



U.S. Department of Housing and Urban Development

Lead Hazard Control and Healthy Homes

Older Adults Home Modification Grant Program

FR-6800-N-69

11/19/2024

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Program Office:

Lead Hazard Control and Healthy Homes

Funding Opportunity Title:

Older Adults Home Modification Grant Program

Funding Opportunity Number:

FR-6800-N-69

Assistance Listing Number:

14.921

Due Date for Applications:

11/19/2024

OVERVIEW

The U.S. Department of Housing and Urban Development (HUD) issues this Notice of Funding Opportunity (NOFO) to invite applications from eligible applicants for the program and purpose described within this NOFO. You, as a prospective applicant, should carefully read all instructions in all sections to avoid sending an incomplete or ineligible application. HUD funding is highly competitive. Failure to respond accurately to any submission requirement could result in an incomplete, ineligible, or noncompetitive proposal.

In accordance with [Title 24 part 4, subpart B](#) of the Code of Federal Regulations (CFR), during the selection process (which includes HUD's NOFO development and publication, and concludes with the announcement of the selection of recipients of assistance), HUD is prohibited from disclosing covered selection information. Examples of impermissible disclosures include: 1) information regarding any applicant's relative standing; 2) the amount of assistance requested by any applicant; and 3) any information contained in the application. Prior to the application deadline, HUD may not disclose the identity of any applicant or the number of applicants who have applied for assistance.

For further information regarding this NOFO, direct questions regarding the specific requirements of this NOFO to the agency contact identified in section VII.

Paperwork Reduction Act Statement. In accordance with the Paperwork Reduction Act of 1995 (44 U.S.C. §§ 3501- 3520) (PRA), the Office of Management and Budget (OMB) approved the information collection requirements in this NOFO. HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless the collection displays a valid OMB control number. This NOFO identifies the applicable OMB control number, unless the collection of information is excluded from these requirements under [5 CFR Part 1320](#).

OMB Control Number(s):

2501-0044, 2539-0015

I. FUNDING OPPORTUNITY DESCRIPTION**A. Program Description****1. Purpose**

The overall purpose of the Older Adults Home Modification Program (OAHMP) is to assist experienced nonprofit organizations, state and local governments, and public housing authorities in undertaking comprehensive programs that make safety and functional home modifications, repairs and renovations to meet the needs of low-income seniors. The goal of the home modification program is to enable low-income elderly persons to remain in their homes through

low-cost, low barrier, high impact home modifications to reduce older seniors' risk of falling, improve general safety, increase accessibility, and to improve their functional abilities in their home. This will enable seniors to remain in their homes, that is, to "age in place," rather than move to nursing homes or other assisted care facilities.

HUD's Office of Lead Hazard Control and Healthy Homes is making available grant funds and training resources to non-federal entities. Under this NOFO, experienced nonprofit organizations, state and local governments, and public housing authorities will deliver home modification services to qualified beneficiaries. As required by the appropriation laws that fund the grants under this NOFO, at least one third of funding under this NOFO will be made available to grantees that serve communities with substantial rural populations, as defined below.

The NOFO establishes a program model that incorporates two core concepts: first, as people age, their needs change, and they may need adaptations to their physical environment to live safely at home; second, for any intervention to have the highest impact, the individual's personal goals and needs must be a driver in determining the actual intervention.

The OAHMP model focuses on low-cost, high-impact home modifications. Examples of these home modifications include installation of grab bars, railings, and lever-handled doorknobs and faucets, as well as the installation of adaptive equipment, such as temporary ramp, tub/shower transfer bench, handheld shower head, raised toilet seat, risers for chairs and sofas, and non-slip strips for tub/shower or stairs. The OAHMP model primarily relies on the expertise of a licensed Occupational Therapist (OT) to ensure that the home modification addresses the client's specific goals and needs and promotes their full participation in daily life activities. The OT is trained to evaluate clients' functional abilities and the home environment and has knowledge of the range of low-cost, high-impact environmental modifications and adaptive equipment used to optimize the home environment and increase independence. To help maximize the breadth of the program, the OAHMP also supports using licensed OT Assistants and Certified Aging-in-Place Specialists whose work under the grant is overseen by licensed OTs. The OAHMP model also encourages a person-centered approach that motivates and supports older adults as they identify their goals and learn to function safely in their home.

Services made available under this NOFO must be for the benefit of eligible low-income senior homeowners and renters who are at least 62 years old for work within their primary residence. Because of the vulnerable nature of the persons served, awardees of an OAHMP grant are highly encouraged to ensure that the processes employed to qualify projects for home modifications avoid the potential for project implementation delays. One example of potential delay is enrolling a beneficiary whose home requires modifications beyond what HUD defines as maintenance. Proposed projects involving repair or rehabilitation above the maintenance level require an environmental review, either by the grant recipient (if a state or unit of general local government), a non-recipient Responsible Entity (state or unit of general local government), or by HUD. That environmental review includes consultation with the State Historic Preservation Officer and compliance with other federal environmental requirements listed at 24 CFR §58.5 or §50.4. Where the recipient is not a Responsible Entity, project implementation may be delayed 45+ days, pending completion of the environmental review, and approval by HUD, should no non-recipient Responsible Entity be willing/able to assume environmental review responsibilities

(see Section VI.B. for additional details). To the greatest extent feasible, awardees of OAHMP should select the home modifications identified in the “maintenance” column of the table in Appendix B, Home Modifications/Repairs. Proposed projects that meet the definition of maintenance will not require an environmental review or approval by HUD, and the grantee may proceed with implementation; see Section VI.B. Additional guidance will be provided by HUD, post-award.

Background

Research has demonstrated that, under certain conditions, home modification can significantly reduce the risk of falling among community-dwelling elderly persons (i.e., adults not living in institutional settings). Pighills, A. et al. (*British Journal of Occupational Therapy* 79(3). November 2, 2015. <https://doi.org/10.1177/0308022615600181>) conducted a systematic literature review and concluded that the research demonstrated that high intensity environmental assessment and home modification was clinically effective in preventing falls when conducted with high-risk elderly persons. The authors defined “high intensity” as an assessment that is delivered by an occupational therapist (OT) and “high risk” as adults aged 65 and older with one or more of the following risk factors: one or more falls in the previous year, a recent hospital admission, a chronic health condition, or visual impairment. The authors indicated that the OT-led interventions were likely effective because of the OT’s focus on the impact of the environment on an individual’s function and their consideration of personal, environmental, and activity-related fall risk factors. Effective fall prevention was not demonstrated from protocols that did not use an OT to conduct the assessment and/or that did not limit the interventions to high-risk adults.

In addition, research has also demonstrated that professional assessment and home modification can significantly decrease disability among community-dwelling elderly persons. The Johns Hopkins University School of Nursing developed a program called Community Aging in Place – Advancing Better Living in Elders (CAPABLE) that uses a team that includes an OT, a registered nurse, and a home modifier (i.e., handyman) to conduct an assessment and home modification to improve the functional ability of clients. Researchers conducted a randomized controlled trial with 300 adults aged 65 and older with no cognitive impairment who self-reported difficulty with physical functioning (i.e., activities of daily living (ADL) such as dressing, bathing, walking) or two or more instrumental activities of daily living (IADL) (e.g., shopping, managing medications). Up to 10 home visits were conducted over a 5-month period in the intervention group compared to the control group that received a similar number of social visits by research team members. The OT evaluated a client’s functional disability, identified and addressed functional goals, assessed home safety risks, and oversaw communication with the primary practitioner. The registered nurse assessed a client’s pain, depressive symptoms, medication use, strength, and balance. A goal of the intervention was to address functional goals (identified through client interview) by enhancing the client’s capacity through use of adaptive equipment and home modification. The intervention group experienced a significant reduction in disability compared to the control group based on improvements in an ADL and/or IADL scoring tool. (See: Szanton, SL, et al. *JAMA Internal Medicine*. 179(2):204-211. January 7, 2019. <https://doi.org/10.1001/jamainternmed.2018.6026>.)

Applicants to this NOFO should take note of characteristics of the effective home modifications

discussed above. Both models used OTs to conduct a person-focused assessment of how the client interacted with his/her environment, and CAPABLE identified the client's goals for improved functioning. An important reason that the interventions were found to be effective is also, likely, the focus on high-risk adults.

2. HUD and Program-Specific Goals and Objectives

HUD's Strategic Plan sets the direction and focus of our programs and staff to create strong, sustainable, inclusive communities and quality, affordable homes for all. This NOFO supports [HUD's Strategic Plan for Fiscal Years \(FY\) 2022-2026](#) to accomplish HUD's mission and vision. Each of the five goals in the [Strategic Plan](#) include what HUD hopes to accomplish, the strategies to accomplish those objectives, and the indicators of success.

HUD will pursue two overarching priorities focused on increasing equity and improving customer experience across all HUD programs. Five strategic goals and several objectives undergird the Plan; however the following goals are applicable to this NOFO.

You are expected to align your application to the applicable strategic goals and objectives below. Use the information in this section to describe in your application the specific goals, objectives, and measures that your project is expected to help accomplish. If your project is selected for funding, you are also expected to establish a plan to track progress related to those goals, objectives, and measures. HUD will monitor compliance with the goals, objectives, and measures in your project.

Applicable Goals and Objectives from HUD's Strategic Plan

Strategic Goal 1: Support Underserved Communities

Fortify support for underserved communities and support equitable community development for all people.

1A: Advance Housing Justice

Fortify support for vulnerable populations, underserved communities, and Fair Housing enforcement.

1C: Invest in the Success of Communities

Promote equitable community development that generates wealth-building for underserved communities, particularly for communities of color.

Strategic Goal 4: Advance Sustainable Communities

Advance sustainable communities by strengthening climate resilience and energy efficiency, promoting environmental justice, and recognizing housing's role as essential to health.

4B: Strengthen Environmental Justice

Reduce exposure to health risks, environmental hazards, and substandard housing, especially for low-income households and communities of color.

4C: Integrate Health and Housing

Advance policies that recognize housing's role as essential to health.

The goal of the Older Adults Home Modification Program is to enable low-income elderly persons to remain in their homes through low-cost, low barrier, high impact home modifications and reduce exposure to health risks, environmental hazards, and substandard housing, especially for low-income households and communities of color. This helps enable older adults to remain in

their homes, that is, to “age in place,” rather than move to nursing homes or other assisted care facilities. The program contributes to HUD’s implementation of its Strategic Objective to Promote Environmental Justice.

3. Changes from Previous NOFO

- Applicants requesting over the maximum award amount will be reduced to the maximum award amount.
- The maximum has increased to \$2,000,000 from \$1,250,000 and the minimum has increased to \$1,000,000 from \$500,000.
- If you received OAHMP grant funding under the FY 2023 grant program or funding under this program that was announced on April 9, 2024, you are not eligible to apply under this program.
- Under the previous NOFO, the application process was a two-step process. Under this NOFO, the complete application process is a single-step process. Rating factors have been adjusted to be similar to the applicant scoring for full 2023 applications.
- Equity Provisions. Responses are required under Rating Factor 4 with points awarded to each.
- Compliance with the [Build America, Buy America \(BABA\) Act](#) procurement requirements.

4. Definitions

a. Standard Definitions

Affirmatively Furthering Fair Housing (AFFH) means taking meaningful actions, in addition to combating discrimination to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunities, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all program participant’s activities and programs relating to housing and urban development.

Assistance Listing number refers to the unique number assigned to each Federal assistance program publicly available in the Assistance Listing, which is managed and administered by the General Services Administration. The Assistance Listing number was formerly known as the Catalog of Federal Domestic Assistance (CFDA) number.

Authorized Organization Representative (AOR) is a person authorized to legally bind your organization and submit applications via Grants.gov. The AOR is authorized by the E-Business Point of Contact (E-Biz POC) in the System for Award Management (see E-Biz POC definition). An AOR may include an Expanded AOR and/or a Standard AOR.

Expanded Authorized Organization Representative is a user in Grants.gov who is authorized by the E-Biz POC to perform the functions of a Standard AOR, initiate and

submit applications on behalf of your organization, and is allowed to modify organization-level settings and certifications in Grants.gov.

Standard Authorized Organization Representative is a user in Grants.gov who is authorized by the E-Biz POC to initiate and submit applications in Grants.gov. A Grants.gov user with the Standard AOR role can only submit applications when they are a Participant for that workspace.

Consolidated Plan is the document submitted to HUD that serves as the comprehensive housing affordability strategy, community development plan, and submission for funding under any of the Community Planning and Development formula grant programs (e.g., CDBG, ESG, HOME, and HOPWA). This Plan is prepared in accordance with the process described in [24 CFR part 91](#). This plan is completed by engaging in a participatory process to assess affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions with funding from formula grant programs. (See [24 CFR part 91](#) for HUD's requirements regarding the Consolidated Plan and related Action Plan).

Contract means, for the purpose of Federal financial assistance, a legal instrument by which a recipient or subrecipient purchases property or services needed to carry out the project or program under a Federal award. For additional information on contractor and subrecipient determinations, see [2 CFR 200.331](#).

Contractor means an entity that receives a contract as defined above and in [2 CFR 200.1](#).

Cooperative agreement has the same meaning defined at [2 CFR 200.1](#).

Deficiency, with respect to the making of an application for funding, is information missing or omitted within a submitted application. Examples of deficiencies include missing documents, missing or incomplete information on a form, or some other type of unsatisfied information requirement. Depending on specific criteria, a deficiency may be either Curable or Non-Curable.

A Curable Deficiency is missing or incomplete application information that may be corrected by the applicant with timely action. To be curable, the deficiency must:

- Not be a threshold requirement, except for documentation of applicant eligibility;
- Not influence how an applicant is ranked or scored versus other applicants; and
- Be remedied within the time frame specified in the notice of deficiency.

A Non-Curable Deficiency is missing or incomplete application information that cannot be corrected by an applicant after the submission deadline. A non-curable deficiency is a deficiency that is a threshold requirement, or a deficiency that, if corrected, would change an applicant's score or rank versus other applicants. If an application includes a non-curable deficiency, the application may receive an ineligible determination, or the non-curable deficiency may otherwise adversely affect the application's score and final funding determination.

E-Business Point of Contact (E-Biz POC) is an individual associated with the applicant organization who is responsible for the administration and management of award activities for the applicant organization. The E-Biz POC is likely to be an organization's chief financial officer or authorizing official. The E-Biz POC authorizes representatives of their organization to apply on behalf of the organization (see Authorized Organization Representative definition). There can

only be one E-Biz POC per unique entity identifier (see definition of Unique Entity Identifier below).

Eligibility requirements are mandatory requirements for an application to be eligible for funding.

Environmental Justice means investing in environmental improvements, remedying past environmental inequities, and otherwise developing, implementing, and enforcing environmental laws and policies in a manner that advances equity and provides meaningful involvement for people and communities that have been environmentally underserved or overburdened, such as Black and Brown communities, indigenous groups, and individuals with disabilities. This definition does not alter the requirements under HUD's regulations at [24 CFR 58.5\(j\)](#) and [24 CFR 50.4\(l\)](#) implementing [Executive Order 12898](#). E.O. 12898 requires a consideration of how Federally assisted projects may have disproportionately high and adverse human health or environmental effects on minority and/or low-income populations. For additional information on environmental review compliance, refer to:

https://www.hud.gov/program_offices/comm_planning/environment_energy/regulations.

Equity has the meaning given to that term in Section 2(a) of Executive Order [13985](#) and means the consistent and systematic fair, just, and impartial treatment of all individuals, including individuals who belong to underserved communities that have been denied such treatment, such as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color; members of religious minorities; lesbian, gay, bisexual, transgender, and queer (LGBTQ+) persons; persons with disabilities; persons who live in rural areas; and persons otherwise adversely affected by persistent poverty or inequality.

Federal award, has the meaning, depending on the context, in either paragraphs (1) or (2) of this definition:

(1)

(a) The Federal financial assistance that a recipient receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in [2 CFR 200.101](#); or

(b) The cost-reimbursement contract under the Federal Acquisition Regulations that a non-Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in [2 CFR 200.101](#).

(2) The instrument setting forth the terms and conditions. The instrument is the grant agreement, cooperative agreement, other agreement for assistance covered in paragraph (2) of the definitions of Federal financial assistance in [2 CFR 200.1](#), and this NOFO, or the cost-reimbursement contract awarded under the Federal Acquisition Regulations.

(3) Federal award does not include other contracts that a Federal agency uses to buy goods or services from a contractor or a contract to operate Federal Government owned, contractor operated facilities (GOCOs).

(4) See also definitions of Federal financial assistance, grant agreement, and cooperative agreement in [2 CFR 200.1](#).

Federal Financial Assistance has the same meaning defined at [2 CFR 200.1](#).

Grants.gov is the website serving as the Federal government's central portal for searching and applying for Federal financial assistance throughout the Federal government. Registration on Grants.gov is required for submission of applications to prospective agencies unless otherwise specified in this NOFO.

Historically Black Colleges and Universities (HBCUs) are any historically Black college or university that was established prior to 1964, whose principal mission was, and is, the education of Black Americans, and that is accredited by a nationally recognized accrediting agency or association determined by the Secretary of Education to be a reliable authority as to the quality of training offered or is, according to such an agency or association, making reasonable progress toward accreditation. [A list of accredited HBCUs can be found at the U.S. Department of Education's website.](#)

Minority-Serving Institutions (MSIs) are

- (1) a part B institution (as defined in [20 U.S.C. § 1061\(2\)](#));
- (2) a Hispanic-serving institution (as defined in [20 U.S.C. § 1101a\(5\)](#));
- (3) a Tribal College or University (as defined in [20 U.S.C. § 1059c\(b\)\(3\)](#));
- (4) an Alaska Native-serving institution or a Native Hawaiian-serving institution (as defined in [20 U.S.C. § 1059d\(b\)](#));
- (5) a Predominantly Black Institution (as defined in [20 U.S.C. § 1059e\(b\)\(6\)](#));
- (6) an Asian American and Native American Pacific Islander-serving institution (as defined in [20 U.S.C. § 1059g\(b\)\(2\)](#)); or
- (7) a Native American-serving nontribal institution (as defined in [20 U.S.C. § 1059f\(b\)\(2\)](#)).

