in 2026



# Strong Applications

- Must submit all required elements of application (**Application Submission Requirements**)
- Must commit to all **Program Requirements**, including:
  - NHTF Funding Requirements
  - Single Site Supportive Housing Project Requirements
    - Note: These are the same as in the 2026 General Set Aside guidance
- Must commit to **Federal Cross-Cutting Requirements**
- Must be submitted by a **qualified LIHTC developer**
- Must follow **Supportive Housing Underwriting Guidance**
- Score well in **Narrative Rating Factors**

# 9% General Set Aside - Overview

- Commissioner may award up to two applications per round
- Must be Single-Site Supportive Housing
  - Greater than 25% of units dedicated to Supportive Housing
  - On-site and/or other community based supportive service delivery
  - Coordination between service provider(s) and property management
- Applies to the 2026 9% round only
- GSA awarded applications are exempt from 25% Supportive Housing unit maximum
- Guidance found at <https://dca.georgia.gov/2026-9-general-set-aside-documents>

## 9% General Set Aside – Selection Process

- Must meet Single Site Supportive Housing Requirements and submit all required documents & uploads
- DCA will select highest scoring GSA applications, based on QAP scoring and threshold criteria
- May not claim points for Integrated Supportive Housing
- DCA will attempt to award New Affordability and Preservation, subject to DCA discretion
- GSA applications only compete against GSA applications
- If not selected under GSA but still scores well enough for selection in Competitive pool, application may be awarded

# Supportive Housing Compliance

- DCA currently developing process for monitoring Supportive Housing units
- Anticipated LIHTC & HOME Compliance Manual Addendum in 2026
- LURC/LURA Supportive Housing language updates
- DCA will be seeking feedback on proposed process in next 1-2 months
- Contact [John.Stovall@dca.ga.gov](mailto:John.Stovall@dca.ga.gov) if interested

# NOFO Timeline

Action	Date
NOFO Published	January 23, 2026
NOFO Training Webinar and Q&A	February 10, 2026 1pm – 2:30pm EST
9% LIHTC Application Project Team Qualifications Determination Deadline	February 27, 2026
NOFO Application Deadline	March 12, 2026 5pm EST
NOFO Award Announcements	April 6, 2026
9% LIHTC Application Deadline	May 8, 2026

## Q&A

- Will only the projects that receive awards from the Supportive Housing NOFO be able to compete in the 9% General Set Aside this year?
  - No, the General Set-Aside competition is open to all applicants regardless of whether they were awarded under the NOFO, or attended the Supportive Housing Institute
  - On the other hand, if a development applied under the General Set-Aside and was not awarded under that, the same application will be considered in the general tax round competition (and be awarded if it scores per the competition)
- Can one deal apply for more than one NOFO?
  - Yes, applications must just meet the individualized NOFO requirements.
- Others?

## Two More 2026 NOFOs

- Community Development Block Grant- Disaster Recovery (CDBG-DR) and
- HOME (Home Investment Partnerships Program)
- Both are:
  - *Low-interest loan awards which can also be used for Favorable Financing scoring*
  - Loan awards must be used in conjunction with a 2026 LIHTC app, in either round (or both, if 9% app not selected)
- Just after their initial publication on Jan. 26<sup>th</sup>., the NOFOs were updated to extend the application deadline to March 12<sup>th</sup>, and the tentative Awards Announcement date to April 6<sup>th</sup>
- Note that all LIHTC Pre-Application requirements and deadlines remain, including for Project Team Qualifications.

## Community Development Block Grant- Disaster Recovery (CDBG-DR) NOFO

- \$20M in CDBG-DR awards have geographical eligibility requirements related to impacts from Hurricane Idalia, Tropical Storm Debby, or Hurricane Helene. There is a list of 44 counties listed.
- The NOFO is available on the [Housing Tax Credit program website](#)
- \$2M in CDBG-DR funding is reserved for communities that experienced impacts from Hurricane Irma and 2017 tornadoes. At least \$1.4M of that \$2M total is reserved for projects located in the zip codes 31701, 31705, 31707, 31548, and 31520. However, there are 14 counties listed which have eligibility for up to \$400K of the allocation.
- The 2026-2027 QAP sets forth up to three set-asides within each tax credit round for projects utilizing CDBG-DR funding.



## Community Development Block Grant- Disaster Recovery (CDBG-DR) NOFO

- CDBG-DR has other unique requirements
  - Designs must include features intended to mitigate future disasters
  - Data must speak to the community impact related to the disaster
  - The NOFO lists possible options for design features and data points, but applications may propose and submit others

# HOME NOFO

- This NOFO is also available on the [Housing Tax Credit program website](#)
- \$16M available in loan amounts from \$1M to \$4M
- Maximum per-unit subsidy limits per the Home Cost Allocation Tool
  - The DCA-customized streamlined Home Cost Allocation Tool will be updated this week to the NOFO webpages
  - Called the “2026 DCA Cost Allocation Model”
  - Will apply for both the SSSH and HOME NOFOs
- Evaluation priorities include proposed Preservation developments
- These funds are *not* subject to Build America, Buy America (BABA) requirements. However, if the proposed development is anticipated to receive another jurisdiction’s HOME funds, or other funds subject to BABA, please set that forth in the application Narrative and in the Core App Sources.

# NOFO Q&A

- *For the CDBG-DR what are the three set asides for these applications?*
  - There are three distinct set-asides in each of the 2026 LIHTC allocation rounds. DCA may award up to three developments using CDBG-DR funds, within each round.

The QAP:

## **ii. Disaster Rebuilding Set Aside**

DCA may select up to three Applications under each Competitive Round which will help communities respond to damage from disaster events in areas which received or will receive CDBG-DR funding. Scoring Criteria in the QAP will not apply. DCA may develop separate scoring criteria for this set aside. Selected developments will not be considered in the QAP geographic limitations.

## NOFO Q&A (Continued)

- *Will any of the funding sources within the recent NOFOs (CDBG-DR, HOME, HTF) trigger BABA compliance requirements?*
  - BABA is only triggered under NHTF/SSSH NOFO
  - *However, if you're already receiving BABA-compliant funding from other sources, please indicate that in your Narrative and in the Sources tab on the Core App*
- *Can you apply under the new HOME NOFO and use the funds in a preservation deal that will pay off an existing HOME loan?*
  - No, DCA does not use HOME funds for this purpose, but the new deal may be able to assume existing HOME debt.



# Questions

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[Bryce.Farbstein@dca.ga.gov](mailto:Bryce.Farbstein@dca.ga.gov)