



U.S. Department of Housing
and Urban Development

Older Adults Home Modification Grant Program

LHC-2600-DC-0069

Applications are due by 11:59 pm Eastern Time on 08/31/2026.

Lead Hazard Control and Healthy Homes

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BEFORE YOU BEGIN

If you are a good candidate for this funding opportunity, register in the required systems and review the application materials. If you are already registered, confirm that your information is current and active.

SAM.gov Registration

You must have an active and up-to-date account with [SAM.gov](https://sam.gov), at the time of application and throughout the life of any award.

To register, go to [SAM.gov Entity Registration](https://sam.gov) and click Get Started. From the same page, you can also click the Entity Registration Checklist for the information you will need to register.

It can take several weeks to register in [SAM.gov](https://sam.gov), so get started now if you are planning to apply. [SAM.gov](https://sam.gov) also provides each organization with a unique entity identifier (UEI). A valid UEI is required to apply for funding.

Grants.gov Registration

You must have an active [Grants.gov](https://grants.gov) registration. This requires a [Login.gov](https://login.gov) registration as well. See step-by-step instructions at the [Grants.gov Quick Start Guide for Applicants](https://grants.gov). You must apply for funding using [Grants.gov](https://grants.gov), unless HUD has approved your [waiver request](#).

See [Section VI.B](#). Submission Methods.

Find the Application Package

Use the Grants Search at [Grants.gov](https://grants.gov) and search for opportunity number LHC-2600-DC-0069. The application package has all the online forms you need to apply. You also need to access the Download Instructions link and review the content before you apply.

If you have other technical difficulties using Grants.gov, contact the Support Center on [Grants.gov](https://grants.gov).

To get updates on changes to this notice of funding opportunity (NOFO), click Subscribe from the View Grant Opportunity page on [Grants.gov](https://grants.gov).

Application Deadline

Applications are due by 11:59 pm Eastern Time on 08/31/2026.

HUD Listserv

To get **email alerts** about current and future funding opportunities, **subscribe** to [HUD's Funding Opportunities listserv](#).

I. BASIC INFORMATION

I. Basic Information

A. Summary

B. Agency Contact(s)

I. BASIC INFORMATION

See [Contact and Support](#) section of this NOFO.

A. Summary

Federal Agency Name:
United States Department of Housing and Urban Development (HUD)

HUD Program Office:
Lead Hazard Control and Healthy Homes

Announcement Type:
Initial

Program Type:
Discretionary

Paperwork Reduction Act Information:
2501-044

Due Date for Intergovernmental Review:
See [Section VI.C.1.](#)

Key Facts

Opportunity Name:
Older Adults Home Modification Grant Program

Opportunity Number:
LHC-2600-DC-0069

Federal Assistance Listing(s):
14.921

Key Dates

Application Due Date:
11:59:59 PM Eastern Time on:
08/31/2026

Anticipated Award Date:
09/21/2026

Estimated Performance Period Start Date:
11/02/2026

Estimated Performance Period End Date:
11/01/2029

1. NOFO Summary

The Older Adults Home Modification Program (OAHMP) provides competitive awards to eligible applicants to support comprehensive programs that make safety and functional home modifications, repairs and renovations to enable low-income seniors to age in place. 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.

2. Funding Details

Type of Funding Instrument

CA (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.

Available Funds

Funding of approximately **\$64,000,000** is available through this NOFO.

Additional funds may become available for award. Use of these funds is subject to statutory constraints. All awards are subject to the selection process contained in this NOFO.

Estimated Number of Awards

32 awards from [available funding](#)

Minimum award amount: \$2,000,000

Maximum award amount:\$3,000,000

Length of Performance Period:

36-month project period and budget period

Length of Periods Explanation:

N/A

B. Agency Contact(s)

See [Contact and Support](#) section of this NOFO.

Dr. Taneka Blue

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II. ELIGIBILITY

II. Eligibility

A. Eligible Applicants

B. Eligible Applications

C. Cost Sharing or Matching

II. ELIGIBILITY

A. Eligible Applicants

If your organization is not an eligible applicant, your application won't be reviewed or scored, and you won't receive funding from HUD.

1. Eligible Entity Types:

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

You cannot apply as an individual.

[Faith-based organizations](#) may apply just like any other organization. [HUD does not have any policies or practices that unfairly target these institutions.](#)

For-profit organizations, institutions of higher education, and tribes, including Indian housing authorities, are not eligible to apply. Federal agencies, foreign entities, and sole proprietorship organizations are not eligible to apply.

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.

2. Restrictions

a. Statutory and Regulatory Requirements

You must meet the current [General Statutory and Regulatory Eligibility Requirements](#). If you do not meet these requirements, your application won't be scored, and you won't receive funding from HUD. This is a threshold requirement for all HUD funding.

b. Resolution of Civil Rights Matters

If you have any outstanding or unresolved judgments for violating civil rights laws, you must settle them before you apply. If you don't, settle the civil rights law violations before you apply, your application won't be scored, and you won't receive funding from HUD. This is a threshold requirement for all HUD funding.