Non-Federal Entity (NFE) means a state, local government, Indian tribe, Institution of Higher Education (IHE), or non-profit organization that carries out a Federal award as a recipient or subrecipient.

Primary Point of Contact (PPOC) is the person who may be contacted with questions about the application submitted by the AOR. The PPOC is listed in item 8F on the SF-424.

Promise Zones (PZs) are high poverty areas in select urban, rural and tribal communities designated from 2014-2016 where the Federal government partners with local leaders to increase economic activity, improve educational opportunities, leverage private investment, reduce violent crime, enhance public health and address other priorities identified by the community. [See Promise Zones.](#)

Racial Equity is the elimination of racial disparities and is achieved when race can no longer predict opportunities, distribution of resources, or outcomes – particularly for Black and Brown persons.

Recipient means an entity, usually but not limited to non-Federal entities, that receives a Federal award directly from HUD. The term recipient does not include subrecipients or individuals that are beneficiaries of the award.

Resilience is a community’s ability to minimize damage and recover quickly from natural disasters, extreme weather events, and other changing climate conditions.

Small business is defined as a privately-owned corporation, partnership, or sole proprietorship that has fewer employees and less annual revenue than regular-sized business. The definition of “small”—in terms of being able to apply for government support and qualify for preferential tax policy—varies by country and industry. The U.S. Small Business Administration defines a small business according to a set of standards based on specific industries. See [13 CFR part 121](#).

Subaward means an award provided by a pass-through entity to a subrecipient for the subrecipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Subrecipient means an entity, usually but not limited to non-Federal entities, that receives a subaward from a pass-through entity to carry out part of a Federal award but does not include an individual that is a beneficiary of such award. A subrecipient may also be a recipient of other Federal awards directly from a Federal awarding agency.

System for Award Management (SAM) is the Federal Repository into which an entity must provide information required for the conduct of business as a recipient. Registration with SAM is required for submission of applications via Grants.gov. You can access the website at <https://www.sam.gov/SAM/>. There is no cost to use SAM.

Threshold Requirements are eligibility requirements that must be met for an application to be reviewed, rated, and ranked. Threshold requirements are not curable, except for documentation of applicant eligibility, which are listed in Section III.D., Threshold Eligibility Requirements. Similarly, there are eligibility requirements under Section III.E., Statutory and Regulatory Requirements Affecting Eligibility.

Underserved Communities has the meaning given to that term in Section 2(b) of Executive Order [13985](#) and refers to populations sharing a particular characteristic, as well as geographic communities, that have been systematically denied a full opportunity to participate in aspects of economic, social, and civic life, as exemplified by the list in the definition of “equity” above.

Unique Entity Identifier (UEI) means the identifier assigned by SAM to uniquely identify entities. As of April 4, 2022, the Federal government has transitioned from the use of the DUNS Number to the use of UEI, as the primary means of entity identification for Federal awards government-wide.

b. Program Definitions.

Accessory Dwelling Unit (ADU) also referred to as accessory apartments, second units, or granny flats, are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities and can be either attached or detached from the main residence. For more information visit www.huduser.gov/portal/publications/adu.pdf.

Activities of Daily Living (ADL) are basic self-care tasks that include for example bathing, dressing, eating, transferring [e.g., getting in and out of chairs], grooming, using the toilet, and

walking. This list is not exhaustive.

Adaptive equipment is any assistive device or everyday item that enables individuals with functional limitations and special needs to perform Activities of Daily Living and to reduce the risk of falling. The term also means items that do not require puncturing the floor, walls, or ceiling of the home to install and therefore can be installed by an Occupational Therapist or other individual and does not need to be work performed by a licensed, bonded, and insured maintenance/repair person. Examples include shower chairs, non-slip tape, and stick-on motion sensor lights.

Assessment is a method for a skilled professional to gather data to use in an evaluation. In this program, assessments of home modification need, and clients' functional capacity are conducted by Occupational Therapists, or licensed OT Assistants and Certified Aging-in-Place Specialists whose work under the grant is overseen by licensed OTs, using standardized assessment tools. Other clinical personnel such as a registered nurse may perform additional assessments.

Beneficiary is the individual receiving direct services from the grantee. Also referred to as client. Beneficiaries must meet the eligibility requirements outlined in Section III.G of this NOFO.

Client: see beneficiary.

Caregiver is the primary person(s) helping to care for the beneficiary in the primary residence. The caregiver may be a professional providing services for a fee or wage, or they may be an informal caregiver, such as a family member or friend.

Certified Aging-in-Place Specialist (CAPS) designation program teaches the technical, business management, and customer service skills essential to competing in the home modifications for the aging-in-place segment of the residential remodeling industry. Certified Aging-in-Place Specialists are trained in the unique needs of the older adult population and about, aging-in-place home modifications, common remodeling projects and solutions to common barriers. The credential is offered through the National Association of Home Builders.

Environmental modification or environmental accessibility adaptation are terms used by the Centers for Medicare & Medicaid Services and others to refer to physical adaptations to an individual's primary home or vehicle that enable them to function with greater independence and avoid placement in a nursing home, or reasonably assure their health and welfare. (See, e.g., <https://downloads.cms.gov/cmsgov/archived-downloads/SMDL/downloads/smd072500b.pdf>, and <http://ldh.la.gov/assets/docs/OAAS/quarterlySCandprovidermeetings/Assessing-for-EAA-2016.pdf>.)

Functional Abilities refer to the client's ability to perform activities of daily living (ADLs) and instrumental activities of daily living (IADLs). See Definitions.

Grant and **grantee**, mean, for this program, the OAHMP cooperative agreement and the OAHMP awardee, respectively.

High Cost Unit is a client residence in which, the scope of work exceeds the \$5,000 cap for unit modification.

Home Modification is a holistic approach to assisting low income elderly persons to “age in place” by supporting their ability to live independently. The process includes an assessment in the home; identification and prioritization of necessary changes to the home environment to make tasks easier and reduce accidents; professional installation and implementation of solutions, including adding special features or removing hazards; and follow-up visits and evaluation.

Homeowner is a person living in their primary residence who owns and occupies their residence (owner occupied).

Instrumental Activities of Daily Living (IADL) are skills related to independent living which include (but are not limited to) meal planning and preparation, managing finances, shopping for food, clothing, and other essential items, performing essential household chores, communicating by phone or other media, and traveling around and participating in the community.

Intervention means the home modification services provided to a beneficiary within a certain defined scope and time period as determined by the grantee.

Landlord/Lessor is a person who rents a building or residence to a tenant on a contractual basis (Tenant- occupied).

Low-Income has the same meaning provided in section 3(b)(2) of the [United States Housing Act of 1937 \(42 U.S.C. 1437a\(b\)\(2\)\(A\)\)](#) [i.e., income does not exceed 80 percent of the median income for an area, as determined by the Secretary].

Manufactured home means a structure, transportable in one or more sections, having the characteristics specified in 24 CFR 3280.2 Definitions (https://www.ecfr.gov/cgi-bin/retrieveECFR?n=se24.5.3280_12).

Mobile home is the term used for homes built in a manufacturing plant prior to June 15, 1976, or, an informal term referring to a dwelling structure built on a steel chassis and fitted with wheels that is intended to be hauled to a usually permanent site (www.merriam-webster.com/dictionary/mobile%20home), but not necessarily conforming to the HUD Code nor a state or local code.

Modular home is any home factory-built to a state or local state code, which may be the same or different from the HUD Code. A modular home can be built as an “on-frame” or “off-frame” modular. The on-frame modular home will be built on a permanent chassis, whereas the off-frame modular home will be built with removal of the chassis frame in mind.

Motivational interviewing is a person-centered coaching method that focuses on exploring and resolving ambivalence and centers on motivational processes within the individual to facilitate behavioral change. The intention is to empower clients to make positive behavioral changes to

support their goals.

Occupational Therapist (OT) is a licensed clinical practitioner who provides client-focused interventions to adapt the environment in order to increase independence, promote health, and prevent further decline or injury. An OT assesses a person's ability to do the things he or she wants and needs to do, and provides personalized recommendations to increase safety, ease, and ability now and in the future. The OT works with the individual to ensure that the recommended changes to the home are consistent with the client's wants and needs, skills, and environment. For the purposes of the OAHMP, to help maximize the breadth of the program, licensed OT Assistants who undertake work to implement the findings of a licensed OT under the licensed OT's oversight, may be used where a provision of the NOFO specifies a requirement to be performed by an OT. (See <https://www.aota.org/>)

Person-centered means that the client's values and preferences guide all aspects of the home modification intervention. Program staff must take the time to understand the client's values and preferences and must allow the client to choose which modifications he or she wants.

Primary Residence means a detached dwelling, townhouse, duplex, triplex, or fourplex, condominium unit, cooperative housing, mobile home, manufactured home, modular home, or accessory dwelling unit, where the senior lives most of the time and which is not rented out (except to the senior in the case the residence is landlord-owned) during the period from enrollment of the unit through completion of the home modification work in the unit. (For purposes of this program, for a unit to be treated as owner/tenant occupied, the housing unit in a condominium ("condo") or cooperative housing ("coop") must be the primary residence of the senior owner/renter/shareholder.)

Renter/Tenant is a person living in their primary residence who leases and occupies their primary residence (Landlord- owned).

Reasonable Accommodation is a change, modification, exception, alteration, or adaptation to a rule, policy, procedure, practice, program, service, or activity that may be necessary for a person with a disability to have an equal opportunity to use or enjoy a dwelling, including public and common use areas, or to participate in, or benefit from, a program, service or activity, or to otherwise avoid discrimination against an individual or class of individuals on the basis of disability. Under Section 504, this includes a provider providing and paying for a structural modification as reasonable accommodation. For purposes of this NOFO, this may include a modification or adjustment to an environment or typical routine that will enable a person with a disability to have full enjoyment of the premises.

Secretary means the Secretary of Housing and Urban Development.

Senior Occupant is an adult over age 62 that occupies a residence primarily.

Social Worker means an individual who possesses a master's or doctor's degree in social work, has performed at least 2 years of supervised clinical social work, and is either licensed or certified as a clinical social worker by the State in which the services are performed, or, if the State does not provide for licensure or certification, has completed at least 2 years or 3,000 hours of post-master's degree supervised clinical social work practice under the supervision of a

master's level social worker in an appropriate setting.

Standardized assessment is a set of structured questions that elicit client information. The term “standardized” means that the tool has been developed empirically, has adequate norms, definite instructions for administration, and evidence of reliability and validity.

Structural modifications are physical changes to the primary residence requiring puncturing walls, ceilings, floors—such as adding grab bars or railings—or involving exterior modifications such as adding ramps. All structural modifications must be performed by a licensed, bonded, and insured residential contractor, or in accordance with your local and state regulations. For purposes of this NOFO, functional home modifications may also include structural modifications.

Substantial Rural Community is, for this NOFO, the same as a community with a substantial rural population, and is a Census-defined county, county subdivision, or place that is outside of a Census-defined urbanized area for the 2020 Census; see the definition of “urbanized area.” For the purpose of this NOFO, a substantial rural community could include an urban cluster, as designated by the Census.

Urbanized area is, “[f]or the 2020 Census, a statistical geographic entity consisting of a densely settled core created from census tracts or blocks and contiguous qualifying territory that together have a minimum population of at least 50,000 persons.” (Bureau of the Census. Urban Area Criteria for the 2020 Census. 76 Federal Register 53029-53043 at 53043. www.federalregister.gov/d/2011-21647.) The 2020 urbanized areas are listed on Census’ https://www2.census.gov/geo/docs/reference/ua/2020_Census_ua_st_list_all.xlsx (The quoted wording and more information is available through the <https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html> webpage.) In determining this designation, applicants must use the Urbanized / Substantially Rural Designation of Areas Tool developed by HUD (see Appendix A).

B. Authority

Authority and funding for this program is provided by the Consolidated Appropriations Act, 2024 (Public Law 118-42, approved March 9, 2024) and the Consolidated Appropriations Act, 2023 (Public Law 117-328, approved December 29, 2022).

II. AWARD INFORMATION

A. Available Funds

Funding of approximately **\$30,000,000** is available through this NOFO. Subject to appropriations, HUD reserves the right to award fiscal year 2025 funds based on this NOFO competition.

Additional funds may become available for award under this NOFO consistent with VI.A.2.e., Adjustments to Funding. Use of these funds is subject to statutory constraints. All awards are subject to the funding restrictions contained in this NOFO.

B. Number of Awards

HUD expects to make approximately 15 awards from the funds available under this NOFO.

The precise number of awards will depend on the number of eligible proposals received and the estimated need for home modification services based on demographic information in the applicant's proposed target areas.

\$10,000,000 of the \$30,000,000 under this NOFO shall go to meeting the needs in communities with substantial rural populations. A minimum score of 75 points is required for consideration for award.

C. Minimum/Maximum Award Information

Estimated Total Funding:

\$30,000,000

Minimum Award Amount:

\$1,000,000

Per Project Period

Maximum Award Amount:

\$2,000,000

Per Project Period

D. Period of Performance

Estimated Project Start Date:

01/15/2025

Estimated Project End Date:

01/14/2028

Length of Project Periods:

36-month project period and budget period

Length of Periods Explanation of Other:

N/A

E. Type of Funding Instrument

Funding Instrument Type:

CA (Cooperative Agreement)

Funding Instrument Type: Cooperative Agreement

Awards will be made as cooperative agreements. Anticipated substantial involvement by HUD staff for cooperative agreements may include but will not be limited to:

1. Review and suggestion of amendments to the program design, including: selection of, and guidance in the use of, partners to encourage awareness of the program and enrollment in it by eligible families and contractors; techniques for addressing needs of older adults in urbanized areas and in rural communities; planning for and implementing collection and analysis of data on the benefits, if any, of the program for the older adults served by the program; collaboration with

HUD's Office of Policy Development and Research (PD&R) and any HUD research on the program.

2. Review and provision of recommendations in response to quarterly progress reports and other information provided by the grantee or otherwise obtained by HUD, such as recommending amendments to the grantee's program design and/or implementation based on preliminary results.

3. Review and provision of technical recommendations on the interim and final reports on the benefits, if any, of the program for the older adults served by the program.

III. ELIGIBILITY INFORMATION

A. Eligible Applicants

00 (State governments)

01 (County governments)

02 (City or township governments)

04 (Special district governments)

08 (Public housing authorities/Indian housing authorities)

12 (Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education)

Additional Information on Eligibility

Eligible applicants include experienced nonprofit organizations, states and local governments, and public housing authorities that have at least 3 years of experience in providing services to elderly adults. Nonprofit organizations are Internal Revenue Service recognized 501(c)(3) organizations. Applicants must satisfy the threshold requirements contained in Section III for their application to be considered.

Faith-based organizations

(1) Faith-based organizations may apply for this award on the same basis as any other organization, as set forth at [24 CFR part 5.109](#), and subject to the protections and requirements of 42 U.S.C. § 2000bb et seq., HUD will not, in the selection of recipients, discriminate against an organization based on the organization's religious character, affiliation, or exercise.

(2) A faith-based organization that participates in this program will retain its independence and may continue to carry out its mission consistent with religious freedom and conscience protections in Federal law, including the Free Speech and Free Exercise Clauses of the Constitution, 42 U.S.C. § 2000bb et seq., 42 U.S.C. § 238n, 42 U.S.C. § 18113, 42 U.S.C. §§ 2000e-1(a) and 2000e-2, 42 U.S.C. § 12113(d), and the Weldon Amendment, among others. Religious accommodations may also be sought under many of these religious freedom and conscience protection laws, particularly under the Religious Freedom Restoration Act.

(3) A faith-based organization may not use direct financial assistance from HUD to support or engage in any explicitly religious activities except where consistent with the Establishment Clause and any other applicable requirements. Such an organization also may not, in providing

services funded by HUD, discriminate against a beneficiary or prospective program beneficiary on the basis of religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice.

B. Ineligible Applicants

If you were awarded a grant in this program under the FY 2023 grant program or received OAHMP grant funding under this program that was announced on April 9, 2024, you are not eligible to apply under this program.

Individuals are not eligible to apply. For-profit organizations, institutions of higher education, and tribes, including Indian housing authorities, are not eligible to apply. Federal agencies and foreign entities are not eligible to apply. Entities that do not meet the threshold requirements contained in Section III are not eligible to apply.

C. Cost Sharing or Matching

This Program does not require cost sharing or matching.

D. Threshold Eligibility Requirements

Applicants who fail to meet any of the following threshold eligibility requirements are deemed ineligible. Applications from ineligible applicants are not rated or ranked and will not receive HUD funding.

1. Resolution of Civil Rights Matters

Outstanding civil rights matters must be resolved before the application submission deadline. Applicants with unresolved civil rights matters at the application deadline are deemed ineligible. Applications from ineligible applicants are not rated or ranked and will not receive HUD funding.

a. An applicant is ineligible for funding if the applicant has any of the charges, cause determinations, lawsuits, or letters of findings referenced in subparagraphs (1) – (5) that are not resolved to HUD’s satisfaction before or on the application deadline date for this NOFO.

(1) Charges from HUD concerning a systemic violation of the Fair Housing Act or receipt of a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of a substantially equivalent state or local fair housing law proscribing discrimination because of race, color, religion, sex (including sexual orientation and gender identity), national origin, disability or familial status;

(2) Status as a defendant in a Fair Housing Act lawsuit filed by the United States alleging a pattern or practice of discrimination or denial of rights to a group of persons raising an issue of general public importance under 42 U.S.C. § 3614(a);

(3) Status as a defendant in any other lawsuit filed or joined by the Department of Justice, or in which the Department of Justice has intervened, or filed an amicus brief or statement of interest, alleging a pattern or practice or systemic violation of Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Americans with Disabilities Act, Violence Against Women Act, or a claim under the False Claims Act related to fair

housing, non-discrimination, or civil rights generally including an alleged failure to affirmatively further fair housing;

(4) Receipt of a letter of findings identifying systemic non-compliance with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974; Violence Against Women Act; or the Americans with Disabilities Act; or

(5) Receipt of a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of provisions of a state or local law prohibiting discrimination in housing based on sexual orientation, gender identity, or lawful source of income.

b. HUD will determine if actions to resolve the charge, cause determination, lawsuit, or letter of findings taken before the application deadline date will resolve the matter. Examples of actions that may be sufficient to resolve the matter include, but are not limited to:

(1) Current compliance with a voluntary compliance agreement signed by all the parties;

(2) Current compliance with a HUD-approved conciliation agreement signed by all the parties;

(3) Current compliance with a conciliation agreement signed by all the parties and approved by the state governmental or local administrative agency with jurisdiction over the matter;

(4) Current compliance with a consent order or consent decree;

(5) Current compliance with a final judicial ruling or administrative ruling or decision; or

(6) Dismissal of charges.

