

Funding Opportunity

OPEN CALL

Housing + Health: Completing and Improving Affordable Housing

Background

Many Central Texans with low incomes are struggling to find housing they can afford, compromising the health of individuals, families, and communities. In our most recent [Community Health Needs Assessment](#), local community members identified the lack of affordable housing as one of the most pressing community conditions impacting their health. The high cost of housing forces difficult trade-offs for many in our community, leaving limited resources for other basic and essential needs. This strain creates stress and instability that erodes health and limits opportunities to realize economic stability.

This funding opportunity seeks to leverage St. David's Foundation funding to increase the number of safe, healthy, and affordable housing options in Central Texas and increase the number of organizations and local governments that meaningfully engage community members in decision-making. By doing so, we build on existing investments in affordable housing in Central Texas and ensure that those investments yield housing that is not only affordable, but also safe, stable, and health-promoting, so that individual residents and the surrounding community can thrive.

Promisingly, Central Texas – and the City of Austin in particular – has provided funding and made policy changes that have [expanded our region's affordable housing capacity](#). Many affordable housing communities have been completed recently or are nearing completion. However, given the current economic climate, some projects are facing financing challenges in the final stages of construction that threaten the project's viability or its health-promoting features. Additionally, many of our region's long standing affordable housing communities are entering a phase in their life cycle when there are significant capital needs necessary to extend the life of the property, make it resilient to extreme weather, and support the health and well-being of its residents.

As outlined in our 2024-2030 strategic plan, [Pathways to Health Equity](#), we are committed to advancing affordable housing as a platform for health. **The goal of this funding opportunity is to maximize the value of the near-to-complete and existing affordable housing capacity in Central Texas.**

Funding can be used to: ensure nearly completed projects reach the finish line and retain important health features; make investments that extend the life of a property; and make improvements that positively impact resident health and well-being. In all cases, the projects are expected to advance affordable housing as a platform for health for low-income and historically marginalized populations.

Funding Opportunity

This funding opportunity is designed for multi-family rental properties located in Central Texas that provide affordable housing for families with low incomes. Through this funding opportunity, the Foundation seeks to:

- Increase the number of affordable housing units available for households earning below 50% of [area median income](#) (AMI),
- Leverage the existing affordable housing supply in Central Texas by extending property life, improving health and safety conditions, and boosting affordability, and
- Foster strategies and practices that enable residents to meaningfully shape decisions about their housing community.

In line with these goals, we aim to make capital investments that support:

- The **“final mile” of construction** for affordable housing projects (housing that predominantly serves households at or below 50% of AMI) located in Central Texas, where final mile is defined as having acquired land, secured building permits, having all buildings dried-in, and a Certificate of Occupancy is expected by September 2027; OR,
- **Improvements of existing** affordable housing communities (housing that predominantly serves households at or below 50% of AMI) that extend the life of the property, improve resident affordability, or address health and safety risks (e.g., upgrades to energy efficiency, protection against extreme weather, remediation of unsafe conditions such as mold).

The Foundation designed this funding opportunity to respond to a number of current realities.

- First, we recognize that the growth of high-wage industries has raised the area median income beyond what many working families earn, making what is considered “affordable” housing out of reach for many working families.
- Second, this call recognizes that public financing (such as what can be provided by voter-approved general obligation bonds) for affordable housing is generally harder to secure outside the City of Austin.

This funding opportunity is primarily intended for nonprofit affordable housing providers. However, because financing options are more limited outside the City of Austin, local governments in Bastrop, Caldwell, Hays, Travis (outside the City of Austin), and Williamson counties are also eligible. See the eligibility section below for details.

This call also incorporates the Foundation's belief in the need for resident-led decision-making to ensure housing is responsive to resident needs. We believe that for affordable housing to realize its potential to serve as a platform for health, residents need to have a strong role in informing how their spaces are designed and maintained, as well as which services and amenities are offered. As a result, this funding opportunity will prioritize projects that foster resident-led decision-making, where residents meaningfully shape relevant property features, property management, amenities, or other parts of the affordable housing to ensure it is safe, accessible, and supportive of health and wellness.

