

Funding Opportunity

HOUSING + HEALTH

Funding for Planning and Predevelopment

St. David's Foundation is pleased to announce the *Housing + Health* open call.

Background

The Central Texas region is challenged to provide sufficient affordable housing, compromising the health and wellbeing of individuals, families, and their communities. As outlined in our recently released strategic plan, [Pathways to Health Equity](#), we are committed to advancing **affordable housing as a platform for health**, particularly when designed to include community input and leverage local assets of both place and people.

St. David's Foundation believes that solid and potentially transformative ideas exist within our region that can help solve our housing affordability crisis. Providing access to planning and/or predevelopment funds is intended to surface and vet these ideas to increase regional affordable housing capacity in the communities with the greatest health needs in Central Texas.

The long-term goal of this open call is to increase Central Texas' capacity to provide safe, healthy, and affordable housing options for low-to-moderate income households.

Funding Opportunity

The *Housing + Health* open call seeks to **support organizations or collaboratives working to increase access to affordable housing for low-to-moderate income households in Central Texas by exploring system-level improvements, testing new approaches, or launching projects with the potential to produce new or preserve existing affordable housing.**

Developing affordable housing is a complex and multifaceted process. Barriers to entry for new organizations and concepts are high, resulting in promising community connections and innovative ideas being underutilized or completely stalled. The Housing + Health funding opportunity seeks to create a path for organizations closest to the communities with the greatest health needs, including those with less experience and expertise in the affordable housing space to explore, test, and elevate their ideas to strengthen affordable housing. Even for established organizations with significant expertise, pushing the envelope of traditional ways of providing and financing affordable housing can be challenging due to a dearth of capital for early ideation and experimentation.

This funding initiative provides the financial support for early-stage work with the potential to help address our region’s affordable housing challenge. Building sustainable, community-responsive solutions to our region’s housing affordability challenges will require a broad array of partners; this **open call is designed for both newer entrants as well as established providers**. In addition, this call reflects the Foundation’s belief that complex challenges such as affordable housing require **collaborative solutions that leverage the talents and expertise of diverse actors**.

This call is intended to increase affordable housing capacity in all parts of the five-county region served by the Foundation. We recognize that successful projects in rural areas may require different approaches than what has historically worked in more urban areas. Projects and plans from all parts of Central Texas – rural, urban, and regional – are encouraged to consider this opportunity. Collaboratives will be prioritized as part of this call.

The *Housing + Health* open call is designed to introduce financial support where it is often hardest to secure. **Planning funds (to convene community and explore early ideas) and predevelopment funds (cover costs that precede construction and long-term financing such as architectural and engineering fees and market studies)** are generally the most challenging parts of affordable housing financing to obtain, since lenders and other funders see these projects as high risk.

If successful, financial support from this funding initiative will allow organizations to explore system-level improvements to increase access to affordable housing or reduce some of the unknown variables of an affordable housing project. St. David’s Foundation does not expect every funded project to achieve its intended impact. We believe in creating space for risk taking and effective failure, in which new ideas can be surfaced, tested, explored, and learned from; and, if viable, promoted, implemented, and scaled. The Foundation will consider this initiative successful if a reasonable portion of the funded projects advance to the next stage of financing or systems-level change necessary to increase Central Texas’ affordable housing capacity for low-to-moderate income households.

The organizations and ideas identified as part of this initiative will help inform St. David’s Foundation’s future approach to support affordable housing as a platform for health. In building long-range plans, projects should not assume additional support beyond planning and predevelopment grants and should plan for securing future funding that does not depend upon the Foundation.

Definitions

For the purposes of this open call, the Foundation includes both **ownership** and **rental** models, as well as mobile or manufactured housing, as parts of affordable housing and defines **low-to-moderate income** as households below 80% [Area Median Income](#). These households include people on a fixed income such as social security or disability benefits, or who work in professions such as childcare providers, medical assistants, and social workers who often do not earn enough to afford safe, stable housing in Central Texas. In simple terms, this is the population that struggles to make ends meet and who are burdened by housing costs – often referred to as *ALICE*: Asset Limited, Income Constrained, Employed.

Funding under this opportunity includes **planning and predevelopment** activities. Planning activities may include, but are not limited to: seeking community and future resident input on project design considerations, exploring how land banking could be part of local affordable housing planning efforts, informing community master plans to prioritize affordable housing, research and technical assistance to develop zoning policies that incentivize diverse housing types, assessing feasibility of repurposing land or buildings for affordable housing, and vetting innovative ideas such as home sharing programs that connect low-to-moderate income households with households with excess housing space.