2. Timely Submission of Applications

Applications submitted after the deadline stated within this NOFO that do not meet the requirements of the grace period policy are marked late. Late applications are ineligible and are not considered for funding. See Section IV. D. Application Submission Dates and Times.

3. Recipient Eligibility. Applications must provide evidence of the applicant's status as a nonprofit organization, state, local government, or public housing authority by registering in SAM.gov and providing their DUNS number within their application material.

a. Nonprofit organizations must submit the following:

i. Articles of Incorporation, constitution, or other organizational documents;

ii. By-laws;

iii. IRS tax exemption ruling (including churches).

NOTE: HUD will review your articles of incorporation, constitution, by-laws, or other organizational documents to determine, among other things, that (i) you are an eligible nonprofit entity; (ii) your corporate purposes are sufficiently broad to provide you the legal authority to oversee this program and to apply for this award; (iii) language is included in the documents stating that no part of the net earnings inures to the benefit of any private party; and (iv) that you are not controlled by or under the direction of persons seeking to derive profit or gain therefrom. If you were awarded a grant in this program under the FY 2023 grant program or received OAHMP grant funding under this program that was announced on April 9, 2024, you are not eligible for this program.

E. Statutory and Regulatory Requirements Affecting Eligibility

Eligibility Requirements for Applicants of HUD's Financial Assistance Programs

The following requirements affect applicant eligibility. Detailed information on each requirement is found in the "[Eligibility Requirements for Applicants of HUD's Competitive Programs](#)" document on HUD's Funding Opportunities page. Applicants who fail to meet any of these eligibility requirements are deemed ineligible to receive HUD funding.

1. Universal Identifier and System for Award Management (SAM.gov) Requirements
2. Outstanding Delinquent Federal Debts
3. Debarments or Suspensions, or both
4. Mandatory Disclosure Requirement
5. Pre-selection Review of Performance
6. Sufficiency of Financial Management System
7. False Statements
8. Prohibition Against Lobbying Activities

In addition, each applicant under this NOFO must have the necessary processes and systems in place to comply with the Award Term in Appendix A of [2 CFR part 170](#) if the applicant receives an award, unless an exception applies as provided in [2 CFR 170.110](#).

F. Program-Specific Requirements

In addition to the Threshold Eligibility Requirements under III.D above, the OAHMP has the following requirements:

1. **Urbanized Area or Substantially Rural Designation:** Applicants must designate in their applications the target area for performing home modifications as being an urbanized area and/or substantially rural based on the definitions provided in Section I. A.4, above. In determining this designation, applicants must use the Urbanized / Substantially Rural Designation of Areas Tool developed by HUD (see Appendix A). An application that does not include an urban or rural designation or includes an incorrect one shall be treated as having a curable deficiency (see section IV.D.7, below).
2. **Program Performance.** Grantees shall take all reasonable steps to complete all activities within the approved period of performance. HUD reserves the right to terminate the cooperative agreement prior to the expiration of the period of performance if the grantee fails to make reasonable progress in implementing the approved program of activities or fails to comply with the terms of the cooperative agreement. If requested, determined to be appropriate, and subsequently approved by HUD, grantees will be eligible to receive a single extension of up to 12 months in length. To facilitate completing all activities within the approved period of performance, if awarded a grant, the applicant is committing to working in the described area and developing a work plan for which the recruitment, assessment, home modification, and evaluation elements are described.
3. **OSHA Compliance.** The requirements of the Occupational Safety and Health Administration (OSHA) (e.g., 29 CFR parts 1910 and/or 1926, as applicable) or the state or local occupational safety and health regulations, whichever are most stringent, shall be met.

4. **Civil Rights.** Grantees must comply with all fair housing and civil rights laws. (see Section VI.B of this NOFO).
5. **Privacy.** Submission of any information to databases (whether website, computer, paper, or other format) of addresses of housing units identified and treated under this project is subject to the protections of the Privacy Act of 1974, and shall not include any personal information that could identify any person affected. Grantees should also check to ensure it meets state and local privacy regulations.
6. **Economic Opportunities for Low- and Very Low-Income Persons (Section 3).** Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. § 1701u) is applicable to grants funded under this program NOFO (see 24 CFR 75.3(a)(2)(i)). For projects for which you are required to comply with Section 3, any contractor, subcontractor or sub-grantee must also comply with the Section 3 requirements for any new training, hiring or sub-contracting opportunities provided under those contracts. Applicants for this grant program must plan to recruit and collect the level of detailed information to report out to the federal government the success of their efforts to meet these goals annually. For more information about Section 3, see HUD's Section 3 website, https://www.hud.gov/program_offices/field_policy_mgt/section3, particularly its Frequently Asked Questions document, which discusses lead hazard control and healthy homes grants, and HUD's Section 3 regulations (24 CFR Part 75), <https://www.ecfr.gov/current/title-24/subtitle-A/part-75>.
7. **Limited English Proficiency (LEP).** The Grantees shall take reasonable steps to ensure meaningful access to their program and activities for LEP individuals pursuant to Title VI of the Civil Rights Act of 1964 and Executive Order 13166. For assistance in ensuring meaningful access for individuals with limited English proficiency, recipients and subrecipients should consult HUD's Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Person (HUD's LEP Guidance) published in the Federal Register of January 22, 2007 (72 Fed.Reg.2732). See [HUD's webpage](#) for more information.
8. **Section 504.** Section 504 of the Rehabilitation Act of 1973 (Section 504) prohibits discrimination on the basis of disability in federally assisted housing programs, services, or activities. HUD's Section 504 regulation includes nondiscrimination and equal opportunity requirements. Among other obligations, recipients must provide reasonable accommodations for individuals with disabilities. Reasonable accommodation is a change, modification, exception, alteration, or adaptation rule, policy, procedure, practice, program, service, or activity, including a structural modification, that may be necessary to provide a person with a disability an equal opportunity to use and enjoy a dwelling, including public and common use areas, to participate in, or benefit from, a program, service or activity, or to otherwise avoid discrimination against an individual or class of individuals on the basis of disability. For example, a grantee may need to permit an individual with a disability to complete the application or participate in follow-up meetings at a different location or in one's home as a reasonable accommodation, or may need to otherwise modify an existing rule in order to accommodate an individual with a disability.

In addition, a recipient must ensure effective communication with applicants and beneficiaries with visual, hearing, speech, intellectual or other developmental disabilities, and other communication-related disabilities. Recipients must provide appropriate auxiliary aids and services necessary to ensure effective communication, which includes ensuring that information is provided in appropriate accessible formats as needed, e.g., Braille, audio, large type, assistive listening devices, sign language interpreters, and accessible electronic communications.

Additionally, under Section 504, no qualified individual with disabilities shall be denied the benefits of, excluded from participation in, or otherwise subjected to discrimination under any program or activity of a recipient receiving HUD funding because a recipient's facilities are inaccessible to or unusable by individuals with disabilities. 24 C.F.R. § 8.20. Recipients and subrecipients are also required to ensure that new construction, alterations, and existing facilities are readily accessible to and useable by individuals with disabilities (see "Physical Accessibility" section). For more information, HUD has issued [Section 504 Frequently Asked Questions and Answers](#) to provide guidance to HUD recipients.

9. Beneficiary Eligibility Determination. Grantees will establish a process for determining beneficiary/client eligibility. See Beneficiary Eligibility Criteria in Section III.G.

10. Client Referral Network. Grantees must have relationships with organizations in the community that will refer low-income older adults to ensure that the grantee meets its target number of beneficiaries.

11. Scope of Home Modifications. The allowable modifications are defined as low-cost changes to the home environment that are directly related to reducing the risk of falling and improving general safety, accessibility, and functional abilities of the client. The resulting home environment is expected to make tasks easier, reduce accidents, and lengthen the amount of time the client can continue to live in their primary residence. In addition:

- a. The cost of home modifications per housing unit, which is inclusive of labor, contractor services, materials and supplies associated with structural modifications and adaptive equipment, is averaged at \$5,000 per home. Prior approval is required from HUD before the onset of work for any unit that exceeds the \$5,000 average per unit. If the cost is expected to be above that amount, HUD approval is required prior to contracting for the services for that unit. This \$5,000 average per unit amount excludes the salary for the Occupational Therapist (OT), licensed OT Assistant, or Certified Aging-in-Place Specialist.
- b. Grantees are not required to offer all of the modifications listed in the Table of Home Modifications/Repairs in Appendix B; however, they must publish a list of in-scope and out-of-scope modifications as part of their program documentation marketing as well as in the program policy and procedures. Grantees must ensure these policies determining the types of home modifications covered under their program do not result in discrimination against persons with different types of disabilities.

12. Occupant protection and possible temporary relocation

- a. Occupants shall not be permitted to enter the worksite during home modification activities (unless they are employed in conducting these activities) until after the work has been completed.

b. Occupants shall be temporarily relocated during home modification activities to a suitable, decent, safe, and similarly accessible dwelling unit (as noted in HUD's Lead Safe Housing Rule (24 CFR 35.1345(a)(2)), except if:

- i. the activities are exterior activities only and occupants have safe access to bathroom and kitchen facilities, and, after each day's work, sleeping areas; or
- ii. the activities include interior activities and:

(a). Will be completed within one period of 8 daytime hours, and

i. the worksite is contained if hazardous dust or debris could be released into other areas (with occupants' belongings in the contained area moved to a safe and secure area outside of it, or covered with an impermeable covering with seams and edges sealed), and

ii. no safety, health or environmental hazards (e.g., exposed live electrical wiring, release of toxic fumes, or on-site disposal of hazardous waste) will be created; or

(b). Will be completed within 5 calendar days and

i. the worksite is protected as above, and

ii. after each day's work, occupants have safe access to sleeping areas and bathroom and kitchen facilities.

(c). The OAHMP targets low-income senior homeowners and renters interested in home modification repairs to enable them to remain in their primary residence. While the relocation of owner/tenant occupants for a project receiving funds pursuant to this NOFO generally do not trigger the applicability of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), 42 U.S.C. 6301 et seq., tenant-occupants who must be temporarily relocated may be entitled to URA benefits and assistance. These benefits and assistance include moving costs and increased housing costs during the relocation. For further guidance, see HUD Handbook 1378, available at:

<https://www.hud.gov/sites/dfiles/OCHCO/documents/1378CPDH.pdf>. Temporary relocation of residents must also be carried out in compliance with all applicable fair housing and nondiscrimination requirements at 24 CFR 5.105.

(d). OAHMP funds may be used to cover relocation expenses related to OAHMP activities for both owner-occupants and tenant-occupants, regardless of the applicability of the URA. Relocation expenses should include moving costs and increased housing costs during the relocation.

13. Physical Accessibility Requirements. All new construction and alterations of existing buildings and facilities must be done in compliance with Section 504 of the Rehabilitation Act of 1973 and its implementing regulations at 24 CFR part 8, or the 2010 ADA Standards for Accessible Design with exceptions as noted at FR-5784-N-01 Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities: <http://www.gpo.gov/fdsys/pkg/FR-2014-05-23/pdf/2014-11844.pdf>, design and construction requirements under the Fair Housing Act and its implementing regulations at 24 CFR part 100, Title II of the Americans with Disabilities Act and its implementing regulations at 28 CFR part 35, and the Architectural Barriers Act of 1968 and its implementing regulations at 24 CFR part 40 as applicable. HUD

applies the Uniform Federal Accessibility Standards (UFAS) through its regulations under part 8. All applicable laws must be read together and followed.

Note that all meetings open to the public must be held in facilities that are physically accessible to persons with disabilities. Where physical accessibility is not achievable, Recipients must give priority to alternative methods of product or information delivery that are accessible to and usable by individuals with disabilities and offer programs and activities to qualified individuals with disabilities in the most integrated setting appropriate in accordance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and HUD's implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities Act (42 U.S.C. §§ 12131-12134) and the implementing regulations at 28 CFR part 35, and all other applicable laws and regulations. The Fair Housing Act's reasonable accommodations, reasonable modifications, and physical accessibility requirements apply. Under the Fair Housing Act, it is unlawful for any person to refuse to permit, at the expense of the person with disabilities, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises. See 24 C.F.R. § 100.203 for more information, including relevant information in the case of a rental unit.

In addition, Title II of the ADA prohibits discrimination on the basis of disability in programs, activities, and services provided by public entities (state and local governments and their instrumentalities and special purpose districts). For more information, please visit the Department of Justice's (DOJ) ADA page, <https://www.ada.gov/>, and DOJ's Title II implementing regulation at 28 C.F.R. part 35 (Title II). For more information on federal accessibility requirements, please visit HUD's website, https://www.hud.gov/program_offices/fair_housing_equal_opp/physical_accessibility.

14. Program Services Model. The minimum requirements of the services to be provided by the Grantee are as follows:

- a. All services are voluntary for the beneficiary. Consent of the client, and/or legal guardian is required before delivery of services. Grantees are strongly encouraged to work with the client to complete all phases of the program model; however, the client or legal guardian may opt out at any time.
- b. The home modifications and other services must be designed to improve general safety, improve accessibility, and improve functional abilities of the client to make tasks easier, reduce accidents and the risk of falls, and lengthen the amount of time the client can continue to safely live in their primary residence.
- c. The Program Services Model shall include the following components:
 - i. *Initial Interview and In-Home Assessment conducted by a Licensed Occupational Therapist (OT), or a licensed OT Assistant or Certified Aging-in-Place Specialists whose work under the grant is overseen by a licensed OT.* The OT will conduct the initial interview with the client and care takers (if available) in their home and assess the home for safety and hazards, including the client's fall risk, general mobility, existing adaptive equipment, and/or the client's functional abilities with ADLs and IADLs. During this in-home visit, the OT will conduct a "baseline" Evaluation health interview with clients and a home hazard visual assessment of the home using PD&R Evaluation forms.

ii. Work Order by the OT, or a licensed OT Assistant or a Certified Aging-in-Place Specialist whose work under the grant is overseen by a licensed OT. (Supervision/oversight by an OT involves guidance in establishing the scope of work, work plan, and approval of any modifications to the established plan in each unit to ensure client-centered service for optimal occupational outcomes). With the client's consent, the OT will prioritize the necessary home modifications and complete a work order and any additional specifications (e.g., placing tape on walls to indicate position of grab bars).

iii. Home Modification Work. The work must be performed by a licensed, or in accordance with local and state regulations, contractor qualified to perform the required work.

iv. Follow-up Assessment and Inspection. The OT will conduct an in-home follow-up assessment within one month following services, accompanied by appropriate education and training for the client in the safe and proper use of adaptive equipment. The OT will also inspect the work of the licensed contractor to ensure that it meets the requirements and complete a work order for any required adjustments before services are paid in full.

d. Grantees shall use the standardized PD&R OAHMP Evaluation forms and protocols to collect information before (i.e., baseline) and after the home modification intervention (i.e. six-to nine-months follow-up). At a minimum, the assessment tool(s) shall cover the functional abilities of the client and the safety and hazards in the home and an analysis/summary of the assessment findings.

e. The program services shall not be a replacement of home care visits ordered by a provider for a person with specific rehabilitative or skilled nursing needs, such as follow-up from a hospitalization, inpatient rehabilitation, or other acute or skilled post-discharge need.

f. If an applicant wishes not to use the Program Services Model described above, the applicant must provide a justification to deviations to the Model described above, and clearly provide a detailed overview of the model they intend to use, and must document the validation of why their proposed model is better for its program than the Program Services Model, along with the step-by-step process for accomplishment of the performance goals of all components described in paragraphs c.i. – iv. above. If a grant is awarded, acceptance of the deviations will be at the discretion of HUD. The program requirement for a skilled and licensed OT in any capacity is required under this grant program.

15. Duplication of Benefits. The grantee shall avoid obvious duplication of Medicare or Medicaid benefits received—such as adaptive equipment already ordered by a medical provider—but neither the grantee nor the beneficiary is required to determine whether Medicare or Medicaid benefits exist for the services or equipment provided under this grant.

16. Structural Modification Direct-Hire/Contractor Requirements. The following requirements apply to all Grantee personnel (staff, contractors) who make structural modifications in a client's residence. The personnel:

- a. Must participate in an on boarding process designed by the grantee before performing work that reflects the program’s desired approach to interacting with older adults and their caregivers and families;
- b. Must be licensed, bonded, and insured in accordance with state and local requirements;
- c. For mobile homes and manufactured homes, must follow state licensing requirements for repair/modification of mobile homes and manufactured homes, as applicable; and
- d. Must provide a warranty period acceptable to the grantee for all home modifications (e.g., one year).

17. Reporting Requirements.

a. *Program Reporting.* Grantees must comply with HUD funded evaluations and provide data to HUD on a quarterly basis, as required by the OMB Uniform Guidance at 2 CFR §§ 200.327 and 200.328.

b. *Assessment Reporting.* Grantees must comply with the standardized assessment, data collection, and reporting requirements of the OAHM Program. Grantees shall enter assessment data on an ongoing basis using the standardized assessment tool(s), as documented in their individual program Work Plan. Data obtained from any assessment must be compliant with the Privacy Rule of the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and is an allowable expense funded through this grant. The HIPAA Privacy Rule can be found at www.hhs.gov/ocr/privacy/.

18. Addressing the Needs of a Vulnerable Population. Grantees must put policies and plans in place that address how to respond when they encounter clients who are highly vulnerable or whose homes are in need of major repairs. See Section V.A. Review Factors.

