Rules and Regulations of the State of Georgia

Department 286 STATE HOUSING TRUST FUND FOR THE HOMELESS

Current through Rules and Regulations filed through October 27, 2026

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ADMINISTRATIVE HISTORY

The **Administrative History** following each Rule gives the date on which it was originally filed and its effective date, as well as the date on which any amendment or repeal was filed and its effective date. Principal abbreviations used in the Administrative History are as follows:

f. - filed

eff. - effective

R. - Rule (Abbreviated only at the beginning of the control number)

Ch. - Chapter (Abbreviated only at the beginning of the control number)

ER - Emergency Rule

Rev. - Revised

Chapter 286-1, entitled "Organization and Definitions", containing Rules 286-1-.01 to 286-1-.02, was filed August 21, 1991; effective September 10, 1991.

Chapter 286-2, entitled "Application and Financial Assistance", containing Rules 286-2-.01 to 286-2-.03, was filed August 21, 1991; effective September 10, 1991.

Chapter 286-3, entitled "Requests, Petitions, Mailing List", containing Rule 286-3-.01, was filed August 21, 1991; effective September 10, 1991.

Cite as Ga. Comp. R. & Regs. R. dept. 286, ADMINISTRATIVE HISTORY

Chapter 286-1. ORGANIZATION AND DEFINITIONS.

Rule 286-1-.01. Board of Commissioners.

The Board of Commissioners of the State Housing Trust Fund for the Homeless shall consist of nine (9) members. Two (2) of the nine (9) members shall be persons occupying the positions of chairperson and executive director of the Georgia Housing and Finance Authority. Seven (7) of the nine (9) members shall be public members appointed by the Governor. The public members shall be knowledgeable in the area of housing, and to the extent practicable, shall represent diverse housing concerns. Public members shall serve for a term of four (4) years except that initial appointments shall be staggered as follows: three (3) of the appointees shall serve an initial term of four (4) years and four (4) of the appointees shall serve an initial term of two (2) years. Public members shall continue in office until their successors have been appointed and qualified. In the event of a vacancy in the office of a public member by death, resignation, or otherwise, the governor shall appoint a successor to serve the balance of the unexpired term. The Commission shall elect a chairperson who shall serve in that position for a term of two (2) years. The Commission shall select such other officers and appoint committees as it deems appropriate.

Cite as Ga. Comp. R. & Regs. R. 286-1-.01
Authority: O.C.G.A. Sec. 8-3-300*et seq.*

History. Original Rule entitled "Board of Commissioners" adopted F. Aug. 21, 1991; eff. Sept. 10, 1991.

Rule 286-1-.02. Definitions.

(1) Commission: The State Housing Trust Fund for the Homeless Commission.

(2) Financial Assistance: Loans or grants, or any combination thereof; provided by the Commission from the State Housing Trust Fund for the Homeless.

(3) Homeless: Persons or families which have no access to or cannot reasonably be expected to have access to either traditional or permanent housing which can be considered safe, sanitary, decent and affordable.

(4) Leveraging: Combining funds from different sources into a financial package sufficient to fully complete a residential housing project.

(5) Low income: Persons or families having income who lack the income necessary, as determined solely by the Commission, to enable them, without financial assistance, to secure safe, sanitary, decent and affordable housing.

(6) Qualified Sponsor: A nonprofit, for profit, or governmental sponsor of a residential housing project.

(7) Residential Housing Project: A program designed to enhance residential housing opportunities for low-income persons. Such projects include, but are not limited to, financing in whole or in part the acquisition, rehabilitation, improvement, or construction of residential rental housing and interest rate or down payment assistance programs designed to enhance home ownership opportunities.

(8) Trust Fund: The State Housing Trust Fund for the Homeless.

Cite as Ga. Comp. R. & Regs. R. 286-1-.02
Authority: O.C.G.A. Sec. 8-3-300*et seq.*
History. Original Rule entitled "Definitions" adopted. F. Aug. 21, 1991; eff. Sept. 10, 1991.