Predevelopment activities could include but are not limited to: architectural and engineering fees, market studies, site location and environmental assessments, and technical assistance in preparing applications for permanent financing. Within this call, land acquisition is not considered part of predevelopment.

Eligibility Criteria

- Operate in one or more of the following Central Texas counties: Bastrop, Caldwell, Hays, Travis, or Williamson.
- Fall into one of the following classifications:
 - A tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code.
 - A public entity (e.g., municipality, health department, university, school).
 - Using a fiscal sponsor who is a tax-exempt organization under 501(c)3 of the Internal Revenue Code.
- Statewide and national organizations not headquartered in Central Texas must be able to demonstrate meaningful partnerships with local organizations and communities to have an impact in our five-county region.
- Evidence of working to increase access to affordable housing for low-to-moderate income households in Central Texas.

How to Apply

The *Housing + Health* open call will open on July 31, 2024. Organizations intending to apply must **submit an initial letter of Intent (LOI) by 5:00 p.m. CDT on September 13, 2024**. LOIs will be reviewed for compliance with eligibility criteria and alignment with the goals of this *Housing + Health* open call. Applicants will receive notice of LOI decisions by September 27, 2024.

Organizations meeting the open call requirements will be invited to participate in a streamlined application process. **The deadline for application is 5:00 p.m. CDT on October 25, 2024.**

We will host an optional informational webinar where your organization can learn more about this opportunity and ask questions. Registration details below:

Housing + Health webinar, August 12th at 4:00 p.m. – [Click here to register](#) (or copy and paste the following link into your browser):

https://stdavidsfoundation.zoom.us/webinar/register/WN_8zFNX21IRgCvOhTMst3BiQ#/registration

Contact Information:

For programmatic questions, please email: questions@stdavidsfoundation.org

For technical questions, please email: grantsinfo@stdavidsfoundation.org

Grant Details

The Foundation expects to award up to \$8M in grants through this open call. The maximum award will be \$750,000. Award size will be based on scale of proposed project, extent of collaboration, impact, and potential promise of proposed activities. As general guidance, projects that are predominantly for planning activities are expected to receive awards of less than \$200,000.

Awards will be one-time unrestricted operating grants. Grant announcements will be made in December 2024.

Organizations selected for grants will be asked to provide information and insights to the Foundation for one year following the grant award through annual reports, learning and evaluation conversations, and participation in up to two grantee convenings.

Rubric for Decision-making

The rubric below will be used as a decision-making framework as the Foundation assesses how each application aligns with the Foundation’s objective to **advance safe, healthy, and affordable housing as a platform for health**.

Categories	Possible Points
1. Equity-focused: <i>Impacts individuals and families (or the underlying conditions and inequitable systems that affect these individuals and families) whose income falls below the minimum level necessary for survival, and/or historically marginalized communities or groups</i>	5 points
2. Potential for Impact: <i>Demonstrates clear and actionable process to explore or move forward system-level improvements, test new approaches, or launch projects with the potential to produce new or preserve existing affordable housing independent of future support from the Foundation</i>	10 points
3. Of and By Community: <i>Reflects and represents the experiences and perspectives of the community it serves with pathways for community members to influence and shape decisions</i>	5 points
4. Team Capacity: <i>Includes the depth of skills, capacity, and experience necessary to ensure the organization’s continued success and ability to carry out its mission</i>	5 points
5. Health Equity Innovation: <i>Has mechanisms in place to understand dynamic health equity needs and underlying systemic drivers and evolves approaches in response</i>	10 points
6. Collaboration: <i>Exhibits productive and mission-driven partnerships, coalition-building, and collaboration</i>	5 points
Special Priority: Applying as a Collaborative	5 points
	45 TOTAL

Rubric Details

#1: EQUITY-FOCUSED

Rate the extent to which efforts impact individuals and families (or the underlying conditions and inequitable systems that affect these individuals and families) whose income falls below the minimum level necessary for survival, and/or historically marginalized communities or groups on the following scale:

EQUITY UNADDRESSED	
0 points	Proposed efforts do not impact individuals and families whose income falls below the minimum level necessary for survival, and/or historically marginalized communities or groups.
3 points	Proposed efforts impact individuals and families whose income falls below the minimum level necessary for survival, and/or historically marginalized communities or groups
5 points	Proposed efforts impact underlying conditions and inequitable systems that affect individuals and families whose income falls below the minimum level necessary for survival, and/or historically marginalized communities or groups.
EQUITY CENTERED	