19. Program Consistency. Grantees shall participate in mandatory training provided by HUD:

- a. Initial training. This is a one-time training for at least two representatives, including the program manager, about the goals and principles of the grant program, the guidelines, grant requirements, procedures that all the grantees must follow, and the elements that are common across all the grantee programs. The orientation shall be in-person unless HUD makes it virtual out of necessity.
- b. Annual Program Manager School - Specialized Staff Training. This is training specific to staff roles. Program managers will receive training in grants management, hiring, contracting, procurement, reporting, and other program administration topics. Occupational therapists and maintenance/repair staff may receive training in such topics as how to work with older clients, motivational interviewing techniques, client and home assessments, and creating the home modification work order. The initial training shall be in-person or virtual at HUD’s discretion; the training's after the first shall be virtual.

If your grant agreement is not signed prior to the New Grantee Orientation, you will be reimbursed for any reasonable costs you incur to attend the New Grantee Orientation that are allowable in accordance with 2 CFR part 200, especially 2 CFR 200.458 and 2 CFR 200.474. HUD reserves the right to disallow costs that are not reasonable, allowable and allocable in accordance with OMB Cost Principles, 2 CFR part 200, subpart E.

In addition, grantees are highly encouraged to participate in any additional training or technical assistance provided through HUD’s technical assistance providers. Prior approval by HUD is

required.

20. Cooperation with Related Research and Evaluation. Grantees must cooperate fully with any research or evaluation sponsored by HUD or another government agency associated with this grant program. This cooperation includes but is not limited to preservation of project data and records and compiling requested information in formats provided by the researchers, evaluators, or HUD. This may include the compiling of certain relevant local demographic, dwelling unit, and participant data not contemplated in the original proposal. Participant data must be subject to the Privacy rules of the Health Insurance Portability and Accountability Act of 1996 HIPAA. For the Evaluation of the program in this NOFO, HUD does not expect research to be conducted that could affect human subjects.

21. Data Collection. You must collect, maintain, and provide to HUD the data necessary to document and evaluate grant program outputs and outcomes upon request.

22. Sustainability. Grantees must implement a strategy to build community capacity for home modification programs and services that will continue after the grant performance period ends. See Section V.A. Review Factors.

23. Procurement Requirements. All goods and services must be procured through a competitive process. Recipients must follow federal procurement requirements as defined in 2 CFR §§ 200.317 – 200.326, as applicable. The designation of an entity as a subrecipient or contractor must follow program policies and 2 CFR 200.331.

24. Budget. Recipients must maintain a current account of all allowable costs and activities. Allowable costs shall be in accordance with the cost principles applicable to the organization incurring the costs. Specifically, see, as applicable, 2 CFR 225 - Cost Principles for State, Local, and Indian Tribal Governments, or 2 CFR 230 - Cost Principles for Nonprofit Organizations.

- Allowable costs include the following:
 - a. Program Operations costs are program implementation, management, and oversight activities that are directly attributable and specifically identified to this grant. All costs must be reasonable and clearly detailed. Examples of costs may include, but are not limited to, the following:
 - i. Staff and contractor recruitment.
 - ii. Salaries and wages for direct hires or contractors working directly on activities are supported by this grant.
 - iii. Fringe benefits for direct hires working directly on activities supported by this grant. Fringe benefits are allowable as a direct cost in proportion to the salary charged to the grant, to the extent that such payments are made under formally established and consistently applied organizational policies.
 - iv. Program marketing/advertising and printing.
 - v. Procurement of materials and supplies for program administration. Materials and supplies are defined as tangible personal property other than equipment, costing less than \$5,000. Materials and supplies that are necessary to carry out the project are allowable as prescribed in 2 CFR § 200.453.

- vi. Local travel.
- b. Information Technology and IT Services. Costs are directly attributable to tracking service activities and collecting program monitoring data. Examples of such costs may include but are not limited to the following:
 - i. Procurement and maintenance of database and other tools.
 - ii. Information technology consulting services.
- c. Client Intake, Assessment, and Assessment, and Accessibility. Costs directly attributable to activities that ensure the client's needs and goals are fully understood and that they get the maximum benefit from the program to address their needs and goals. Examples of such costs may include but are not limited to the following:
 - i. Assistance to client in locating proof of eligibility.
 - ii. Fees to use standardized assessment tools.
 - iii. Occupational therapist services.
 - iv. Registered nurse services (only if required by evidence-based model) as described in section I.A.1, Background, which do not include medical treatment. Examples of registered nurse services are assessing a client's goals related to pain, depressive symptoms, medication use, strength and balance, and facilitating communication with a primary care practitioner.
 - v. Social worker services.
 - vi. Limited assistance services for individual who are LEP.
 - vii. Development of a list of resources to refer the client to which will address needs outside of the scope of this program.
 - viii. Any costs associated with providing reasonable accommodation for a beneficiary with a disability or a potential beneficiary applying to participate in the program.
 - ix. Any costs associated with ensuring effective communication with applicants and beneficiaries with visual, hearing, speech, intellectual or other developmental disabilities, and other communication-related disabilities.
 - x. Any costs associated with procuring mobile reporting tools for on-site reporting, evaluation, and data collection are a necessity.
- d. Home Modifications and Adaptive Equipment. Costs are directly attributable to the implementation of recommended home modifications and adaptive equipment specified by the Occupational Therapist, OT Assistant or Certified Aging in Place Specialist operating under the supervision of the OT based on the interview and assessment of the client and the home environment. Examples of such costs may include, but are not limited to, the following:
 - i. Procurement of equipment associated with home modification. Equipment means tangible nonexpendable personal property charged directly to the grant, having a useful life of more than one year and an acquisition cost of \$5,000 or less; however, procurement of equipment with unit cost in excess of \$5,000 is allowable if prior written approval is obtained from HUD (complete with itemized contract invoice, work plan, OT assessment, supporting documentation, etc.).
 - ii. Procurement of adaptive equipment, materials, and supplies associated with the home modification. Materials and supplies are defined as tangible personal property other than equipment, costing less than \$5,000. Materials and supplies that are necessary to carry out the project are allowable as prescribed 2 CFR § 200.453.

iii. Costs associated with making a specific home modification or adaptive equipment accessible for a beneficiary with a disability.

e. Professional Development. Costs directly attributable to activities that are intended to improve the organization's ability to ensure high-quality program outcomes and to share information about the program with industry groups. Examples of such costs may include, but are not limited to the following:

i. Certification and/or training in aging in place or related areas, including travel costs and training fees.

ii. Peer group conference registration and travel (requires prior approval by HUD).

f. Indirect Costs. Indirect costs are incurred for a common or joint purpose benefiting other programs or activities, and not directly attributable or specifically identified with this grant. Reimbursement is determined by the cognizant agency's negotiated indirect cost rate or if no negotiated rate, the flat 10% de minimis indirect cost rate will be applied. See section IV.F. below.

- Unallowable costs:

a. The federal requirements for the determination of allowable and unallowable direct and indirect facilities and administrative costs established under Subpart E, Cost Principles, of OMB's regulations at 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, apply to the grants under this NOFO.

b. The procedures of section F.5, Collection of Unallowable Costs and Erroneous Payments, of Appendix VII to Part 200, shall be followed, namely, that costs specifically identified as unallowable and charged to Federal awards either directly or indirectly will be refunded (including interest chargeable in accordance with applicable Federal cognizant agency for indirect costs regulations).

25. Maintenance /Repair Activities. To the greatest extent possible, HUD strongly encourages installation of any adaptive equipment (i.e., assistive device or everyday item) or other home modifications that address IADLs and ADLs that meet the definition of maintenance/Repair; refer to the Maintenance Repair column of the Table of Home Modifications/Repairs in Appendix B. The table is not exhaustive. Maintenance activities, for purposes of making an environmental determination, are defined as those that slow or halt deterioration of a building and do not materially add to its value or adapt it to new uses (i.e., non-residential to residential). General examples of maintenance activities for environmental review purposes are as follows:

a. Cleaning activities;

b. Protective or preventative measures to keep a building, its systems, and its grounds in working order;

c. Replacement of appliances that are not permanently affixed to the building;

d. Periodic replacement of a limited number of component parts of a building feature or system that are subject to normal wear and tear;

e. Replacement of a damaged or malfunctioning component part of a building feature or

system (Replacement of all or most parts or an entire system is NOT maintenance); and

f. If the scope and extent of the project do not qualify as maintenance, then the project requires a Responsible Entity to complete an environmental review and receive an Authority to Use Grant Funds from HUD or HUD to complete an environmental review and approve the project prior to commitment or expenditure of grant or match funds.

26. Administrative Costs.

a. You can utilize up to 10 percent of the federal award for payments of reasonable grant administrative costs related to planning and executing the project, preparation/submission of HUD reports, etc. Administrative costs must be reflected under each appropriate line items (e.g., salaries, fringe, supplies, on Form HUD_424_CBW) and a detailed cost element breakdown in the budget narrative must be provided. The 10 percent administrative cost cap for this program must include any indirect cost rates placed in the HUD share budget columns, as well as the sum of the budget line items that have inherent administrative costs per OLHCHH Policy Guidance 2015-01, plus any administrative costs of sub recipient organizations (also detailed by budget line item and budget narrative). There are two categories of administrative costs: direct administrative costs and indirect costs. For the purposes of this grant, all direct administrative costs and all indirect costs count towards the 10 percent administrative cost limit. (See Section IV.F, Indirect Cost Rate, for information.)

b. Direct Administrative Costs. Direct administrative costs are the reasonable, necessary, allocable, and otherwise allowable costs of general management, oversight, and coordination of the grant (i.e., program administration). Such costs include, but are not necessarily limited to, expenditures for: Salaries, wages, fringe benefits, and related costs of the recipient's staff engaged in program administration that can be specifically identified with the grant. (See OLHCHH Policy Guidance 2012-01(https://www.hud.gov/sites/documents/PGI_2012-01.PDF).

Advancing Racial Equity

In accordance with Executive Order [13985](#), Executive Order 14091, *Executive Order on Further Advancing Racial Equity and Support for Underserved Communities Through The Federal Government*, and Federal fair housing and civil rights laws, your application must address the following:

- You analyzed the racial composition of the persons or households who are expected to benefit, directly or indirectly, from your proposed award activities;
- You identified any potential barriers to persons or communities of color equitably benefiting from your proposed award activities;
- You detailed the steps you will take to prevent, reduce, or eliminate these barriers; and
- You have measures in place to track your progress and evaluate the effectiveness of your efforts to advance racial equity in your award activities.

Note that any actions taken in furtherance of this section must be consistent with Federal nondiscrimination requirements.

Rating Factor: Applicants will address four bullets outlined in the paragraph above in response to Rating Factor 4(a), Equity Provisions, Advancing Racial Equity.

Affirmative Marketing and Outreach

Any outreach or marketing conducted under a HUD award must be conducted broadly throughout the local area and nearby areas and targeted to reach any eligible persons in demographic groups that would be unlikely or least likely to be aware of the benefits of a HUD award absent such efforts, or entities that serve such groups. Such demographic groups may include, for example, Black and Brown persons or communities, individuals with limited English proficiency, individuals with disabilities, or families with children. Strategies for affirmative marketing or outreach include outreach through community contacts or service providers or at community centers serving the target population; and marketing on websites, social media channels, television, radio, and print media serving local members of the targeted group. You must submit a narrative describing the affirmative marketing/outreach activities that will be conducted if you are selected for a HUD award.

Applicants will address the issues outlined in the paragraph above in response to Rating Factor 4(b), Equity Provisions, Affirmative Marketing and Outreach.

Experience Promoting Racial Equity

In accordance with Executive Order 13985, Executive Order On Advancing Racial Equity and Support for Underserved Communities Through the Federal Government, Executive Order 14091, Further Advancing Racial Equity and Support for Underserved Communities Through the Federal Government, and Federal fair housing and civil rights laws, your application must demonstrate that the applicant has the experience and/or the resources to effectively address the needs of underserved communities, particularly Black and Brown communities. This may include experience successfully working directly with such groups, experience designing or operating programs that equitably benefit such groups, or experience successfully advancing racial equity in other ways. This may also include experience soliciting, obtaining, and applying input from such groups when designing, planning, or implementing programs and activities.

Applicants will describe their past experience or resources to effectively meet the needs of underserved communities, particularly Black and Brown communities in response to 4(c), Equity Provisions, Experience Promoting Racial Equity.

Affirmatively Furthering Fair Housing

With some exceptions for Federally recognized Indian tribes and their instrumentalities, the application must discuss how the applicant will carry out the proposed activities in a manner that affirmatively furthers fair housing in compliance with the Fair Housing Act and its implementing regulations and how applicants will meet the requirements of the definition of affirmatively furthering fair housing at 24 CFR 5.151. If the applicant will carry out proposed activities with an Assessment of Fair Housing (AFH), the proposed activities should be consistent with the AFH’s fair housing goals and with fair housing strategies specified in the jurisdiction’s Consolidated Plan or Public Housing Agency Plan.

Applicants will address this requirement in response to Rating Factor 4(d), Equity Provisions, Affirmatively Furthering Fair Housing.

G. Criteria for Beneficiaries.

This program has eligibility criteria for beneficiaries.
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The beneficiary must be:

1. The senior low-income occupant of the primary residence where the home modifications will be installed;
2. Elderly: For this NOFO, section I.A.4, above, defines this as being at least 62 years of age;
3. Low income: For this NOFO, section I.A.4, above, defines this as having a family income less than or equal to 80% of local area median income (AMI) (see below); and
4. Not receiving project based rental assistance.

Where the home is owned or rented by two or more individuals, at least one of the owners or renters must meet the criterion above. A home owned or rented by one member of a married couple, as recognized by the State, that is the primary residence of either or both members of the couple is eligible if the member(s) residing meet the senior and low-income beneficiary criteria above.

Per-home benefit limits are not multiplied by the number of low-income elderly adults residing in the home.

Because the AMI low income determination under criterion 3 above is based on the jurisdiction in which the residence is located, family income and family size,

(see

https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.0dn, the total family income, not just the income of the senior homeowner/tenant, will be used to determine the low income eligibility.

For 2024, the income limits for low-income households are shown for each part of the country at

https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.0dn, and are based on the number of persons in the household. For determining income eligibility in subsequent years, see HUD's Income limits website (as of the publication of this NOFO, at https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.0dn, which will list the income limits and the income limits methodology for that year. (Typically, the limits are changed in the spring.)

Additional beneficiary criteria: The grantee may impose additional beneficiary criteria. For example:

1. physical condition of the primary residence.
2. previous home modification benefits received under this program.

The grantee must comply with all civil rights and nondiscrimination

requirements and ensure that any additional beneficiary criteria do not result in discrimination against any federally protected class. See 24 C.F.R. § 5.105(a).

IV. APPLICATION AND SUBMISSION INFORMATION

A. Obtain an Application Package

Instructions for Applicants

All application materials, including the Application Instructions and Application Package, are available through Grants.gov. You must access and review all available application materials. You must submit your application electronically via Grants.gov under the Funding Opportunity Number cited within this NOFO. Your application must list the applicable Funding Opportunity Number.

You can request a waiver from the requirement for electronic submission, if you demonstrate good cause. An example of good cause may include: a lack of available Internet access in the geographic area in which your business offices are located. However, lack of SAM registration or valid UEI is not good cause. If you cannot submit your application electronically, you must ask in writing for a waiver of the electronic application submission requirements. HUD will not grant a waiver if you fail to submit to HUD by email or postmark by mail a request for a waiver at least 15 calendar days before the application deadline. If HUD grants a waiver, a paper application must be received before the deadline for this NOFO. To request a waiver, you must contact:

Name:

Taneka Blue

Email:

olhchh.nofa@hud.gov

HUD Organization:

OLHCHH

Street:

451 7th Street SW, Room 8236

City:

Washington

State:

DC DISTRICT OF COLUMBIA

Zip:

20410

B. Content and Form of Application Submission

You must verify that boxes 11, 12, and 13 on the SF-424 match the NOFO for which you are applying. If they do not match, you have downloaded the wrong Application Instruction and Application Package.

Submission of an application that is otherwise sufficient, but is under the wrong Assistance Listing and Funding Opportunity Number is a Non-Curable Deficiency, and will be rejected, unless otherwise stated under the Threshold requirements section. When applying with a UEI that does not match the organization name as registered in sam.gov will result in an ineligible applications.

1. Content

Forms/Assurances/Certifications	Submission Requirement	Notes/Description
Application for Federal Assistance (SF-424)	This form is required.	Review section IV.B.2.a. of this NOFO for detailed application requirements.
Applicant and Recipient Assurances and Certifications (HUD 424-B)	This form is required.	Review section IV.B.2.a. of this NOFO for detailed application requirements.
Applicant/Recipient Disclosure/Update Report (HUD 2880)	This form is required.	Review section IV.B.2.a. of this NOFO for detailed application requirements.
Disclosure of Lobbying Activities (SF-LLL)	This form is conditionally required.	Review section IV.B.2.a. of this NOFO for detailed application requirements.
Certification Regarding Lobbying Activities	This form is required.	
Federal Assistance Representations and Certifications	This form is required via sam.gov	To assure compliance with statutory requirements for HUD programs, you must complete the “Federal Assistance Representations and Certifications” section of your sam.gov registration. HUD and OMB use information reported within sam.gov for general management of Federal assistance awards programs. For more information on how to update your sam.gov registration, visit SAM.gov or the Federal Service Desk, FSD.gov. You can search for help at FSD any time or request help from an FSD agent Monday-Friday 8 a.m. to 8 p.m. ET.

Forms/Assurances/Certifications	Submission Requirement	Notes/Description
Form HUD 424 CBW HUD Detailed Budget Worksheet	Must be submitted with your application	Amounts on HUD_424_CBW must be consistent with requested and matched amounts on lines 18b-f of the SF424, Application for Federal Assistance.

