



Community  
Foundation  
for Greater Atlanta

# **HOUSING STABILITY 2026 HANDBOOK**



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## About CFGA

The Community Foundation for Greater Atlanta inspires and leads the Atlanta region toward equity and shared prosperity for all who call it home. TogetherATL is the Foundation's strategic ethos, working through a collaborative approach with community stakeholders, donors, nonprofits, and others to examine complex challenges the region faces and create solutions that build a thriving region.

For more information visit [cfgreateratlanta.org](https://cfgreateratlanta.org) or connect with us via [Facebook](#), [Instagram](#), [LinkedIn](#), and [Twitter](#).

## Housing Portfolio Overview

In 2022, the Community Foundation for Greater Atlanta launched TogetherATL, a five-year strategic plan identifying four priority systems of focus, along with three priority neighborhoods. One of the systems highlighted is Housing and Neighborhoods. We believe that safe, stable and affordable homes are central to building stronger communities, and that an investment in affordable housing means better health, education and economic opportunities for Atlantans. CFGA is taking a three-pronged approach to addressing the housing crisis in Metro Atlanta: Production, Policy, and Programs.

**Production**, focused on the development and preservation of affordable housing units, is supported through several separate programs. Funding from this program **will not** be supporting production efforts. If you are a nonprofit developer working to develop or preserve affordable housing for homeownership, visit this link to learn more about our **WORTH initiative**. For private developers, please visit this link to learn more about our **impact investing portfolio**.

The **Policy** area supports organizations advancing housing policy in alignment with our values, at the state or local level. The **Programs** category supports organizations enabling families and individuals to obtain or remain in safe, stable, and affordable housing, outside of direct development efforts. To learn more about our Housing and Neighborhoods priorities, visit our **website**.



## 2026 Grantmaking Priorities

For 2026, CFGA discretionary funding for housing will be focused on housing stability, as well as policy and advocacy efforts to advance affordable housing priorities at the local and state level. Funding will prioritize support for the following areas:

### Services for people experiencing or exiting homelessness, including but not limited to:

- Emergency/short-term shelter
- Outreach and case management
- Transitional housing
- Permanent supportive housing
- Rapid rehousing

### Eviction prevention, including but not limited to:

- Emergency financial assistance for housing needs (such as rent, utilities, or mortgage payments)
- Legal support for tenants facing eviction
- Stabilization and other community-driven services at residential complexes

### Policy and advocacy, including but not limited to:

- Formalized policy advocacy at the state or local level to advance affordable housing priorities
- Community and tenant organizing around affordable housing issues
- Policy and advocacy training to develop community leadership around affordable housing topics

Support provided through this funding opportunity may be general operating support if the organization is fully focused on housing stability, or on housing policy and advocacy. If this program is one of multiple priority areas for the applicant organization, funding would be project-specific. However, it is appropriate for a portion of administrative and operational costs to be included.

## 2026 Grantmaking Process

In recognition of the significant capacity required to go through a full application process, CFGA will not be requiring an application for 2026 for any organization that has either **a)** submitted an application to our housing portfolio in the last two calendar years (2024 and/or 2025); or **b)** received a strategic grant from our housing portfolio in the last three calendar years (2023–2025). Organizations who fall into one of those two categories do not need to submit an application for 2026—they will automatically be considered for potential funding. Organizations that are new to CFGA's housing portfolio may submit an application to be considered at this link through the [Housing Stability 2026 form](#) at any point during 2026 before 11:59 pm on September 30th, though we encourage submission by July 1st to ensure maximum time for consideration. If an organization has applied within the last two years but would like to share an update on their work, they may use the same form, and select “Yes” when asked if you have applied previously. Please note that this step is not required— all organizations who submitted an application to the housing portfolio within the last two years will automatically be considered for funding in 2026, regardless of whether they submit an update. Staff may reach out to new or returning applicants for additional information after submission.