B. Eligible Applications

1. An application from an [eligible entity](#) is considered for funding if it meets basic [threshold requirements](#) and passes [merit review](#).
2. Your application must support the [goals](#) of this NOFO.
3. Awards made under this NOFO will not be used to conduct activities that subsidize or facilitate illegal racial preferences or other forms of illegal discrimination, including activities where race or intentional proxies for race will be used as a selection criterion for employment or program participation.

Program-Specific Requirements

In addition to the [Threshold Eligibility Requirements under V.A](#), 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 Appendix I, Section 2. In determining this designation, applicants must use the Urbanized / Substantially Rural Designation of Areas Tool developed by HUD (see Appendix II). 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 Appendix I, Section 2).
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. These awards are being made as cooperative agreements as they require substantial involvement post-award, federal programmatic participation in the project.
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 III.G.2 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.hudexchange.info/programs/section-3/>, 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.

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 of the Rehabilitation Act of 1973 and The Fair Housing Act](#) 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:

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 \$5,400 per home based on the congressionally mandated [program evaluation](#) published in 2025 for cohort 1 by PD&R and Healthy Housing Solutions. This \$5,400 average per unit amount excludes the salary for the Occupational Therapist (OT), licensed OT Assistant, Certified Aging-in-Place Specialist, or other trained professionals with relevant experience in home assessments, accessibility, and aging-in-place modifications. When the aggregate unit cost is expected to be above \$15,000, HUD approval is required prior to contracting for any services for that unit.

Grantees 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 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 the activities include interior activities and:
 - (a) Will be completed within one period of 8 daytime hours, and 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 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 the worksite is protected as above, and 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:

<https://www.federalregister.gov/documents/2014/05/23/2014-11844/nondiscrimination-on-the-basis-of-disability-in-federally-assisted-programs-and-activities>, 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) (ADA) 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/stat/fheo/rights-obligations>

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

All services are voluntary for the beneficiary. Written 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.

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 housing-related accidents and the risk of falls, and lengthen the amount of time the client can continue to safely live in their primary residence.

The Program Services Model shall include but is not limited to the following components:

- a. *Initial Interview and In-Home Assessment conducted by a Licensed Occupational Therapist (OT), or a licensed OT Assistant, or Certified Aging-in-Place Specialists, or other trained professionals with relevant experience in home assessments, accessibility, and aging-in-place modifications.* The assessor 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 daily self-care (ADLs) and household tasks (IADLs). During this in-home visit, the assessor will conduct a "baseline" health interview and evaluation with clients and a home hazard visual assessment of the home using standardized evaluation forms.
- b. *Work Order by the OT, or a licensed OT Assistant or a Certified Aging-in-Place Specialist, or other trained professionals with relevant experience in home assessments, accessibility, and aging-in-place modifications.* With the client's input and consent, the assessor will prioritize the necessary home

modifications and complete a work order and any additional specifications (e.g., placing tape on walls to indicate the position of grab bars).

- c. *Home Modification Work.* The work must be performed by a licensed contractor, or in accordance with local and state regulations, a contractor qualified to perform the required work.
- d. *Follow-up Assessment and Inspection.* The assessor 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 assessor 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.

Grantees shall use standardized assessment forms and protocols to collect information before (i.e., baseline) and after the home modification intervention (i.e. one-month follow-up). At a minimum, the assessment tool(s) shall cover the functional performance/ abilities of the client (i.e., dressing/ bathing, toileting, transfers, household mobility, housekeeping), the safety, and hazards in the home and an analysis/ summary of the assessment findings.

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.

The program services (i.e., baseline assessment, home modifications, follow-up assessment) must take place within the primary residence of the eligible program participant. Assessment within a rehabilitative, assisted, or skilled nursing facility is not allowable under this program.

Existing evidence scientifically demonstrate occupational therapists as highly effective in comprehensive aging in place assessment and intervention due to their evidence-based, client-driven, approach to addressing functional impairments and barriers to safe and independent living. (See: Szanton SL, Leff B, Li Q, et al. [CAPABLE program improves disability in multiple randomized trials](#); Anna Miller, Kathy Subasic, Carolyn Sithong. [Occupational Therapy and the U.S. Department of Housing and Urban Development's Older Adult Home Modification Program: A Mixed-Methods Study](#); Selena E. Washington, Emma Edwards, Abby Fink, Lucy Radocha; [Inclusive Practices for Aging in Place: Environmental and Home Modifications for Older Adults](#). Although not required, HUD recommends the supervision/ oversight of an OT for guidance in establishing the scope of work, work plan, and approval of modifications to the established plan in each unit to manage cost, efficacy, and ensure client-centered service for optimal safety and occupational client outcomes.

If an applicant wishes not to use the Program Services Model or discipline described above, the applicant must provide a justification to deviate from the Model described above. The applicant must clearly provide a detailed overview of the model they intend to use and document the validation of their proposed model as a better option for its

program than the OAHMP Program Services Model, along with the step-by-step process for accomplishment of the performance goals of all components described in paragraphs C.14 above. If a grant is awarded, acceptance of the deviations will be at the discretion of HUD.