Application Process and Forms

These items include the standard forms that are applicable to this funding announcement (collectively referred to as the "standard forms"). Copies of these forms are available online at [How to Apply for Grants | Grants.gov](#). The required items are:

- A cover sheet with the name and contact information for the applicant.
- Application Abstract (one-page maximum). An abstract that provides a detailed description of the program and should include, at a minimum, the program approach, partner organizations, target population/community, intake/referral process, the organization’s previous relevant experience, and the expected number of units to be modified and the number of beneficiaries served.
 - Information contained in the abstract will not be considered in the evaluation and scoring of your application and will not be counted towards the 15-page maximum. Any information you wish to be considered in scoring the application must be provided under the appropriate rating factor response.
- Form SF424 Application for Federal Assistance and applicable assurances (SF424A-D, as applicable). Be sure to correctly identify the NOFO title, Funding Opportunity Number and CFDA number. Applicants must also include the nine-digit zip code (zip code plus four digits) associated with the applicant address in box 8d of Form SF-424. You can find the 9-digit zip code through the USPS website (<http://usps.com>) by selecting "Look Up a Zip Code?" under the "Quick Tools" menu on the USPS homepage and entering the street address.
 - Select the Grant Contact. You would prefer to receive any communication regarding the application status and any necessary follow-up.
 - Any application with a funding request exceeding the maximum award amount will be deemed ineligible for award.
- Response to Rating Factors. A project description/narrative statement addressing the rating factors for the award, which are identified in section V.A.1. The narrative statement must be identified in accordance with each factor for award (Rating Factors 1-4). The full application must be formatted as per section IV.B.3.a. The project description or narrative must be included in the responses to the rating factors. Note that although submitting pages in excess of the page limit will not disqualify the application, HUD will not consider the information on any page beyond the 15- page limit. The points you receive for each rating factor will be based on the portion of your narrative statement that you submit in response to that particular factor, supplemented by any appendices that are

referenced in your narrative response to the rating factor. Supporting materials that are not referenced or discussed in your responses to the individual rating factors will not be considered. Additional materials (e.g., appendices) can be submitted with your application. The footer on the pages of these materials should identify the rating factor that they are supporting.

- The estimated total HUD funding requested.
- Supporting Materials. Include, as appendices, the following materials that are needed to support your responses to the rating factors. These will not be counted towards the Rating Factors narrative's 15-page limit:
 - The completed table from Appendix A, Urbanized / Substantially Rural Designation of Areas, including whether the application is for servicing an "Urbanized" target area location or a "Substantially Rural" one, based on the instructions in Appendix A.
 - The resumes of key personnel. Each resume shall not exceed three pages and is limited to information that is relevant in assessing the qualifications and experience of key personnel to conduct and/or manage the proposed technical study.
 - Organizational chart.
 - Letters of commitment.
 - List of references cited in your responses to the rating factors.
- Additional Information. Any additional, optional materials, must not exceed 10 pages. Any pages in excess of this limit will not be read. The additional information should not be a continuation of the rating factor narrative but provide further clarification if needed, of statements made in the rating factor narrative. Additional information that is a continuation of rating factor narrative will not be considered.
- Budget. Include a total budget using form HUD424CBW (<https://www.hud.gov/sites/dfiles/CPD/documents/424-CBW.xls>) included in the Instructions download at Grants.gov, with supporting cost justification of up to four pages, which will cover all budget categories of the federal grant request. This information will not be counted towards the Rating Factors narrative 15-page limit. Use the budget format discussed in Rating Factor (3), Section V.A.1 below. In completing the budget forms and justification, you should address the following elements:
 - Direct Labor costs, including all full- and part-time staff required for the planning and implementation phases of the project. These costs should be based on full-time equivalent (FTE) or hours per year (hours/year) (i.e., one FTE equals 2,080 hours/year);
 - Allowance for four trips for mandatory training provided by HUD, during the period of performance of your grant, planning each trip for 2 people, as needed. In planning your trips, you should assume two or three overnight stays depending on your location.
- A separate budget form and justification for each sub-recipient receiving more than 10 percent of the total federal budget request.

- Supporting documentation for salaries and prices of materials and equipment, upon request.

2. Other Submission Requirements

a. Standard Application, Assurances, Certifications and Disclosures

(1) Standard Form 424 (SF-424) Application for Federal Assistance

The SF-424 is the government-wide form required to apply for Federal assistance programs, discretionary awards, and other forms of financial assistance programs. You must complete and submit the form with the other required forms and information as directed in this NOFO.

By signing the forms in the SF-424 either through electronic submission or in paper copy submission (for those granted a waiver), you and the signing authorized organization representative affirm that you both have reviewed the certifications and assurances associated with the application for Federal assistance and (1) are aware the submission of the SF-424 is an assertion that the relevant certifications and assurances are established and (2) acknowledge that the truthfulness of the certifications and assurances are material representations upon which HUD will rely when making an award to the applicant. If it is later determined the signing authorized organization representative to the application made a false certification or assurance, caused the submission of a false certification or assurance, or did not have the authority to make a legally binding commitment for the applicant, the applicant and the individual who signed the application may be subject to administrative, civil, or criminal action. Additionally, HUD may terminate the award to the applicant organization or pursue other available remedies. Each applicant is responsible for including the correct certifications and assurances with its application submission, including those applicable to all applicants, those applicable only to Federally recognized Indian tribes, or Alaskan native villages and those applicable to applicants other than Federally recognized Indian tribes, or Alaskan native villages.

(2) Assurances (HUD 424-B)

By submitting your application, you provide assurances that, if selected to receive an award, you will comply with U.S. statutory and other requirements, including, but not limited to civil rights requirements. All recipients and subrecipients of the award are required to submit assurances of compliance with Federal civil rights requirements. *See, e.g.*, Title VI of the Civil Rights Act of 1964, Title IX of the Education Amendments Act of 1972, Section 504 of the Rehabilitation Act of 1973, Violence Against Women Act, and the Age Discrimination Act of 1975; *see also* [24 CFR §§ 1.5; 3.115; 8.50; and 146.25](#). HUD accepts these assurances in the form of the HUD 424-B, which also require compliance with HUD Reform Act requirements and all general Federal nondiscrimination requirements in the administration of the Federal assistance award.

(3) Applicant Disclosure Report Form 2880 (HUD 2880)

The form HUD 2880 is required if you are applying for assistance within the jurisdiction of HUD to any project subject to Section 102(d) of the HUD Reform Act . Assistance is provided directly by HUD to any person or entity, but not to subrecipients. It includes assistance for the acquisition, rehabilitation, operation, conversion, modernization, renovation, or demolition of any property containing five or more dwelling units that is to be used primarily for residential purposes. It includes assistance to independent group residences, board and care facilities, group

homes and transitional housing but does not include primarily nonresidential facilities such as intermediate care facilities, nursing homes and hospitals. It also includes any change requested by a recipient in the amount of assistance previously provided, except changes resulting from annual adjustments in Section 8 rents under Section 8(c)(2)(A) of the United States Housing Act of 1937 ([42 U.S.C. § 1437f](#)). [See 24 CFR part 4 for additional information.](#)

(4) Code of Conduct

Both you, as the award recipient, and all subrecipients must have a code of conduct (or written standards of conduct). The code of conduct must comply with the requirements included in the “Conducting Business in Accordance with Ethical Standards” section of the Administrative, National and Department Policy Requirements and Terms for HUD Financial Assistance Awards-- 2024, as well as any program-specific requirements. These requirements include ethical standards related to conflicts of interest for procurements in [2 CFR 200.318\(c\)](#) and [2 CFR 200.317](#), as well as HUD-specific conflict of interest standards. HUD maintains a list of organizations that have previously submitted written standards of conduct on its [Code of Conduct for HUD Grant Programs webpage](#). But it is your responsibility to ensure that the standards are compliant with the noted requirements and that HUD has the latest version of the written standards. Updated written standards should be submitted with the application. Any updates to your written standards, after the application period, should be submitted as directed by the HUD program contact for this NOFO.

(5) False Statements

Applicant understands that providing false or misleading information during any part of the application, award, or performance phase of an award may result in criminal, civil or administrative sanctions, including but not limited to: fines, restitution, and/or imprisonment under 18 USC 1001, 18 USC 1012, or 18 USC 287; treble damages and civil penalties under the False Claims Act, 31 USC 3729 et seq.; double damages and civil penalties under the Program Fraud Civil Remedies Act, 31 USC 3801 et seq.; civil recovery of award funds; suspension and/or debarment from all federal procurement and non-procurement transactions, FAR Part 9.4 or 2 CFR Part 180; and other remedies including termination of active HUD award.

(6) Lobbying Activities

Applicants are subject to the provisions of Section 319 of Public Law 101-121, 31 U.S.C. 1352, (the Byrd Amendment), and 24 CFR part 87, which prohibit recipients of federal awards from using appropriated funds for lobbying the executive or legislative branches of the Federal government in connection with a Federal award. All applicants must submit with their application the signed “Certification Regarding Lobbying” form. In addition, applicants must disclose, using Standard Form LLL (SF-LLL), “Disclosure of Lobbying Activities,” any funds, other than federally appropriated funds, that will be or have been used to influence federal employees, members of Congress, or congressional staff regarding specific awards. Federally recognized Indian tribes and tribally designated housing entities (TDHEs) established by Federally recognized Indian tribes as a result of the exercise of the tribe’s sovereign power are excluded from coverage of the Byrd Amendment, but state-recognized Indian tribes and TDHEs established only under state law shall comply with this requirement.

3. Format and Form

Narratives and other attachments to your application must follow the following format guidelines. Do not submit password protected or encrypted files.

15 Pages maximum length of narratives

Double spaced 12-point (minimum) Times Roman font on letter sized paper (8 1/2 x 11 inches) with at least 1-inch margins on all sides.

Other

Number the pages of the narrative.

C. System for Award Management (SAM) and Unique Entity Identifier (UEI)

1. SAM Registration Requirement

You must register at www.sam.gov before submitting an application. You must maintain current information in SAM on immediate and highest-level owner and subsidiaries, as well as on all predecessors that a Federal award within the last three years, if applicable. Information in SAM must be current for all times during which you have an active Federal award or an application or plan under consideration by HUD.

2. UEI Requirement

All entities doing business with the Federal government must use the UEI created in SAM.gov. Your application must include a valid UEI that is registered and active at www.sam.gov. **When submitting an application with a UEI that does not match the organization name as registered in sam.gov will result in an ineligible application.**

3. Requirement to Register with Grants.gov

Anyone planning to submit applications on behalf of an organization must register at Grants.gov and be approved by the E-Biz POC in SAM to submit applications for the organization. Registration for SAM and Grants.gov is a multi-step process and can take four (4) weeks or longer to complete if data issues arise. Applicants without a valid registration cannot apply through Grants.gov. Complete registration instructions and guidance are provided on Grants.gov.

D. Application Submission Dates and Times

1. Application Due Date Explanation

The application deadline is 11:59:59 PM Eastern time on

11/19/2024

Submit your application to Grants.gov unless a waiver has been issued allowing you to submit a paper application. Instructions for submitting your paper application will be contained in the waiver of electronic submission.

“Received by Grants.gov” means the applicant received a confirmation of receipt and an application tracking number from Grants.gov. Grants.gov then assigns an application tracking number and date-and timestamp each application upon successful receipt by the Grants.gov system. A submission attempt not resulting in confirmation of receipt and an application tracking number is not considered received by Grants.gov.

Applications received by Grants.gov must be validated by Grants.gov to be received by HUD.

“Validated by Grants.gov” means the application has been accepted and was not rejected with errors. You can track the status of your application by logging into Grants.gov, selecting “Applicants” from the top navigation, and selecting “Track my application” from the dropdown list. If the application status is “rejected with errors,” you must correct the error(s) and resubmit the application before the 24-hour grace period ends. Applications in “rejected with errors” status after the 24-hour grace period expires will not be received by HUD. Visit Grants.gov for a complete description of processing steps after applying.

HUD strongly recommends you review your application before you submit it at Grants.gov. Also, HUD recommends you submit your application at least **48 hours before the deadline** and during regular business hours to allow enough time to correct errors or overcome other problems.

2. Grants.gov Customer Support

Grants.gov provides customer support information on its website at <https://www.grants.gov/web/grants/support.html>. If you have difficulty accessing the application and instructions or have technical problems, contact Grants.gov customer support center by calling (800) 518-GRANTS (this is a toll-free number) or by sending an email to support@grants.gov. The customer support center is open 24 hours a day, seven days per week, except Federal holidays. Individuals who are deaf or hard of hearing, as well as individuals who have speech or other communication disabilities may use a relay service to reach Grants.gov Customer Support. To learn more about how to make an accessible telephone call, visit the [webpage for Federal Communications Commission](#).

3. Grants.gov Application Submission

You can verify the contents of your submitted application to confirm Grants.gov received everything you intended to submit. To verify the contents of your submitted application:

- Log in to Grants.gov.
- Click the Check Application Status link, which appears under the Grant Applications heading in the Applicant Center page. This will take you to the Check Application Status page.
- Enter search criteria and a date range to narrow your search results.
- Click the Search button. To review your search results in Microsoft Excel, click the Export Data button.
- Review the Status column. To view more detailed submission information, click the Details link in the Actions column.
- To download the submitted application, click the Download link in the Actions column.

Take note of the Grants.gov tracking number, as it is needed by the Grants.gov customer support center should you seek their assistance.

HUD may extend the application deadline for any program if Grants.gov is offline or not available to applicants for at least 24 hours immediately prior to the deadline date, or the system is down for 24 hours or longer and impacts the ability of applicants to cure a submission deficiency within the grace period.

HUD may also extend the application deadline upon request if there is a presidentially declared disaster in the applicant's area.

If these events occur, HUD will post a notice on its website establishing the new, extended deadline for the affected applicants. HUD will also publish the extension on Grants.gov.

In determining whether to grant a request for an extension based on a presidentially declared disaster, HUD will consider the totality of the circumstances including the date of an applicant's extension request (how closely it followed the basis for the extension), whether other applicants in the geographic area are similarly affected by the disaster, and how quickly power or services are restored to enable the applicant to submit its application.

NOTE: Busy servers, slow processing, large file sizes, improper registration or password issues are not valid circumstances to extend the deadline dates or the grace period.

4. Amend or Revise an Application

Before the submission deadline, you may amend a validated application through Grants.gov by submitting a revised and complete application including the new or changed material. The revised application must be received and validated by Grants.gov by the applicable deadline.

If HUD receives an original and a revised application for a single proposal, HUD will evaluate only the last submission received by Grants.gov before the deadline.

5. Grace Period for Grants.gov Submissions

If your application is received by Grants.gov before the deadline, but is rejected with errors, you have a grace period of 24 hours after the application deadline to submit a corrected, received, and validated application through Grants.gov. The date and time stamp on the Grants.gov system determines the application receipt time. Any application submitted during the grace period but not received and validated by Grants.gov will not be considered for funding. There is no grace period for paper applications.

6. Late Applications

An application received after the NOFO deadline date that does not meet the Grace Period requirements will be marked late and will not be reviewed by HUD for funding

consideration. Improper or expired registration and password issues are not sufficient causes to allow HUD to accept applications after the deadline date.

7. Corrections to Deficient Applications

HUD will not consider information from applicants after the application deadline except for curable deficiencies.

HUD will uniformly notify applicants of each curable deficiency. See curable deficiency definition in section I.A of this NOFO. Examples of curable (correctable) deficiencies include inconsistencies in the funding request and failure to submit required certifications. These examples are non-exhaustive.

When HUD identifies a curable deficiency, HUD will notify the authorized organization representative identified on the SF-424 Application for Federal Assistance via email. This email is the official notification of a curable deficiency.

You must email corrections of Curable Deficiencies to applicationsupport@hud.gov within the time limits specified in the notification. The time allowed to correct deficiencies will be no less than 48 hours and no more than 14 calendar days from the date of the email notification. The start of the cure period will be the date stamp on the email sent from HUD. If the deficiency cure deadline date falls on a Saturday, Sunday, Federal holiday, or on a day when HUD's Headquarters are closed, then the applicant's correction must be received on the next business day HUD Headquarters offices in Washington, DC are open.

The subject line of the email sent to applicationsupport@hud.gov must state: Technical Cure and include the Grants.gov application tracking number or the GrantSolutions application number (e.g., Subject: Technical Cure - GRANT123456 or Technical Cure - XXXXXXXXXXXXX). If this information is not included, HUD cannot match the response with the application under review and the application may be rejected due to the deficiency.

Corrections to a paper application must be sent in accordance with and to the address indicated in the notification of deficiency. HUD will treat a paper application submitted in accordance with a waiver of electronic application containing the wrong UEI as having a curable deficiency. Failure to correct the deficiency and meet the requirement to have a UEI and active registration in SAM will render the application ineligible for funding.

8. Authoritative Versions of HUD NOFOs

The version of this NOFO posted on Grants.gov includes the official documents HUD uses to solicit applications.

9. Exemptions

Parties that believe the requirements of the NOFO would impose a substantial burden on the exercise of their religion should seek an exemption under the [Religious Freedom Restoration Act](#) (RFRA).

E. Intergovernmental Review

This program is not subject to [Executive Order 12372, Intergovernmental Review of Federal Programs](#).

F. Funding Restrictions

1. Complete or gut rehabilitation, demolition of housing units, and demolition of detached buildings is not allowed.
2. Any work on a housing unit that is not a primary residence is not allowed.
3. Any work in tribally owned housing units is not allowed.
4. Purchase or Rental of Real Property. The purchase or rental of real property is not an allowable cost under this program.
5. Purchase or Lease of Equipment. The purchase or lease of equipment having a per unit cost in excess of \$5,000 is not an allowable cost unless prior written approval is obtained from HUD.
6. Medical Treatment. Medical treatment costs are not allowable under this program. The cost of services delivered by a registered nurse are allowable as a component of an evidence-based model.
7. You must comply with the Coastal Barrier Resources Act (16 U.S.C. § 3501 et seq.).

8. You may not conduct construction, reconstruction, repair or improvement (as referenced in Section 3(a)(4) of the Flood Disaster Protection Act of 1973 (42 U.S.C. §§ 4001-4128)) of a building or mobile home which is located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards unless:

a. The community in which the area is situated is participating in the National Flood Insurance Program in accordance with the applicable regulations (44 CFR parts 59-79), or less than a year has passed since FEMA notification regarding these hazards; and

b. Where the community is participating in the National Flood Insurance Program, flood insurance on the property is obtained in accordance with section 102(a) of the Flood Disaster Protection Act (42 U.S.C. § 4012a (a)). You are responsible for assuring that flood insurance is obtained and maintained. (However, for purposes of this program, a housing unit in a condominium (“condo”) or cooperative housing (“coop”) occupied by the older adult owner, renter, or shareholder for that unit as the primary residence is treated as being owner occupied, and may be eligible.)