Chapter 286-2. APPLICATION AND FINANCIAL ASSISTANCE.

Rule 286-2-.01. Application for Financial Assistance from the State Housing Trust Fund for the Homeless Commission.

(1) Qualified sponsors seeking to apply for financial assistance from the Commission must apply for financial assistance on Commission approved application forms. An applicant

must submit a separate application for each residential housing project for which it seeks financial assistance.

(2) An original and one copy of the application must be submitted at the time of application.

(3) Applications for financial assistance from the Commission will be accepted at least annually, provided that funds are available from the Trust Fund for the provision of financial assistance.

(4) Applications must be received at the offices of the Commission no later than the close of business on the last day of the application period.

(5) The public may obtain application forms from the State Housing Trust Fund for the Homeless Commission, c/o the Georgia Housing and Finance Authority.

Cite as Ga. Comp. R. & Regs. R. 286-2-.01
Authority: O.C.G.A. Sec. 8-3-300*et seq.*
History. Original Rule entitled "Definitions" adopted. F. Aug. 21, 1191; eff. Sept. 10, 1991.

Rule 286-2-.02. Financial Assistance Available.

Financial assistance is available in the form of loans and/or grants. Unless otherwise specified, activities eligible for financial assistance include, but are not limited to, the following: new construction; land acquisition; rehabilitation of existing structures.

Cite as Ga. Comp. R. & Regs. R. 286-2-.02
Authority: O.C.G.A. Sec. 8-3-300*et seq.*
History. Original Rule entitled "Financial Assistance Available" adopted. F. Aug. 21, 1991; eff. Sept. 10, 1991.

Rule 286-2-.03. Selection Criteria.

The criteria to be used by the Commission when determining which residential housing projects shall receive disbursements of available money from the Trust Fund shall include, but not be limited to, the following: impact on homelessness; number of individuals and families assisted by the residential housing project; geographical distribution of residential housing projects; completion date of the residential housing project; leveraging of money or in-kind services by the qualified sponsor; availability of other forms of assistance; qualified sponsor's capacity to manage a residential housing project; qualified sponsor's financial capacity; qualified sponsor's previous experience in similar residential housing projects; and any and all other factors bearing on the advisability and necessity of the residential housing project. The Commission's decision shall be final and not subject to challenge or contest.

Cite as Ga. Comp. R. & Regs. R. 286-2-.03
Authority: O.C.G.A. Sec. 8-3-300*et seq.*

History. Original Rule entitled "Selection Criteria" adopted. F. Aug. 21, 1991; eff. Sept. 10, 1991.

Chapter 286-3. REQUESTS, PETITIONS, MAILING LIST.

Rule 286-3-.01. Requests, Petitions, Mailing List.

(1) The public may obtain information on or make submissions or requests to the Commission by addressing inquiries to: State Housing Trust Fund for the Homeless Commission, c/o Georgia Housing and Finance Authority.

(2) Any interested person may petition the Commission requesting the promulgation, amendment or repeal of a Rule.

(a) All petitions shall be signed by the petitioner or his/her counsel and shall plainly, fully and distinctly set forth the basis for the petition and the requested action.

(b) Within thirty (30) days after submission of a petition requesting the promulgation, amendment or repeal of a Rule, the Commission either shall deny the petition in writing, stating its reasons for the denial, or shall initiate rule-making proceedings.

(3) Interested persons may request placement on the Commission's mailing list by making such request in writing and tendering the actual cost of mailing as from time to time is estimated by the Commission.

Cite as Ga. Comp. R. & Regs. R. 286-3-.01
Authority: O.C.G.A. Sec. 8-3-300*et seq.*
History. Original Rule entitled "Requests, Petitions, Mailing List" adopted. F. Aug. 21, 1991; eff. Sept. 10, 1991.