



**GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS**



Georgia Rehoused Pre-Application Workshop

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

PRESENTER



Ashlei Seals
Director

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



**GEORGIA DEPARTMENT
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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 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



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 million
- **Small Scale Rental Housing developments**
 - 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 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 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



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 include local government entity.
- 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

Applicants must demonstrate that they are:

- Registered in HMIS
- Have at least one trained staff member from the service provider with system access
- Indicate the date the provider can begin entering data into HMIS

If not currently registered for HMIS, you can register through:

<https://dca.georgia.gov/affordable-housing/homelessness-assistance/homeless-management-information-system-hmis>

**Homeless
Management
Information
System**

PROJECT PROPOSAL



Project Proposal and Plan

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

Project Proposal and Plan Requirements

- **All Proposal Must Include:**
 - **Population served:**
 - Include the minimum number of homeless individuals to be rehoused or sheltered through the project and
 - A brief narrative explanation of how the anticipated outcome number was developed
 - **Service Delivery and Program Duration:**
 - A detailed description on how services will be provided to the unsheltered population
 - Provide an explanation of how requested funding will reduce unsheltered homelessness in the community and whether the request is for a new or existing activity

Project Proposal and Plan Requirements

- **All Proposal Must Include:**
 - **Service Delivery and Program Duration:**
 - For communities managing multiple funding sources
 - applicants may ask for reimbursement from state funds to cover encampment removal or shelter operation costs for activities that occurred in 2026 before application or award.
 - Applicants must demonstrate how reimbursement would allow the applicant to repurpose more restrictive funding sources to make a more significant impact on ending unsheltered homelessness.

Project Proposal and Plan Requirements

- **All Proposal Must Include:**
 - **Community Engagement:**
 - brief summary of community's involvement in proposal development and/or plans to involve resident stakeholders
 - **Budget and Financial Documentation:**
 - Must submit a complete and comprehensive project budget and internal operations budget that ensures long term operational viability of the project or demonstrates support until the unsheltered homeless reduction is met.
 - Must be submitted in excel format.
 - The budget does not count toward the 6-page limit.

Project Proposal and Plan Requirements

- **All Proposal Must Include:**
 - **Funding type:**
 - Indicate if project will request federal, state, or both
 - If willing to accept both state and federal funds applicants
 - must demonstrate the ability to manage both funding streams, including clear cost allocation and compliance with the most restrictive applicable rules



Project Proposal and Plan Requirements

- **For Capital Funding Only:**
 - If requesting capital funding, applicants should also submit a brief project plan (no more than 6 pages) that must address:
 - **Project Location**
 - **Development Type**
 - **Development Timeline**
 - **Other details applicant determines are relevant**

Project Plan Details:

- **For Capital Funding Only:**
 - **Project location:** Applicants should identify a site and provide initial site assessments to include plans for:
 - acquisition and site development, such as zoning requirements,
 - utility and transportation,
 - environmental considerations, and others) and
 - should anticipate a site visit



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 Proposal and Plan Requirements

- **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

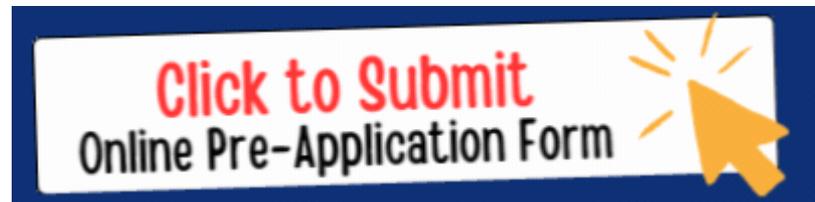
Please Note: Not all of the activities may be paid by the requested funding

Pre-Application Procedure

- Pre-applications for the Rehoused Grant must be submitted electronically
- Pre-application will close on **April 15, 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 registration confirmation and date of anticipated data entry readiness

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 (tentatively planned for fall 2026 and early spring 2027) after addressing proposal considerations from the Trust Fund.
- For any questions, please send an email to (shtf@dca.ga.gov)



Questions



Thanks!

Ashlei Seals

Director, State Housing Trust Fund

shtf@dca.ga.gov

dca.ga.gov