Indirect Cost Rate

Normal indirect cost rules under [2 CFR part 200, subpart E](#) apply. If you intend to charge your indirect costs to the award, your application must clearly state the rate and distribution base you intend to use. If you have a Federally negotiated indirect cost rate, your application must also include a letter or other documentation from the cognizant agency showing the approved rate. Successful applicants whose rate changes after the application deadline must submit the new rate and documentation to assure the award agreement incorporates the applicable rate.

Applicants other than state and local governments. If you have a Federally negotiated indirect cost rate, your application must clearly state the approved rate and distribution base and must include a letter or other documentation from the cognizant agency showing the approved rate. If your organization does not have a current negotiated rate (including provisional rate) and elects to use the de minimis rate, your application must clearly state you intend to use the de minimis rate of 10% of Modified Total Direct Costs (MTDC), as defined at [2 CFR 200.1](#). Costs must be consistently charged as either indirect or direct costs but may not be double charged or inconsistently charged as both, as described in [2 CFR 200.403](#). Once elected, the de minimis rate must be applied consistently for all Federal awards until the organization chooses to negotiate a rate, which the organization may apply to do at any time. Documentation of the decision to use the de minimis rate must be retained on file for audit.

State and local governments. If your department or agency unit has a Federally negotiated indirect cost rate, your application must include that rate, the applicable distribution base, and a letter or other documentation from the cognizant agency showing the negotiated rate. If your department or agency unit receives more than \$35 million in direct Federal funding per year, you may not claim indirect costs until you receive a negotiated rate from your cognizant agency for indirect costs as provided in [Appendix VII to 2 CFR part 200](#).

If your department or agency unit receives no more than \$35 million in direct Federal funding per year and your department or agency unit has developed and maintains an indirect cost rate proposal and supporting documentation for audit in accordance with [2 CFR part 200, Appendix VII](#), you may use the rate and distribution base specified in that indirect cost rate proposal.

Alternatively, if your department or agency unit receives no more than \$35 million in direct Federal funding per year and does not have a current negotiated rate (including provisional) rate, you may elect to use the de minimis rate of 10% of MTDC. As described in [2 CFR 200.403\(d\)](#), costs must be consistently charged as either indirect or direct costs but may not be double charged or inconsistently charged as both. Once elected, the de minimis rate must be applied consistently for all Federal awards until your department or agency chooses to negotiate for a rate, which you may apply to do at any time. Documentation of the decision to use the de minimis rate must be retained on file for audit.

G. Other Program-specific Requirements

Leveraging and braiding CDBG funding with OAHMP grant funds is allowable.

Prime Recipients are responsible for managing and keeping their subrecipients informed and aware of any HUD educational opportunities and training.

V. APPLICATION REVIEW INFORMATION

A. Review Criteria

1. Rating Factors

HUD will consider whether your application is clear, concise, and well organized. Each rating factor is reviewed independently. Be sure your response for each rating factor does not include information that belongs with another rating factor.

When determining a score for the narrative responses, reviewers will utilize the following scale to apply the percentages of points available consistently for each applicant reviewed. For example, if an applicant’s response to a rating factor that is worth up to 10 points is assigned a qualitative rating by a reviewer as “fair”, this is translated into a quantitative score of 5 points because a fair response is assigned 50% of the possible point total. This is done by an electronic scoring tool that determines the point total for a rating sub-factor once the qualitative rating is assigned by the reviewer.

Qualitative Rating	Rating level explanation	Percentages
Outstanding	Answer is thorough and provides high confidence that the criteria are surpassed, or that the applicant will likely surpass the performance criteria covered by the question within the time and cost established. There were no weaknesses noted. The description gives confidence of high probability of success.	100%
Excellent	No significant weaknesses noted. Weaknesses or concerns can be corrected with just a moderate amount of effort. In general, the answer gives confidence that the applicant will likely meet the performance criteria covered by the question with the time and cost established.	85 %

Good	Answer provided generally meets the standards required, but has information weaknesses, or design or concept flaws that, while correctable, will likely require considerable effort. The applicant may have not fully answered the question. The answer is mediocre, and therefore, gives concern whether the applicant will meet the performance criteria covered by the question within the time and cost established.	75 %
Fair	Answer is vague or has substantial programmatic weaknesses that would require substantial efforts to correct. There is a low likelihood that the applicant will meet the performance criteria covered by the question within the time and cost established.	50 %
Poor or Non-Responsive	Applicant did not address question or answer shows a lack of understanding of requirements and/or concepts. Poor design concept and no or very little confidence that the applicant will meet the performance criteria covered by the question within the time and cost established. Success regarding this element is very unlikely.	0 %

Rating Factors for Applications

Each of the four factors is weighted as indicated by the number of points that are assigned to it. The maximum score that can be attained is 102 points. Applicants should be certain that each of these factors is adequately addressed in the project description and accompanying materials. To the extent feasible, include all of the needed information within your response to each rating factor. If your response to a particular rating factor cites information provided in your response to another rating factor, clearly indicate where the information is located so that the reviewer can easily locate it.

Threshold Requirements: Applications that meet all of the threshold requirements will be eligible to be scored and ranked, based on the total number of points allocated for each of the rating factors described below in this section.

Summary of Applicant Scoring and Distribution of Points for Applications

Rating Factor 1: Capacity of the Applicant and Relevant Organizational Experience	30 points
Rating Factor 2: Program Strategy and Management	30 points (including 2 points for Section 3)
Rating Factor 3: Budget Proposal	20 points
Rating Factor 4: Equity Provisions	20 points
Preference Points	2 points
Total Points Possible	102 points

Rating Factor 1. Capacity of the Applicant and Relevant Organizational Experience

Maximum Points: 30

This factor addresses the extent to which you have the ability, capacity, and organizational resources necessary to successfully implement your proposed activities in a timely manner. The rating of your application will include any consultants, sub-recipients, and members of consortia that are firmly committed to the project (generally, “subordinate organizations”). In rating this factor, HUD will consider the extent to which your application demonstrates:

(1) The Capability and Qualifications of Key Personnel. The applicant must provide resumes, no longer than 3 pages, of the key personnel and job descriptions for planned key personnel, including the person responsible for the financial management of the grant (considered supporting materials). You must describe the roles and responsibilities of each of the key personnel for the project. Do not include the Social Security numbers (SSN) of any person. The day-to-day Program Manager must be experienced in either occupational therapy, housing rehabilitation, aging in place modifications, or other work related to the project. The Program Manager must have demonstrated project management experience and must dedicate at least 50 percent of his/her time to the proposed project. It is expected that the Program Manager and any support staff will have all the necessary certifications and experience for the job descriptions for the position. If you have not yet hired a Program Manager, you must include the job announcement for this position in the Appendix to your application. If you have not yet hired a Program Manager for this award, a letter of commitment from the applicant's agency leadership with the authority to ensure the position is filled must confirm their understanding and intent to fill or retain a qualified candidate as described above to serve in this required position within 60 days of award. This letter of commitment must accompany the application to receive full points under this rating factor element. Note: The Program Manager is expected to be the center of the program communication and must be technically prepared and experienced to take on the oversight and administration of these funds with the applicant agency. The lack of qualified staff in this position has been identified as a high risk of program failure. (10 points)

(2) Organizational Experience. HUD intends to award OAHMP grants to organizations with sufficient (at least 3 years) relevant experience providing services to older adults and conducting home modifications. Provide a description of the capabilities and experience of the applicant organization that are relevant to this NOFO, including your organization's performance in implementing any previous grants that are relevant to this focus area. Also, provide a description of your organization's at least 3 years of experience providing services to older adults (e.g., individuals age 62 years and older). Describe your organization's experience providing either home care services that includes the services of an Occupational Therapist, or other home repair/home maintenance services. Describe your organizations' experience working with fair housing organizations, and organizations that address accessibility for persons with disabilities or home modifications for aging in place. (10 points)

(3) Partnerships. Demonstrate your organizational experience through existing or past collaborations with public private/partnerships in the community you served such as, Area Agencies on Aging, Community Senior Services Centers, Health Departments, Housing Authorities, Hospitals, Community Development Agencies, etc. Indicate any enduring

enhancements or expansion of the local infrastructure or program services, target area, or policy that resulted from your activities. (5 points)

(4) Sub recipient

You must address the following related to partner organizations that will receive federal funds from the proposed grant program (vs. commercial services and off-the-shelf suppliers):

- (a) List and describe sub-recipients and consultants at all tiers that will provide critical services and activities directly to beneficiaries on your behalf or indirectly through supportive activities and describe the services and activities.
- (b) Detail each of these critical partner entities' qualifications and experience in initiating and implementing related environmental, health, safety, or housing projects, or providing services to older adults; and
- (c) List the key personnel from each of these critical partner entities, their respective roles and responsibilities, their qualifications and experience, and the percentages of time committed for all key personnel identified. You may provide this information in your narrative or in resumes, no longer than 3 pages, on each of up to three key personnel from these critical partner entities.
- (d) Include the DUNS number and Legal Business Name of all partner organizations. For any partner that does not have a DUNS number, include the date of incorporation. (5 points)

(5) Environmental Review Capacity. State or unit of general local government applicants must identify the individual(s) who will be responsible for completing the tiered environmental review (Tiers 1 and 2) and Request for Release of Funds requirements. All other applicants, i.e., non-profits, (most) Housing Authorities, etc., must identify the appropriate non-recipient Responsible Entity (RE) local or State government entity who will assume environmental review responsibilities for the grant. Verification by the Responsible Entity shall be included in the Appendices. NOTE: Without a recipient or non-recipient RE, environmental review responsibilities rest with HUD. In this case, recipients can expect a 45 day project implementation delay pending completion and approval of the environmental review. With a non-recipient RE, HUD estimates the project-level environmental review processing time to be 45+ days. See Appendix C for additional ER details. (0 points)

(6) Financial Capacity. Applications must demonstrate the financial capacity to cover the cost of home modification services for up to 30 days while waiting for HUD reimbursement. (0 points)

Rating Factor 2. Program Strategy and Management

Maximum Points: 30

(a)(1) Urban/rural area designation. Applications must describe the target area as either substantially rural or urban, using the Substantially Rural Substantially Rural Community Lookup Tool located at https://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingopps/oahmp that is linked to a list of states, counties, county subdivisions, or places and their urbanized area/substantially rural designations based on Census 2010 data. HUD will not accept applications unless the target area(s) is designated as being substantially rural or urbanized. The target area, however, may comprise more than one U.S. Census-defined county, county subdivision, or place. See Appendix A. (0 points)

(2) Within-target-area flexibility. Many jurisdictions have a mix of urban areas and rural areas.

The Substantially Rural Community Lookup Tool in Appendix A indicates the percentage of such areas within the jurisdiction(s) in which the target area is located.

(i) An applicant whose target area is in a jurisdiction that is urban (or substantially rural) may not be within the funding range for applications for that category.

(ii) That applicant may be able to meet the performance requirements of the NOFO and the application by working within a portion of the target area's jurisdiction that is substantially rural (or urban).

(iii) In such a case, the applicant may choose to state that it agrees to be considered for an award for meeting the NOFO's and the application's performance requirements by working on homes in the other urban / substantially rural category within the target area's jurisdiction if it is not awarded a grant in its original urban / substantially rural category. (0 points)

3) Environmental Justice. In accordance with Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, and EO 14008, HUD will track whether each unit completed is within a disadvantaged community (as designated by the CJEST tool), but the results will not be considered in grant performance ratings or in application scoring. HUD will work with awarded applicants to notify them of their progress towards conducting at least 40 percent of their work in communities that have been historically marginalized and overburdened by pollution and underinvestment in housing, transportation, water and wastewater infrastructure, and health care, as delineated by the Climate and Economic Justice Screening Tool (CJEST) or other HUD-approved definition (see the HUD OLHCHH Grants Target Area Mapping Tool at <https://hud.maps.arcgis.com/apps/webappviewer/index.html?id=4655926fe98946b2990c11f066a7096f>). Applications should state whether applicants are willing to work with HUD in tracking these units remediated and that applicants will seek to, but are not required to, address units in those disadvantaged areas. (0 points)

(b) Program Strategy. Provide a succinct overview of the structure of your proposed program and identify any existing models on which it is based, describing any deviations from the program model. Describe how your proposal will allow for assistance to meet the individualized goals of the client and reduce risk of falling, improve general safety, improve accessibility, and improve their functional abilities in order to lengthen the time the client can continue to reside in their primary residence. Describe your reasoning for selecting the community which you are targeting for services and your recruitment strategy and the expected number of housing units to receive program services. In addition, describe the home modifications that you expect to be most commonly employed in participants' homes. (5 points)

(c) Client and Home Assessments. Describe your procedures for assessing the needs of clients and for identifying necessary modifications to the home. HUD anticipates that some modifications will be driven by the client assessment whereas others will result from a standardized home assessment (e.g., installation of combination smoke and CO detectors). (5 points)

(d) Number of Beneficiaries. Provide an estimate of the minimum number of housing units you expect to treat with OAHMP grant funds and describe your basis for this estimate (e.g., based on an average cost of \$5,000 per housing unit). (0 points)

(e) Addressing Additional Needs of Clients. Discuss your policies and procedures when you encounter clients whose homes are in need of major repairs. This could include developing internal expertise and capacity (e.g., licensed or certified social worker) to connect clients directly to case managers or emergency services. It could mean building out the local referral network to include home care agencies, social service agencies, non-profits and other organizations that can provide home modifications beyond the scope of the OAHMP. In addition, describe your referral system for addressing other client needs that you may encounter (e.g., healthcare, transportation). (3 points)

(f) Program Administration and Oversight. Describe how you will administer this program, including how you will address oversight and financial management and provide examples of current financial reports. Specifically:

(i) Existing administrative capacity. Describe your existing program administration infrastructure that can absorb or readily be expanded to assume the additional work of the new program activities. This includes capacity for outreach, referrals and management of waiting lists; capacity for data collection and reporting; capacity for project and task management, scheduling, and workload management; experience with information technology systems and computer applications used for administration; capacity for financial management, procurement compliance and experience managing federal funds.

(ii) Expanding administrative capacity. Describe any necessary expansion of your program administration infrastructure for this program.

(iii) Describe how funding will flow from you to those who will perform work under you on this program, and whether and, if so, how you will ensure that acceptable work is conducted, and acceptable products were provided before you pay invoices and before you submit invoices to HUD.

(iv) Describe the key personnel, staff, procedures, and electronic management system you will use on this program to ensure proper project oversight/monitoring, contract administration, routine monitoring and, if you will conduct it, targeted monitoring, of all sub-grantees and contractors to ensure conformity to the terms, conditions and specifications of contracts or other formal agreements. Key personnel should include, at a minimum, the Project Director (PD) and the Program Manager (PM). Unless financial management of the grant falls under the responsibility of the PD or PM, the applicant should also identify the person responsible for the financial management of the grant. (5 points)

(g) Contractor Capacity. Describe the activities that will be taken to recruit and retain contractor firms and workers to meet the program production benchmarks. Examples of activities include informational postings online, in person recruitment activities, working with vocational and technical schools, workforce development centers, and Section 3 postings to advertise need for contractors to collaborate on unit work under this program. (4 points)

(h) Sustainability. Describe your strategy to build community capacity for home modification programs and services that will continue past the period of performance of the grant. This can take many forms and should be based on your experience implementing similar programs. For example, you may strengthen program staff expertise and program outcomes by taking non-mandatory continuous learning training on skills related to aging in place; leverage the program

to set standards and expand the knowledge and skills of local home repair companies to address the needs of older adults who wish to age in place; build knowledge within the organization about other sources of funding (nonprofit, philanthropic, government, etc.) for home modifications; build knowledge, processes, and identify opportunities to assist clients with obtaining services, payments, and funding that they qualify for; build a local coalition that raises awareness about the need for home modification among the older adult population and persons with disabilities and seeks sustainable solutions. (4 points)

(i) Section 3 Strategy.

Describe your Section 3 strategy (see section III.F.6, above) for hiring local low-income residents, providing training opportunities and awarding contracts to local Section 3 businesses. You should describe your plans to:

- notify residents and contractors about jobs and contracts that may become available;
- notify potential contractors about the requirements of Section 3;
- hire community residents and award contracts to local businesses; and
- assist in obtaining compliance among contractors and subcontractors. (2 points)

(j) Project timeline. Provide a timeline (by calendar quarter) of major project milestones and indicate how you will ensure that the project meets this schedule. (2 points)

Rating Factor 3. Budget Proposal

Maximum Points: 20

(a) Budget Justification Narrative (Required Attachments). (10 points)

The Budget narrative document should include all of the following details:

(Basic table of costs): A separate budget must be submitted using the HUD 424 CBW: HUD Detailed Budget Worksheet for yourself and for each partner that would receive more than 10 percent of the federal budget request, for any of the described eligible activities direct or indirect in nature.

(i) You must thoroughly estimate and detail a plan for all applicable costs, including direct, indirect, and administrative expenses, and present them in a clear and coherent format. Note that HUD is not required to approve or fund all proposed activities if awarded. In completing your estimations, you must document and justify all budget categories and costs and all major tasks of your organization, sub-recipients, major sub-contractors, joint venture participants, or others contributing resources to the project.

(ii) Describe your plan on how you would use your funds to ensure the maximum number of homes can be modified under this NOFO.

(iii) Justify the allocation of funds among successfully completed tasks, units within your organization, and your partners, in support of the scope of the proposed project. In particular, your narrative should show enough detail by line and category to provide transparency and linkage between production of successfully modified housing units, and payments associated with activities that resulted in those units being modified, from the outreach stage through recruitment, enrollment, contracting for home modifications, re-evaluation, education and

training.

(b) Fiscal Oversight and Financing Strategy Narrative. (10 points)

(i) Discuss your home modification financing strategy (i.e., the type of assistance - grants, deferred/forgivable loans), including verification of income eligibility requirements, terms, conditions, and dollar limits of the home modification work.