## Timeline

Staff will be reviewing applications and making recommendations periodically throughout the year, with focus areas in each quarter. Staff recommend applying earlier in the year, by July 1st, 2026, to ensure maximum time for consideration. The final deadline for new applications for 2026 will be 11:59 pm on September 30th, 2026.

Staff tentatively plan to consider the areas below during the listed timeframes, but please note that these windows may shift based on community need and application volume. Applications received for a category whose window has passed will still be reviewed when received. Staff will strive to contact each new applicant within four weeks with an update on the timeline they can expect for consideration.

- Services for people experiencing or exiting homelessness: **Spring–Summer 2026**
- Eviction prevention: **Fall 2026**
- Policy and advocacy: **Throughout the year, wrapping up in late Fall, 2026**

## Funding Available

The Foundation cannot guarantee funding to every applicant, given the limited funding available. Funding requests may include up to 30% of the applicant organization's most recent annual expenses and should be no larger than \$50,000. Awards will vary in size based on the number of applicants and funds requested, as well as the quality of proposals.

- Maximum grant award: **\$50,000**
- Grants may not be passed through to other nonprofit organizations



## Eligibility Requirements

To apply for this funding opportunity, groups must meet the following requirements:

### GEOGRAPHY

- The proposal must support work within the five core counties of the metro Atlanta region: **Clayton, Cobb, DeKalb, Fulton, and Gwinnett** counties. In the Policy category, proposals may address statewide policy as well.

### OPERATIONS

- Applicant must be classified by the U.S. Internal Revenue Service under Section 501(c)(3) of the IRS code as a nonprofit, tax-exempt organization, donations to which are deductible as charitable contributions under Section 170 (c)(2), and the IRS determination must be current. Alternatively, applicants may be operating under a fiscal sponsor, which must maintain an active 501(c)(3) certification.
- Applicant must be registered with the Georgia Secretary of State as a nonprofit (click [here](#) to verify). Alternatively, applicants may be operating under a fiscal sponsor, which must maintain an active nonprofit certification through the state of Georgia.
- Applicant must directly provide the services the grant opportunity intends to fund.

### INELIGIBLE APPLICANTS

- Applications by and/or for an individual, governmental entities, school districts, schools, and their associated booster groups, or private (for-profit) business
- Programs that require participation in religious services and/or religious education as a condition of receiving services
- Organizations that have discriminatory policies and/or practices on the basis of race, color, national origin, age, disability, sex/gender, marital status, familial status, parental status, religion, sexual orientation, genetic information or political beliefs.
- Organizations not directly providing programming as described in goals above. If your organization does not qualify for this funding opportunity but aligns with other TogetherATL priorities as described on our [website](#), please continue to monitor future funding opportunities and update Foundation staff on your work.

### INELIGIBLE USAGE OF FUNDS

- Housing development/direct unit production
- Religious services and/or religious education
- Endowment funds, annual fund appeals, or capital campaigns
- Fundraising events, or tickets to charitable events or dinners





## Evaluation Criteria

Programs will be assessed based on the following criteria:

### PROPOSED IMPACT

**How will the proposed program impact housing stability or affordable housing policy and advocacy?**

Examples of what may be considered when assessing this area include, but are not limited to:

- Is the area being addressed in the proposal a need expressed by the community? Has the organization considered the needs of the community and included them in the planning where relevant?
- Is there a clearly laid out plan for executing the project? Are the steps explained likely to result in an effective impact on the community?
- Are the methods used efficient? Do they make good use of resources?
- Will the project have a significant impact on the proposed population?

### CAPACITY

**Does the organization have the capacity to carry out the programming as described within the grant period?**

Examples of what may be considered when assessing this area include, but are not limited to:

- Is the budget clearly detailed? Does it demonstrate that the organization has considered all costs necessary for the project?
- Does the organization's fundraising strategy seem well thought out, and able to sustain the program through the grant period?
- Are there sufficient personnel or volunteers qualified and able to carry out the proposed project?
- Does the organization seem to have thought through all aspects of the proposed program?
- What is the Board's role in the organization?