Finally, this call seeks to acknowledge the difficult path many low-income and historically marginalized households face in finding safe, stable, affordable housing. Eligibility will be limited to projects that predominantly serve households with incomes below 50% of [area median income](#) (\$67,200 for a family of four, FY 2026). This funding opportunity is intended for projects that provide affordable housing for communities with the most challenges accessing housing, including historically marginalized communities that have faced systemic barriers to resources, opportunity, and representation due to race, ethnicity, income level, immigration status, language, geography, sexual orientation, gender, or other factors.

Eligibility Criteria

To be eligible, applicants must be a:

- Tax-exempt 501(c)(3) organization located and operating in Bastrop, Caldwell, Hays, Travis, or Williamson counties (a valid IRS determination letter is required at the time of LOI Submission), OR
- Public or government entity located in and serving rural Central Texas communities (e.g., those outside the City of Austin within the five counties listed above)

Additionally, the proposed projects must:

- Predominantly serve households at or below 50% of [area median income](#) (\$67,200 for family of 4, FY 2026). This means that more than half of the project's units are restricted to households with incomes below 50% AMI.

- Be in one of the following phases of development:
 - New construction that is close to the finish line (i.e., land and permits secured, building(s) dried in, Certificate of Occupancy expected by September 2027) OR,
 - Complete and well-established properties (i.e., funds for needed upgrades that extend the life of the property or improve health amenities).
- Provide multi-family rental housing that offers residents a lock and lease. Congregate shelter housing or single-family owner-occupied housing is not eligible for this funding opportunity.

Note: Organizations with an existing St. David's Foundation grant are eligible to apply.

How to Apply

The *Housing + Health: Capital open call* will open on August 26, 2026. Applicants who meet eligibility requirements interested in applying must submit a Letter of Intent (LOI) by September 10, 2026, at 5:00 pm Central Time. LOIs that indicate a strong alignment with the intent of the funding opportunity will be invited to submit a full application. All applicants submitting an LOI will receive notice of LOI decisions by September 17, 2026. The invited applications will be due by October 15, 2026, at 5:00 pm Central Time.

Applicants may submit multiple LOIs, but each LOI must represent a unique project as defined by a separate address. All LOIs and applications must be submitted through the online Grants Portal. Paper copies and emailed submissions will not be accepted.

The Foundation will host an optional informational webinar on Wednesday, September 2nd at 1:00 p.m., where organizations can learn more about this opportunity and ask questions. [Click here](#) to register for the webinar. Foundation staff will also be available to answer questions from applicants by email and 1:1 office hours. You can email your questions to questions@stdavidsfoundation.org or [click here](#) to schedule a 20-minute meeting to discuss your questions and ideas with a Foundation staff member.

Funding Opportunity Milestones	
August 26, 2026	Funding opportunity opens, LOI submission form will be available
September 10, 2026	LOIs due by 5pm Central Time
October 15, 2026	Deadline to submit a full application (invited proposals only)
December 2026	Funding decisions will be announced
January to December 2027	Grant Term

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 for this funding opportunity. Grant announcements will be made in December 2026, and funding is expected to be released by January 2027.

Each awardee will receive a one-time, flexible capital grant. Flexible funding means that the funding must be tied to the project and stated impact but does not need to conform to the specific line items and amounts submitted with the grant budget. Most grant payments will be distributed in one installment, and recipients will have discretion on how the funds are spent as they carry out the grant purpose, as long as the funds are used for the specified project and population.

We expect that the maximum award per project will be \$750,000. Award size will be proposed by the applicant and will include a proposed capital budget. The award size will ultimately be determined by the Foundation, based on the scale of the proposed work, the organization's potential for long-term impact, and the organization's current annual organizational budget. Organizations selected for grants will be asked to provide information and insights through an annual report, learning and evaluation conversations, and participation in grantee cohort meetings for training and learning activities.