(ii) Identify who is responsible and the technical program expertise for establishing, as described in your response to Rating Factor 2, administering and overseeing the fiscal aspect of the program which may include bidding, procurement, and contracting the housing unit work.

(iii) Describe how you will keep costs per housing unit under tight control, so that the maximum number of older adults will have their homes modified under this NOFO.

Rating Factor 4: Equity Provisions

Maximum Points: 20

4(a) Equity, Advancing Racial Equity - 8 points

To satisfy the Advancing Racial Equity requirement in Section III.F, you must address the following four bullets and describe how:

- You analyzed the racial composition of the persons or households who are expected to benefit, directly or indirectly, from your proposed award activities;
- You identified any potential barriers to persons or communities of color equitably benefiting from your proposed award activities;
- You detailed the steps you will take to prevent, reduce, or eliminate these barriers; and
- You have measures in place to track your progress and evaluate the effectiveness of your efforts to advance racial equity in your award activities.

Note that any actions taken in furtherance of this section must be consistent with Federal nondiscrimination requirements.

4(b) Equity, Affirmative Marketing and Outreach - 2 points

Describe the affirmative marketing/outreach activities that will be conducted if you are selected for a HUD award. Any outreach or marketing conducted under a HUD award must be conducted broadly throughout the local area and nearby areas and targeted to reach any eligible persons in demographic groups that would be unlikely or least likely to be aware of the benefits of a HUD award absent such efforts, or entities that serve such groups. Such demographic groups may include, for example, Black and Brown persons or communities, individuals with limited English proficiency, individuals with disabilities, or families with children. Strategies for affirmative marketing or outreach include outreach through community contacts or service providers or at community centers serving the target population; and marketing on websites, social media channels, television, radio, and print media serving local members of the targeted group.

4(c) Equity, Experience Promoting Racial Equity – 8 points

Describe your experience and/or resources to effectively address the needs of underserved communities, particularly Black and Brown communities. This may include

experience successfully working directly with such groups, experience designing or operating programs that equitably benefit such groups, or experience successfully advancing racial equity in other ways. This may also include experience soliciting, obtaining, and applying input from such groups when designing, planning, or implementing programs and activities.

4(d) Equity, Affirmatively Furthering Fair Housing - 2 points

Applicants must describe how their proposed NOFO activities are aligned with the requirement to affirmatively further fair housing (AFFH). Specifically, applicants should describe how their proposed NOFO activities will meaningfully do one or more the following: (1) address significant disparities based on protected class in unmet housing needs (2) address disparities based on protected class in access to opportunity (3) address segregation and promoting integration (4) transform racially or ethnically concentrated areas of poverty into well-resourced areas of opportunity without displacing existing residents, and/or (5) foster and maintain compliance with civil rights and fair housing laws.

2. Other Factors

Policy Initiative Preference Points

This NOFO supports the following policy initiatives, for which a maximum of two (2) preference points may be awarded. Preference points are added to your overall application score.

Promise Zones (PZ) (2 points)

You may voluntarily choose to address preference point policy initiatives in your application. Addressing these policy initiatives is not a requirement to apply for or receive an award. If you voluntarily choose to address a policy initiative in your application, you will be required to adhere to the information submitted with your application should you receive an award. The proposed information will be included as a binding requirement of any Federal award you receive as a term and condition of that award.

This NOFO does not offer preference points for Climate Change

This NOFO does not offer Environmental Justice preference points.

This NOFO does not offer HBCU preference points.

This NOFO does not offer preference points related to minority-serving institutions.

Promise Zones

HUD encourages activities in Promise Zones (PZ). To receive Promise Zones Preference Points, applicants must submit form HUD-50153, "Certification of Consistency with Promise Zone Goals and Implementation," signed by the Promise Zone Official authorized to certify the project meets the criteria to receive preference points. To view the list of designated Promise Zones and persons authorized to certify, see the [Promise Zone](#) pages on HUD's website.

This program does not offer Underserved Rural Communities preference points.

This program does not offer Rural Partners Network Community Networks preference points.

B. Review and Selection Process

1. Past Performance

In evaluating applications for funding, HUD will consider an applicant's past performance in managing funds. Items HUD will consider include, but are not limited to:

OMB-designated repositories of governmentwide data, as noted in [2 CFR 200.206\(a\)](#)

The ability to account for funds in compliance with applicable reporting and recordkeeping requirements

Timely use of funds received from HUD

Timely submission and quality of reports submitted to HUD

Meeting program requirements

Meeting performance targets as established in the HUD agreement

The applicant's organizational capacity, including staffing structures and capabilities

Timely completion of activities and receipt and expenditure of promised matching or leveraged funds

The number of persons served or targeted for assistance

HUD may reduce scores based on the past performance review, if specified under V.A. Rating Factors. Whenever possible, HUD will obtain and review past performance information. If this review results in an adverse finding related to integrity of performance, HUD reserves the right to take any of the remedies provided in the [Pre-Selection Review of Performance section of the Eligibility Requirements for Applicants of HUD Financial Assistance Programs](#).

2. Assessing Applicant Risk

In evaluating risks posed by applicants, HUD may use a risk-based approach and may consider any items such as the following:

(1) Financial stability;

(2) Quality of management systems and ability to meet the management standards prescribed in this part;

(3) History of performance. The applicant's record in managing Federal awards, if it is a prior recipient of Federal awards, including timeliness of compliance with applicable reporting requirements, failing to make significant progress in a timely manner, failing to meet planned activities in a timely manner, conformance to the terms and conditions of previous Federal awards, and if applicable, the extent to which any previously awarded amounts will be expended prior to future awards;

(4) Reports and findings from audits performed under Subpart F—Audit Requirements of 2 CFR part 200 or the reports and findings of any other available audits; and

(5) The applicant's ability to effectively implement statutory, regulatory, or other requirements imposed on non-Federal entities.

3. Awards will be made to the highest scoring applications in rank order from among applications that scored at least 75 points. A minimum score of 75 points is required for the full application to be considered for an award. If two or more applications are tied for the lowest rating within the funding range, the Application Review Panel will decide which application to fund based primarily on expected community impact as determined by the need for services and the proposed number of households to receive services.

VI. AWARD ADMINISTRATION INFORMATION

A. Award Notices

Following the evaluation process, HUD will notify successful applicants of their selection for funding. HUD will also notify other applicants, whose applications were received by the deadline but were not chosen for award. Notifications will be sent by email to the person listed as the AOR in item 21 of the SF-424.

1. Final Award

After HUD has made selections, HUD will finalize specific terms of the award and budget in consultation with the selected applicant. If HUD and the selected applicant do not finalize the terms and conditions of the award in a timely manner, or the selected applicant fails to provide requested information, an award will not be made to that applicant. In this case, HUD may select another eligible applicant. HUD may also impose specific conditions on an award as provided under [2 CFR 200.208](#).

2. Adjustments to Funding

To ensure fair distribution of funds and enable the purposes or requirements of a specific program to be met, HUD reserves the right to fund less than the amount requested in an application.

a. HUD may fund no portion of an application that:

- (1) Is ineligible for funding under applicable statutory or regulatory requirements;
- (2) Fails, in whole or in part, to meet the requirements of this notice;
- (3) Duplicates activities funded by other Federal awards; or
- (4) Duplicates activities funded in a prior year.

b. HUD may adjust the funding for an application to ensure funding diversity, geographic diversity, and alignment with HUD administrative priorities.

c. If an applicant turns down an award offer, or if HUD and an applicant do not finalize the terms and conditions of the award in a timely manner, HUD may withdraw the award offer and make an offer of funding to another eligible application.

d. If funds remain after all selections have been made, remaining funds may be made available within the current FY for other competitions within the program area, may be held for future competitions (if allowable in accordance with the applicable appropriation or authorizing statute), or may be used as otherwise provided by authorizing statute or appropriation.

e. If, after announcement of awards made under the current NOFO, additional funds become available either through the current appropriations, a supplemental appropriation, other appropriations or recapture of funds, HUD may, in accordance with the appropriation, use the additional funds to provide additional funding to an applicant awarded less than the requested amount of funds to make the full (or nearer to full) award, and/or to fund additional applicants that were eligible to receive an award but for which there were no funds available.

3. Funding Errors

If HUD commits an error that, when corrected, would cause selection of an applicant during the funding round of a Program NOFO, HUD may select that applicant for funding, subject to the availability of funds. If funding is not available to award in the current fiscal year, HUD may make an award to this applicant during the next fiscal year if funding is available.

B. Administrative, National and Departmental Policy Requirements and Terms for HUD Applicants and Recipients of Financial Assistance Awards

Unless otherwise specified, the following requirements apply and are detailed on HUD's Funding Opportunity page in the document titled, "[Administrative, National & Departmental Policy Requirements and Terms for HUD Financial Assistance – 2024](#)." You must review each requirement to ensure compliance is considered when preparing your application materials (e.g., staff, budget, and timeline). Failure to comply with these requirements may impact your ability to receive or retain a financial assistance award from HUD.

1. Compliance with The Fair Housing Act ([42 U.S.C. 3601-3619](#)) and implementing regulations at [24 CFR part 100 et seq](#)
2. Compliance with Title VI of the Civil Rights Act of 1964, [42 U.S.C. 2000d-2000d-4](#)(Nondiscrimination in Federally Assisted Programs) and implementing regulations at [24 CFR part 1](#)
3. Compliance with the Age Discrimination Act of 1975 ([42 U.S.C. 6101-6107](#)) and implementing regulations at [24 CFR part 146](#)
4. Compliance with Section 504 of the Rehabilitation Act of 1973 ([29 U.S.C. 794](#)) and implementing regulations at [24 CFR part 8](#)
5. Compliance with the Americans with Disabilities Act, [42 U.S.C. 12101 et seq](#)
6. Compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, including [24 CFR 5.150 et seq](#)
7. Compliance with Economic Opportunities for Low-and Very Low-income Persons (12 U.S.C. 1701u) requirements, including those listed at [24 CFR part 75](#)
8. Compliance with Improving Access to Services for Persons with Limited English Proficiency (LEP) requirements, including those listed within [Federal Register Notice, FR-4878-N-02](#) (also see [HUD's webpage](#))
9. Compliance with Accessible Technology requirements, including those listed on in [HUD's Policy on Section 508 of the Rehabilitation Act and Accessible Technology](#)
10. Compliance with Equal Access Requirements (e.g., [24 CFR 5.105\(a\)\(2\)](#) and [5.106](#))

11. Compliance with Ensuring the Participation of Small Disadvantaged Business, and Women-Owned Business requirements at [2 CFR 200.321](#)
12. Compliance with Energy Efficient and Sustainable by Design
13. Compliance with Uniform Relocation Assistance and Real Property Acquisition Policies Act (42 USC 4601 et seq.) (URA) requirements, [49 CFR part 24](#), and applicable program regulations
14. Compliance with Participation in HUD-Sponsored Program Evaluation
15. Compliance with OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards ([2 CFR part 200](#))
16. Compliance with Drug-Free Workplace requirements ([2 CFR part 2429](#))
17. Compliance with the requirements related to safeguarding resident/client files (e.g., 2 CFR 200.303(e))
18. Compliance with the Federal Funding Accountability and Transparency Act of 2006 ([2 CFR part 170](#)) (FFATA), as amended
19. Compliance with Eminent Domain
20. Compliance with Accessibility for Persons with Disabilities requirements, including 24 CFR parts 8 and 100; 28 CFR part 35
21. Compliance with applicable Violence Against Women Act requirements in the Housing Chapter of VAWA, 34 U.S.C. 12491-12496, 24 CFR part 5, subpart L, and program-specific regulations, if applicable
22. Compliance with Conducting Business in Accordance with Ethical Standards/Code of Conduct, including [2 CFR 200.317](#), [2 CFR 200.318\(c\)](#) and other applicable conflicts of interest requirements
23. Compliance with the [Build America, Buy America \(BABA\) Act](#) procurement requirements
24. Compliance with System for Award Management and Universal Identifier Requirements at [2 CFR part 25](#)
25. Compliance with [section 106\(g\) of the Trafficking Victims Protection Act of 2000 \(TVPA\), as amended \(22 U.S.C. 7104\(g\)\)](#) and implementing regulations at [2 CFR part 175](#) (Award Term for Trafficking in Persons)
26. Compliance with Award Term and Condition for Recipient Integrity and Performance Matters (see [Appendix XII to 2 CFR part 200](#))
27. Compliance with Suspension and Debarment regulations ([2 CFR part 2424](#) and [2 CFR part 180](#))
28. Compliance with environmental justice requirements that apply in accordance with Executive Orders [12898](#) and [14008](#), and OMB Memorandum [M-21-28](#), which implements the *Justice40 Initiative*, section 223 of Executive Order [14008](#).

29. Compliance with [HUD Secretary Fudge’s April 12, 2022 memorandum](#), “Eliminating Barriers That May Unnecessarily Prevent Individuals with Criminal Histories from Participation in HUD Programs”

30. Compliance with equity requirements, including racial equity and underserved communities and LGBTQ+ requirements that apply in accordance with Executive Orders [13985](#), [13988](#), and 14091

31. Compliance with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a contractor, subcontractor, grantee, subgrantee, and personal services contractor may not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing information that the employee reasonably believes is evidence of gross mismanagement of a Federal contract or grant, a gross waste of Federal funds, an abuse of authority relating to a Federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a Federal contract (including the competition for or negotiation of a contract) or grant. (See [Federal Contractor or Grantee Protections | Office of Inspector General, Department of Housing and Urban Development \(hudoig.gov\)](#))

32. Compliance with [2 CFR 200.216, Prohibition on Certain Telecommunication and Video Surveillance Services or Equipment](#) and Executive Orders 14091 and 14110, which includes prohibition on the use of HUD funds to purchase or fund any form of facial or biometric recognition technology for the purpose of surveillance or any other use that may adversely impact equitable access to housing

Build America, Buy America (BABA).

The Build America, Buy America Act (BABA), enacted as part of the Infrastructure Investment and Jobs Act on November 15, 2021, established a domestic content procurement preference, also referred to as the Buy America Preference (the “BAP”). Awards under this NOFO, as reposted and revised, are governed by BABA. The BAP applies to Awards provided to Non-Federal Entities for infrastructure projects, unless the agency has waived the application of the BAP. When applicable, the BAP requires that all iron, steel, manufactured products, and construction materials used in covered infrastructure projects be produced in the United States. The definition of “Non-Federal Entities” is provided in OMB Memorandum M-24-02, Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure.

Owners subject to the requirements of BABA and the BAP may be subject to a waiver of general applicability published by HUD and/or may request a waiver of the application of the BAP pursuant to guidance published by the Office of Management and Budget (OMB) or HUD. On March 15, 2023, HUD published a Phased Implementation Waiver [1] that sets forth the below implementation schedule for the BAP for Lead Hazard Reduction and Healthy Homes Production Grants, unless further waived or modified by HUD:

BAP Compliance Element	Compliance Effective Date for Obligations by HUD on or after:
Iron and Steel	February 22, 2023

Non-ferrous metals, lumber, composite building materials, and plastic and polymer-based pipe and tube.	August 23, 2024
All other construction materials	August 23, 2024
Manufactured products	August 23, 2024

Additional guidance and technical assistance regarding BABA may be provided to grantees and addressed in the grant agreement process. Notwithstanding, as expressed in [Executive Order 14005, Ensuring the Future Is Made in All of America by All of America’s Workers \(86 FR 7475\)](#), it is the policy of the executive branch to maximize, consistent with law, the use of goods, products, and materials produced in, and services offered in, the United States.

Guidance regarding HUD’s implementation of BABA and any future waivers of the BAP can be found at https://www.hud.gov/program_offices/general_counsel/BABA.

1. HUD. Public Interest Phased Implementation Waiver for FY2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance, March 15, 2023. 88 FR 10533.

Environmental Review

Compliance with environmental requirements, including regulations at [24 CFR 50](#) or [58](#):

Except for specific grant-funded administrative actions, cleaning and maintenance activities, environmental review of successful grant project proposals must be completed prior to project implementation including the execution of contract(s) for project service(s).

Recipients of funding under this NOFO, that are states or units of general local government must carry out environmental review responsibilities as a responsible entity under 24 CFR part 58, “Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities.”

For recipients that are not a state or unit of general local government, the responsible entity that is designated under 24 CFR 58.2(a)(7)(ii) will (per 24 CFR 58.1(b)(7) and 58.4(a)) perform environmental reviews of proposed activities under part 58.

If a responsible entity objects to performing the environmental review, or the recipient objects to the responsible entity performing the environmental review, HUD may, under section 58.11, designate another responsible entity to perform the review under part 58 or perform the review itself under part 50. However, these circumstances will likely delay the issuance of an “Authority to Use Grant Funds” which occurs after the initial environmental review is complete and before any abatement, renovation or repair work may begin.

Reasonable expenses incurred for completion of environmental reviews are eligible expenses under this NOFO. Grantee administration of the environmental review is a consideration of the Rating Factors for grant applications.

For all grants awarded under this NOFO, recipients and other participants in the project are prohibited from undertaking or committing or expending HUD or non-HUD funds on a project or activities under this NOFO (other than activities listed at 24 CFR 58.34,

58.35(b) or 58.22(f), e.g., lead-based paint inspections, radon sampling and analysis, health hazard assessments) until the recipient or other responsible entity completes a tiered environmental review (ref. 24 CFR 58.15) including the submission, and HUD approval, of a Request for Release of Funds and the recipient's Environmental Certification (both on Form HUD 7015.15) and subsequent completion of a site-specific review.

The grant application constitutes an assurance that the applicant will comply with this prohibition until HUD approval of Form HUD 7015.15, and a site-specific Tier 2 environmental reviews is completed for activities at that site. For environmental reviews conducted under part 50, the applicant will comply with this prohibition until HUD approval of the property is received following HUD's site-specific Tier 2 environmental review for the property. The applicant will supply HUD with all available, relevant information necessary for completion of any required environmental review. Additionally, the application constitutes an assurance that the recipient will carry out mitigating measures or select alternate eligible property as required by HUD. The results of an environmental review may require that proposed activities be modified, or proposed sites rejected.