#2: POTENTIAL FOR IMPACT

Rate the extent to which the organization demonstrates clear and actionable process to explore or move forward systems-level improvements, test new approaches, or launch projects with the potential to produce new or preserve existing affordable housing independent of future support from the Foundation, on the following scale:

LOW POTENTIAL FOR IMPACT	
0 points	Organization does not demonstrate clear and actionable process to explore or move forward systems-level improvements, test new approaches, or launch projects with the potential to produce or preserve affordable housing independent of future support from the Foundation.
6 points	Organization demonstrates early thinking regarding a process to explore or move forward systems-level improvements, test new approaches, or launch projects with the potential to produce or preserve affordable housing independent of future support from the Foundation.
10 points	Organization demonstrates clear and actionable process to explore or move forward systems-level improvements, test new approaches, or launch projects with the potential to produce or preserve affordable housing independent of future support from the Foundation.
HIGH POTENTIAL FOR IMPACT	

#3: OF AND BY COMMUNITY

Rate the extent to which the organization authentically reflects and represents the experiences and perspectives of the community it serves on the following scale:

ABSENCE OF COMMUNITY LEADERSHIP & PARTNERSHIP	
0 points	Organization is not at all reflective or representative of the experiences and perspectives of the community it serves. No clear pathways for community members to influence and shape decisions.
3 points	Organization is somewhat reflective or representative of the experiences and perspectives of the community it serves. There are limited pathways for community members to influence and shape decisions.
5 points	Organization, including its leadership, is fully reflective and representative of the experiences and perspectives of the community it serves. There are clear pathways for community members to influence and shape decisions.
MEANINGFUL COMMUNITY LEADERSHIP & PARTNERSHIP	

#4: TEAM CAPACITY

Rate the extent to which the team has the depth of skills, capacity, and experience necessary to ensure the organization’s continued success and ability to carry out its mission on the following scale:

LIMITED CAPACITY	
0 points	Organization leadership and staff lack required skills, capacity, and/or experience , and does not have a plan to build those areas of expertise. Organization is unlikely to continue successfully.
3 points	Organization leadership and staff have skills, capacity, and experience to maintain current efforts.
5 points	Organization leadership and staff exceed expectations of depth of skills, capacity, and experience and have a plan to continue the organization’s successful evolution.
ROBUST CAPACITY	

#5: HEALTH EQUITY INNOVATION

Rate the extent to which the organization has mechanisms in place to understand dynamic health equity needs and underlying systemic drivers, and evolves approaches in response, on the following scale:

LIMITED INNOVATION	
0 points	Organization does not have mechanisms in place to understand dynamic health equity needs and underlying systemic drivers and does not demonstrate the ability to evolve approaches in response to needs. Organization is unlikely to innovate to advance health equity.
6 points	Organization has limited mechanisms in place to understand dynamic health equity needs and underlying systemic drivers and evolve approaches in response. Organization has potential to innovate to advance health equity.
10 points	Organization has robust mechanisms in place to understand dynamic health equity needs and the underlying systemic drivers and evolves approaches. Organization is positioned well to innovate to advance health equity.
ROBUST INNOVATION	

#6: COLLABORATION

Rate the extent to which the organization exhibits productive and mission-driven partnerships, coalition-building, and collaboration on the following scale:

ABSENCE OF COLLABORATION	
0 points	Organization does not exhibit productive and mission-driven partnerships, coalition building, or collaboration. Organization is unlikely to collaborate with community partners to advance their mission.
3 points	Organization somewhat exhibits productive and mission-driven partnerships, coalition building, and/or collaboration. Organization is likely to maintain and expand community partnerships to advance their mission.
5 points	Organization exhibits productive and mission-driven partnerships, coalition building, or collaboration. Organization has a proven track record of maintaining and expanding meaningful community partnerships.
MEANINGFUL COMMUNITY COLLABORATION	

SPECIAL PRIORITY: OPERATING AS A COLLABORATIVE

Select if applicant is applying as a coalition or collaborative:

0 points	Applicant does not operate as or represent a coalition or collaborative.
5 points	Applicant does operate as or represent a coalition or collaborative.

About St. David's Foundation

St. David's Foundation is a community-focused and equity-driven organization supporting health and wellness in five Central Texas counties – Bastrop, Caldwell, Hays, Travis, and Williamson. As one of the largest health foundations in the United States, SDF funds over \$80 million in grants annually. Through a unique partnership with St. David's HealthCare, the Foundation reinvests proceeds from the hospital system into the community to advance health equity and improve the health and well-being of our most under-resourced Central Texas neighbors. St. David's Foundation also operates the largest [mobile dental program](#) providing charity care in the country and offers the largest healthcare [scholarship program](#) in Texas.