Grantee Learning Cohort

Organizations selected for grants will be expected to provide information and insights through an annual report, learning and evaluation conversations, and participation in at least one grantee cohort meeting.

Rubric for Decision-Making

The Foundation will use the following rubric when reviewing applications. We will use the Potential for Impact category of the rubric to review LOIs and determine whether an organization will be invited to submit a full application. We will use the full rubric (including Potential for Impact) to score each application. The rubric scores will inform which projects are funded. When preparing your full application (if invited), **carefully review the rubric** and **clearly describe and illustrate** in your application how your organization and proposed project align with each category.

Rubric Categories	Possible Points
1. Equity-focused: The proposed project primarily serves historically marginalized Central Texans that have faced systemic barriers to resources, opportunities, and representation due to race, ethnicity, income level, immigration status, language, geography, sexual orientation, gender, or other factors.	5
2. Potential for Impact: The proposed project has a well-defined and logical plan to provide or preserve affordable housing for those at or below 50% AMI while also ensuring that the project's design and amenities are tailored to support the health and well-being of existing and/or future residents so that the housing serves as a platform for health	15
3. Of and By Community: The organization's current practices and/or past track record demonstrate a commitment to resident-led decision-making in which residents have a meaningful role in informing how their spaces are designed, as well as how and which services are offered at their communities.	15
4. Team Capacity: The team responsible for the proposed project has experience building or preserving affordable housing for low-income residents in Central Texas, as demonstrated by the successful completion of other affordable housing projects serving those living at or below 50% AMI. Given that property management is critical to successful affordable housing, responses should also include the qualifications of staff or contractors who will provide property management for the proposed project and describe how property management decisions balance caring for the physical structure with supporting residents' health, well-being, and engagement.	15
5. Durability: There is a clear and feasible plan for maintaining the impact of the project after the capital grant funds are exhausted, including affordability and resident health and well-being.	10
6. Collaboration: The proposed project reflects strong ties to other community-based organizations and leverages other community assets to support residents' health and well-being.	5
	65

Rubric Details

#1 EQUITY-FOCUSED

Rate the extent to which the project primarily serves historically marginalized Central Texans that have faced systemic barriers to resources, opportunities, and representation due to race, ethnicity, income level, immigration status, language, geography, sexual orientation, gender, or other factors.

Does the proposed project primarily serve historically marginalized Central Texans? Does the organization have a strong track record of serving historically marginalized Central Texans? Does the organization demonstrate they have the experience and trust needed to ensure the proposed project serves as a platform for health for historically marginalized community members?

EQUITY UNADDRESSED: The proposed project does not serve historically marginalized community members.	0
The proposed project serves some historically marginalized community members, but they are not the primary population served by this project or the organization more broadly. The organization provides some evidence that they have the experience and trust needed to ensure the proposed project serves as a platform for health for historically marginalized community members.	3
EQUITY CENTERED: The proposed project primarily serves historically marginalized community members, and the organization has a strong history of serving historically marginalized communities. The organization clearly demonstrates how they will ensure the proposed project serves as a platform for health for historically marginalized community members.	5

#2 POTENTIAL FOR IMPACT

Rate the extent to which the proposed project will provide or preserve affordable housing for those at or below 50% AMI while ensuring the project's design and amenities are tailored to support the health and well-being of existing and/or future residents so that housing serves as a platform for health.

Are at least 50% of units reserved for those with incomes at or below 50% AMI? Does the organization clearly describe how the project's design and amenities have been tailored for those residents? Does the organization describe how the project will improve the health and well-being of those residents?

LOW POTENTIAL FOR IMPACT: Fewer than 50% of the proposed project's units are reserved for those at or below 50% AMI, and/or the organization does not address how the project will serve as a platform for health for those residents.	0
At least 50% of the units are reserved for those with incomes at or below 50% AMI, but the organization does not describe in-depth how the housing will serve as a platform for health for those residents.	5
At least 50% of the units are reserved for those with incomes at or below 50% AMI, and the project has some design features and amenities tailored to those residents.	10
HIGH POTENTIAL FOR IMPACT: At least 50% of the proposed project's units are reserved for those with incomes at or below 50% AMI. The project's design and amenities include extensive features that are tailored to improve the health and well-being of low-income residents.	15

#3 OF & BY COMMUNITY

Rate the extent to which the organization is trusted by and connected to historically marginalized community members.