Maintenance activities require a limited form of environmental review and documentation in the environmental review record; examples of maintenance work versus rehabilitation work are defined in the HUD Memo CPD-16-02 "Guidance for Categorizing an Activity as Maintenance for Compliance with HUD Environmental Regulations, 24 CFR parts 50 and 58" issued 2/8/2016.

For technical assistance with environmental reviews during the period of performance of a grant under this NOFO, contact olhchhpecos@hud.gov

Remedies for Noncompliance

HUD may apply the remedies at [2 CFR 200.339](#) or impose additional conditions to remedy noncompliance with any Federal State, or local statutes, regulations, or terms and conditions of the financial assistance award. If noncompliance cannot be remedied, HUD may terminate a Federal award, in whole or in part, for any of the reasons specified in [2 CFR 200.340, Termination](#).

Lead-Based Paint Requirements

When providing housing assistance funding for purchase, lease, support services, operation, or work that may disturb painted surfaces, of pre-1978 housing, you must comply with the lead-based paint evaluation and hazard reduction requirements of HUD's lead-based paint rules (Lead Disclosure; and Lead Safe Housing ([24 CFR part 35](#))); and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification ([40 CFR part 745](#))).

C. Reporting

HUD requires recipients to submit performance and financial reports under OMB guidance and program instructions.

1. Recipient Integrity and Performance Matters

You should be aware that if the total Federal share of your Federal award includes more than \$500,000 over the period of performance, the award will be subject to post award reporting requirements reflected in [Appendix XII to 2 CFR part 200, Award Terms and Conditions for Recipient Integrity and Performance Matters](#).

2. Race, Ethnicity and Other Data Reporting

HUD requires recipients that provide HUD-funded program benefits to individuals or families to report data on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households who are applicants for, participants in, or beneficiaries or potential beneficiaries of HUD programs in order to carry out the Department's responsibilities under the Fair Housing Act, Executive Order 11063, Title VI of the Civil Rights Act of 1964, and Section 562 of the Housing and Community Development Act of 1987. These authorities prohibit discrimination in housing and in programs receiving financial assistance from the Department and direct the Secretary to administer the Department's programs and activities in a manner affirmatively to further these policies and to collect certain data to assess the extent of compliance with these policies. Each recipient shall keep such records and submit to the Department timely, complete, and accurate compliance reports at such times, and in such form and containing such information, as the Department may determine to be necessary to enable it to ascertain whether the recipient has complied or is complying with 24 CFR parts 1 and 121. In general, recipients should have available for the Department data showing the demographics of beneficiaries of Federally-assisted programs.

3. Compliance with the Federal Funding Accountability and Transparency Act of 2006 (Pub. L. 109-282) as amended (FFATA)

FFATA requires information on Federal awards be made available to the public via a single, searchable website, which is www.USASpending.gov. Accordingly, each award HUD makes under this NOFO will be subject to the requirements provided by the Award Term in Appendix A to [2 CFR part 170](#), "REPORTING SUBAWARD AND EXECUTIVE COMPENSATION INFORMATION," unless the Federal funding for the award (including funding that may be added through amendments) is not expected to equal or exceed \$30,000. Requirements under this Award Term include filing subaward information in the Federal Funding Accountability and Transparency Act (FFATA) Sub-award Reporting System (FSRS.gov) by the end of the month following the month in which the recipient awards any sub-award equal to or greater than \$30,000.

4. Program-Specific Reporting Requirements

The program specific reporting requirements will include quarterly reporting through the Healthy Homes Grant Management System (HHGMS). Note that HUD continues to improve HHGMS, so its operational details may have changed.) A narrative and quantitative reporting will be expected each quarter that will include at a minimum progress towards goals related to intake, assessment, modification, partnerships, sustainability activities and fiscal transactions/balance of funds spent successfully to date.

D. Debriefing

For a period of at least 120 calendar days, beginning 30 calendar days after the public announcement of awards under this NOFO, if requested, HUD will provide a debriefing related

to their application. The AOR or the AOR's successor must submit a written request for debriefing via mail or email to the POC in Section VII Agency Contact(s) of this NOFO. Information provided during a debriefing may include the applicant's final score for each rating factor, final evaluator comments for each rating factor, and the final assessment indicating the basis upon which funding was approved or denied.

VII. AGENCY CONTACT(S)

HUD staff will be available to provide clarification on the content of this NOFO.

Questions regarding specific program requirements for this NOFO should be directed to the POC listed below.

Name:

Dr. Taneka Blue

Phone:

202-402-6846

Email:

olhchh.nofa@hud.gov

Individuals who are deaf or hard of hearing, as well as individuals who have speech or communication disabilities may use a relay service to reach the agency contact. To learn more about how to make an accessible telephone call, visit the webpage for the [Federal Communications Commission](#).

Note that HUD staff cannot assist applicants in preparing their applications.

VIII. OTHER INFORMATION

1. Compliance of this NOFO with the National Environmental Policy Act (NEPA)

A Finding of No Significant Impact (FONSI) with respect to the environment has been made for this NOFO in accordance with HUD regulations at [24 CFR part 50](#), which implement section 102(2)(C) of the National Environmental Policy Act of 1969 (42 U.S.C.4332(2)(C)). The FONSI is available for inspection at [HUD's Funding Opportunities](#) web page.

2. Web Resources.

- [Affirmatively Furthering Fair Housing](#)
- [Assistance Listing\(formerly CFDA\)](#)
- [Climate Action Plan](#)
- [Climate and Economic Justice Screening Tool \(CEJST\)](#)
- [Code of Conduct Requirements and E-Library](#)
- [Environmental Review](#)
- [Equal Participation of Faith-Based Organizations](#)
- [Fair Housing Rights and Obligations](#)
- [Federal Awardee Performance and Integrity Information System](#)
- [Federal Funding Accountability and Transparency Act \(FFATA\) Subaward Reporting System](#)
- [Grants.gov](#)

- [Healthy Homes Strategic Plan](#)
- [Healthy Housing Reference Manual](#)
- [Historically Black Colleges and Universities \(HBCUs\)](#)
- [HUD's Disability Overview](#)
- [HUD's Strategic Plan](#)
- [HUD Grants](#)
- [HUD Reform Act](#)
- [HUD Reform Act: Hud Implementing Regulations](#)
- [Limited English Proficiency \(LEP\)](#)
- [NOFO Webcasts](#)
- [Procurement of Recovered Materials](#)
- [Promise Zones](#)
- [Rural.gov](#)
- [Rural Partners Network Community Networks](#)
- [Section 3](#)
- [State Point of Contact List](#)
- [System for Award Management \(SAM\)](#)
- [Real Estate Acquisition and Relocation](#)
- [Unique Entity Identifier](#)
- [USA Spending](#)

3. Program Relevant Web Resources

None

APPENDIX

Appendix A – Substantially Rural Community Lookup Tool

Open the spreadsheet file located at:

https://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingopps/oahmp.

FY 2024 Home Modification NOFO Substantially Rural Community Lookup Tool.xlsx.

The first tab of the spreadsheet, labeled Lookup, contains instructions and cells for obtaining data about the community(ies) (called jurisdiction(s) here) you are considering as your target area for this grant.

The subsequent tabs of the spreadsheet have information about the jurisdiction(s) based on the 2020 Census, the most recent one for which Census has developed and provided the information. The information in these tabs in the posted version of this spreadsheet is not changeable.

The overall approach to determine if a jurisdiction is substantially rural or not is to select its location information through drop-down menus. This includes:

For each single jurisdiction:

- Selecting its state,

- Then selecting its county,
- Then, if the jurisdiction is smaller than a county, selecting the county subdivision (if the target area is in such a subdivision in one of the 20 states that has its subdivisions recognized by the Census Bureau: CT, IL, IN, KS, MA, ME, MI, MN, MO, NE, NH, NJ, NY, ND, OH, PA, RI, SD, VT, and WI), and,
- If applicable, selecting the place.

The spreadsheet then enters the location information you have selected, and the information on the jurisdiction’s rural and urban populations into Table 1. The spreadsheet then calculates whether the jurisdiction is substantially rural or not substantially rural, based on whether the population is at least half rural or less than half rural, respectively.

Target area with one jurisdiction:

If your target area consists of one jurisdiction, and it is in the rurality classification category you intended to apply in, copy Table 1 (the row of headers and the row of information) into your application. You may, if you wish, narrow the table column widths.

If your target area is not the rurality classification category you intended to apply in, you may delete the information in Table 1, and select another jurisdiction, using the same procedure as before, and determine if your new jurisdiction has the rurality status you want it to have. When you are satisfied with the rurality status of your target area jurisdiction, copy and paste Table 1 into your application. You may, if you wish, narrow the table column widths.

Target area with multiple jurisdictions:

If your target area consists of multiple jurisdictions, see the additional instructions below Table 1, which involves repeating the steps above for each jurisdiction, copying the values of the jurisdictions cells in Table 1 into the first blank row of Table 2.

The bottom row of Table 2 provides the overall classification of your target area, indicating that, overall, it is substantially rural or not substantially rural.

If this is the rurality classification category you intended to apply in, copy and paste Table 2 into your application, deleting blank rows, and, if you wish, narrowing column widths.

If this is not the rurality classification category you intended to apply in, you may delete the information in one or more of the rows of Table 2; only the jurisdictions remaining in Table 2 are used to determine the substantially rural or not (“rurality”) status. You may, if you wish, add jurisdictions to Table 2, using the same procedure as before, and determine if your new set of jurisdictions has the rurality status you want it to have. (The spreadsheet is not concerned with blank rows; you need not move rows up in the spreadsheet to fill in the blank rows.)

When you are satisfied with the rurality status of your target area, copy and paste Table 2 into your application, deleting blank rows, and, if you wish, narrowing column widths.

Appendix B - Home Modifications/Repairs

Feature or System	Examples of OAHMP Maintenance Repair Activities	Examples of OAHMP Renovation Activities
Site	<ul style="list-style-type: none"> • adding or replacing address number so it is visible from the street for emergency responders • power-washing slippery exterior surfaces 	<ul style="list-style-type: none"> • construction of new walkways, driveways or parking areas, or replacement thereof
Building Exterior	<ul style="list-style-type: none"> • adding exterior lighting at entrances (to include automatic sensors) • installing new or adjusting mailbox to make it easier to reach • fixing gutters and downspouts if causing safety hazard • manufactured / mobile home skirting 	<ul style="list-style-type: none"> • roof installation • gutter and/or downspout installation
Exterior walkways and steps	<ul style="list-style-type: none"> • graded ground ramps • installing temporary/modular ramps (placed on top of the ground) for accessibility for individuals with a disability • placing temporary anti-slip tape or colored tape or paint on surfaces • applying directional signage or marking for wayfinding • installing handrails on both sides of steps and/or pathways • repairing cracked, broken, or uneven pathways (pavement, brick, etc.) • installing pathway lighting 	<ul style="list-style-type: none"> • installing permanent ramps (with footings set into the ground) for accessibility • installing exterior stairlift • installing wheelchair platform and lift
Exterior Windows and Doors	<ul style="list-style-type: none"> • installing automatic doors or automatic door openers • installing magnetic screen door • replacing door lock with one that is easier to operate • replacing doorknobs with lever-style handles 	<ul style="list-style-type: none"> • widening exterior doorway to accommodate a walker or wheelchair • replacement of exterior door • replacement of windows

	<ul style="list-style-type: none"> • adding or adjusting peephole or viewing panel to correct height for client • eliminating trip hazards at entry threshold • installing “tap-n-go” or other hands-free door hold open capability • adjusting windows to make them easier to open and close • fixing broken window pane(s), storm window(s) or damaged entry door • adding storm windows or storm doors 	
Interior Walls, Windows, and Ceilings	<ul style="list-style-type: none"> • adjusting or replacing hardware for drapes, shades, and/or curtains to make them easier to use • building shelf to improve hands-free activity or to improve accessibility • patching or mending cracked plaster • patching or fixing holes or cracks in drywall 	<ul style="list-style-type: none"> • installing new drywall or paneling • installing new acoustical ceiling
Interior Doors and Hallways	<ul style="list-style-type: none"> • adjusting door swings to reverse or remove awkwardness • installing automatic doors or door openers • installing door hinge offset or swing clear door hinges • installing “tap-n-go” or other hands-free door hold-open capability 	<ul style="list-style-type: none"> • installing different door type • widening interior doorways to accommodate a walker or wheelchair • widening hallways to accommodate a walker or wheelchair
Flooring	<ul style="list-style-type: none"> • repairing flooring transitions so there is zero height difference between them • repairing floor tile to remove uneven surfaces • repairing floors to remove uneven surfaces 	<ul style="list-style-type: none"> • installation of new floor if the existing floor has extensive slipping or tripping hazards resulting from deterioration or damage

	<ul style="list-style-type: none"> • stripping floors and resealing when incidental to other work • installing linoleum/vinyl flooring to remove uneven surfaces that pose extensive slipping or tripping hazards • carpet removal • cleaning floor when incidental to other work 	
Interior Stairways (Circulation)	<ul style="list-style-type: none"> • installing railings • maintaining chair lift/stair climber • replacing broken stair treads or balusters • applying adhesive strips with nonslip surface • applying adhesive tape or paint to distinguish thresholds and edges • carpet removal • installing super-pole between floor and ceiling with or without pivot arm 	<ul style="list-style-type: none"> • installing chair lift/stair climbers
Bathroom/ Laundry	<ul style="list-style-type: none"> • installing grab bars • adding nonskid strips to bathtub or shower floor • installing a hand-held or adjustable showerhead • installing clamp for handheld shower on wall or grab bar • tub cuts to enable easy entry/conversion to shower • installing curved shower rod • installing easy-to-use lever handles rather than knobs or turn handles for the sink, bathtub and shower faucets feature • replacing toilet with comfort-height model • installing pedestal or wall hung sink for wheelchair accessibility 	<ul style="list-style-type: none"> • complete or substantial bathroom remodel • installing new wall tile • installing a walk-in shower or bathtub

	<ul style="list-style-type: none"> • insulating exposed pipes beneath the sink to protect against touching a hot pipe • cushioning exposed pipes beneath the sink to protect against bumping • replacing or adjusting position of bathroom mirror, toilet paper holder, and other accessories to meet client’s needs • replacing cabinet hardware, such as replacing round knobs with D-shaped handles • installing new toilet handles • installing toilet riser with handles • installing toilet safety frame or rails • repairing toilet seats • installing wall soap holder • repairing wall tile • securing rugs with rubber carpet mesh or double-sided rug tape • unclogging sink or toilet when incidental to other work • moving or replacing washing machines and dryers • replacing broken medicine cabinet 	
Kitchens	<ul style="list-style-type: none"> • replacing cabinet hardware, such as replacing round knobs with D-shaped handles • removing or replacing interior of existing cabinetry for easier access (e.g., pull-out drawers and shelves) • replace faucets with lever-, touch-, or sensor-style faucet • install easy-to-use ABC-rated fire extinguisher in an easy-to-reach place • install automatic stove turnoff devices 	<ul style="list-style-type: none"> • complete or substantial kitchen remodel • install lower work surface that can be used while seated • lowering of cabinets

<p>Electrical/ Lighting</p>	<ul style="list-style-type: none"> • adding stick-on motion sensor lighting • adding task lighting under cabinets and over counters and tables • changing light bulbs • adding light switches at top and bottom of stairs for safety • replacing light switches with safety and accessibility features such as glow in the dark, rocker-style switches, or other easy-to-function switches • moving light switches and electrical outlets where they are more accessible to the individual • adding ball chain extension to ceiling fan/light 	<ul style="list-style-type: none"> • major rewiring of building • installing new electrical service • replacing or moving electrical panels <p>*Some lighting and/or electrical work may prompt and environmental review and permits from local and state governing agencies.</p>
<p>HVAC / Plumbing systems</p>	<ul style="list-style-type: none"> • replacing thermostat with one that has accessibility features • setting home's water heater or replacing its thermostat, to ensure hot water is at or below 120°F to avoid scalding • installing pressure-balanced, temperature-regulated sink faucets in kitchen and bath 	<ul style="list-style-type: none"> • installing new furnace or heat distribution system • installing central air conditioning • installing new plumbing system • new water or sewer connection <p>**Some HVAC and plumbing work may prompt and environmental review and permits from local and state governing agencies.</p>
<p>Security</p>	<ul style="list-style-type: none"> • adding security technology to entrance door • installing secure slide latch or chain inside entrance door 	<ul style="list-style-type: none"> • installing new security alarm system
<p>Life Safety</p>	<ul style="list-style-type: none"> • installing GFCI outlet • repairing electrical outlets • installing or servicing smoke, fire and CO detectors 	<ul style="list-style-type: none"> • making substantial physical changes to a building to comply with fire and life safety codes

	<ul style="list-style-type: none"> installing or replacing doorbell that can be seen or heard by client throughout the house cleaning surface mold 	<ul style="list-style-type: none"> installing fire suppression system chimney repairs mold remediation
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*Refer to local/state guidelines for building codes and regulations as the workplan is developed, to ensure compliance with residential and environmental protocols.

*Please note that the table serves as a general framework to support the program intent, service model, and interventions supported under the grant. It does not represent an exhaustive list of home modification and assistive device options. The table provides examples to inform the work scope and planning of interventions on which to reduce parallel activity implementation for the determination of categorical exemption or environmental review necessity.

The goal of any program intervention is to address client functional goals (identified through client interview) by enhancing the client’s capacity through use of adaptive equipment and home modification.

Appendix C – Housing and Demographic Data

Certain information for your application can be found in the Census Bureau’s American Housing Survey (<https://www.census.gov/programs-surveys/ahs.html>) and/or American Community Survey (<https://www.census.gov/programs-surveys/acs/>), as indicated in the rating factor narrative. Using table creation and data search tools on one or both of these websites, as applicable, provide the information for each subfactor for the county that includes your target area, or for the state, if the county level information is not available. If your target area is found in more than one county, aggregate the data from each county to compute totals and to compute averages, as applicable. Use the most recent dataset’s year’s data or, for more stable estimates, the most recent 5-year data.