### ADAPTABILITY & CONTINUOUS IMPROVEMENT

**Does the organization regularly assess the quality and impact of their program, and adapt when needed? Is the organization able to pivot when there are changes in their environment?**

Examples of what may be considered when assessing this area include, but are not limited to:

- Does the organization clearly define what would qualify as "success" for their program?
- Does the organization clearly detail a plan for measuring their success, including what metrics will be used?
- Will the metrics proposed accurately measure the impact of the project?
- Is the organization willing and able to adjust programming if it is not achieving the desired impact?
- How does the organization adjust when there are changes in their environment outside of their control?
- How does the organization plan for future changes in their environment?

### ORGANIZATIONAL IMPACT

**Will a grant of \$50,000 or less make an impact for this organization?**

Examples of what may be considered when assessing this area include, but are not limited to:

- Does the organization have a relatively small budget where the grant being considered would make a significant impact?
- Has the organization lost federal funding, or seen a decrease in private donations, in the last year?
- Has the organization seen an increase in demand in the last year, requiring additional fundraising?
- Is the organization anticipating a deficit in this year's budget?



## FAQs

**My organization got funding from another source at CFGA in the last two years, are we already in the mix to be considered for funding?**

No. The funding must have come through the housing portfolio.

**What if I'm not sure if my organization has applied or received funding from the housing portfolio during the required time period?**

If your organization submitted an application in the last two years, you should be able to see it in our [online portal](#). Log in, and click on the "Organization History" tab at the top of the page to see all prior applications submitted by your organization. Any applications previously submitted to our housing team would be labeled either "Housing Policy and Programs 2024" or "Housing Stability 2025." If you do not have a login to our portal, you can follow the instructions at [this link](#) to create an account.

**I submitted an application last year, but my proposal was declined. Do I need to submit a new application?**

No. All organizations who submitted an application in the last two years will be considered, regardless of the final funding decision.

**My organization is new to CFGA, and I've submitted an application through the online portal. When should I expect to hear back?**

We will have a rolling process for 2026, and will be considering applications throughout the year. You should receive a response with more information about your application's timeline for consideration within four weeks of submission.

**My organization did submit an application in the last two years, but I'd like to share more information about what's new for us in 2026. Is there a way to share that update?**

Yes. You can submit an update at this link, through the form labeled [Housing Stability 2026](#). Please note that this is not required.

**My organization submitted an application in the last two years. If we are awarded funding in 2026, will we need to submit any additional information to receive payment?**

If your organization is awarded funding this year, we may ask for an updated budget for our records, as well as payment information to process the payment. You will be notified if anything additional is required to receive funding.

**What if my organization provides other programs in housing beyond what we've submitted an application for in the past?**

Staff will be reviewing websites and publicly available information for potential grantees to learn more about the overall scope of an organization's work. Staff will also meet with select groups throughout the year to better understand their work.

**What if my organization provides services outside of the Metro Atlanta service area?**

For the housing stability category, funding will only be considered for work taking place within the five core counties of the metro Atlanta region: **Clayton, Cobb, DeKalb, Fulton, and Gwinnett** counties. However, your organization may provide services outside of this area as well—potential funding would simply be limited to support for work within the geographic restrictions.

For the policy and advocacy area, funding will be considered for work focused within the five core counties, as well as work at the state level. Funding will not be considered for advocacy efforts focused in other parts of Georgia.

**Are CFGA staff conducting site visits this year?**

Yes, staff will be conducting site visits with select organizations throughout the year. Due to capacity constraints, not all organizations will receive a site visit. Selection for a site visit does not necessarily guarantee that funding will be awarded, or indicate a concern on the part of staff, as visits are scheduled for a variety of reasons.

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### QUESTIONS?

Please contact Kaela Hammond, Program Officer, Housing Funds, at [kaela.hammond@cfgreateratlanta.org](mailto:kaela.hammond@cfgreateratlanta.org) with any questions about this funding opportunity.