Is the organization trusted among historically marginalized community members? Does the organization have sustained, authentic relationships with historically marginalized community members? Do the organization's current practices and/or past track record demonstrate a commitment to resident-led decision-making in which residents have a meaningful role in informing how their spaces are designed, as well as how and which services are offered at their communities?

ABSENCE OF RESIDENT-LED DECISION-MAKING: The organization does not demonstrate how their current practices and/or past track record include resident-led decision-making.	0
The organization includes resident feedback, but residents do not have a meaningful role in informing the project's design, amenities, or services.	5
The organization is trusted by and connected to historically marginalized community members and includes some evidence that residents have a role in informing project design, amenities, and services.	10
MEANINGFUL RESIDENT-LED DECISION-MAKING: The organization is trusted by and connected to historically marginalized community members and includes strong evidence of how residents inform project design, amenities, and service delivery.	15

#4 TEAM CAPACITY

Rate the extent to which the organization has experience building or preserving affordable housing for low-income residents in Central Texas, as demonstrated by the successful completion of other affordable housing projects serving those living at or below 50% AMI. Also rate the extent to which property management (whether provided by organization staff or contractors) has the qualifications and approach needed to both care for the physical structure and support residents' health, well-being, and engagement.

Has the organization successfully developed or preserved other affordable housing projects that primarily serve those living at or below 50% of AMI? Does the property management team have experience balancing the care for physical structures AND supporting low-income residents' health, well-being, and engagement?

LIMITED CAPACITY: The organization does not have experience building or preserving affordable housing for low-income residents in Central Texas and/or the property management team does not have the experience or approach needed to support residents' health, well-being, and engagement.	0
The organization has some limited experience building or preserving affordable housing for low-income Central Texas residents and/or the property management team has limited qualifications or experience needed to support residents' health, well-being, and engagement.	5
The organization has experience building or preserving affordable housing for low-income Central Texas residents, but the property management team has limited qualifications or experience needed to support residents' health, well-being, and engagement.	10
ROBUST CAPACITY: The organization has a strong track record of building or preserving affordable housing for low-income residents in Central Texas. The property management team also has the experience and qualifications needed to both care for the physical structure and support residents' health, well-being, and engagement.	15

#5 DURABILITY

Rate the extent to which the organization has a clear and feasible plan for maintaining the impact of the project after the capital funds are spent, including both affordability of the property as well as resident health and well-being.

Does the organization have a clear and feasible plan for maintaining the property's affordability? If so, for how long? Does the organization also have a clear and feasible plan for ensuring the property continues to improve residents' health and well-being long term?

LIMITED DURABILITY: The organization does not have a clear or feasible plan for maintaining the impact of the project beyond this grant.	0
The organization provides some details as to how the project's affordability and resident supports will be maintained.	5
ROBUST DURABILITY: The organization has a clear and feasible plan for maintaining the affordability of the project long-term and ensuring that the property continues to improve low-income residents' health and well-being long term.	10

#6 COLLABORATION

Rate the extent to which the organization has strong ties to other community-based organizations and leverages other community assets to support residents' health for the proposed project.

Does the organization have strong ties to local community-based organizations? How does the organization leverage other community assets to support residents' health?

ABSENCE OF COLLABORATION: The organization does not have strong ties to local community-based organizations.	0
The organization has strong ties to local community-based organizations, but they do not provide sufficient detail regarding how they leverage those community assets to support residents.	3
MEANINGFUL COMMUNITY COLLABORATION: The organization has strong ties to local community-based organizations and clearly describes how they leverage these community assets to support residents' health and well-being.	5