15. Duplication of Benefits. The grantee shall avoid duplication of Medicare or Medicaid benefits received such as adaptive equipment already ordered by a medical provider.

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

- Must participate in an onboarding 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;
- Must be licensed, bonded, and insured in accordance with state and local requirements;
- For mobile homes and manufactured homes, must follow state licensing requirements for repair/modification of mobile homes and manufactured homes, as applicable; and
- Must provide a warranty period acceptable to the grantee for all home modifications (e.g., one year).

17. 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.

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

- a. Initial training. This is a one-time training session for two program 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, their licensed assistants, Certified Aging-in-Place Specialists, or other trained professionals and maintenance/repair staff may receive training on 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.

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 encouraged to participate in any additional training or technical assistance provided through HUD's technical assistance providers. Prior approval by HUD is required before any expenditure occurs.

19. 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 any Evaluation of the program in this NOFO, HUD does not expect research to be conducted that could affect human subjects.

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

21. 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.

22. 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, and PGI as applicable. The designation of an entity as a subrecipient or contractor must follow program policies and 2 CFR 200.331.

C. Cost Sharing or Matching

This Program does not require [cost sharing or matching](#).

III. PROGRAM DESCRIPTION

III. Program Description

A. Purpose

B. Goals and Objectives

C. Authority

D. Unallowable Costs

E. Indirect Costs

III. PROGRAM DESCRIPTION

A. 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 assistive technology, 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 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. The OAHMP model also relies on the relevant expertise of highly skilled professionals with relevant experience in home assessments, accessibility, and aging-in-place modifications to ensure home interventions address specific client goals and personal needs to enable full participation in daily life activities and roles. To help maximize the breadth of the program, the OAHMP supports using experienced Occupational Therapists (OT), their licensed assistants, Certified Aging-in-Place Specialists, or other trained professionals with relevant experience in home assessments, accessibility, and aging-in-place modifications with recommended oversight and consultation by licensed OTs, though not required. OT practitioners are highly skilled, trained in evidence-based measures to evaluate clients' functional abilities and the home environment, with knowledge of the range of low-cost, high-impact environmental modifications and adaptive equipment used to optimize the home environment and increase functional independence.

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 intake process employed to qualify projects for home modifications avoids 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. A proposed project involving repair or rehabilitation above the maintenance level requires an environmental review if it would alter the existing footprint of a structure or an improvement in a floodplain or a wetland (per the Consolidated Appropriations Act, 2026, Division D, Title II) 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). Proposed projects that meet the definition of maintenance will not require an environmental review or approval by HUD even if the home being treated is in a floodplain or a wetland, 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., Ballinger, C., Pickering, R., Chari, S. *British Journal of Occupational Therapy* 79(3), November 2, 2015 (<https://doi.org/10.1177/0308022615600181>). This systematic literature review 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 interventions implemented by OTs 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. Though OTs are not required for this program, existing evidence indicates their efficacy and holistic approach to home modification improved client outcomes in safety and daily household functions long-term.

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://pmc.ncbi.nlm.nih.gov/articles/PMC6439640/>.)

HUD's Office of Policy Development and Research sponsored an evaluation of the first round of the OAHMP, in which enrollment was limited (by the Consolidated Appropriations Act, 2021, which funded the program) to low-income senior homeowners, thus, excluding low-income senior renters. The evaluation, conducted by Healthy Housing Solutions, Inc. and the National Center for Healthy Housing, found that:

- The enrollees experienced improvements in functional abilities—such as bathing and dressing—and reductions in emergency department visits, hospitalizations, and emergency response calls.
- Nearly all clients who were interviewed post-modification reported benefiting from the program.
- These positive associations had to be interpreted cautiously because the evaluation did not conduct research to establish causality.

(See: Reddy A.L., Beatley N., Williams A., Breyse J., Dixon S., Wilson J., Bloom C. Evaluation of the HUD Older Adult Home Modification Grant Program – Final Report: Cohort 1 Grants (Fiscal Year 2021). March 29, 2024. <https://www.huduser.gov/portal/portal/sites/default/files/pdf/Evaluation-of-the-HUD-Older-Adult-Home-Modification-Grant-Program-Final-Report-Cohort-1-Grants.pdf>.)

Recent research based on convenience sampling and volunteer self-selection of a small sample of clients of two OAHMP grants servicing rural communities, using structured interviews and home assessments under a validated inspection protocol, before and after home modification found:

- Improvements in clients' personal safety and accessibility.
- Positive perceptions by the clients of the occupational therapy practitioner.

(See: Miller A., Subasic K, Sithong C. Occupational Therapy and the U.S. Department of Housing and Urban Development's Older Adult Home Modification Program: A Mixed-Methods Study. American Journal of Occupational Therapy. 80, 8002205130. March 2, 2026. <https://doi.org/10.5014/ajot.2026.051315>.)

Applicants to this NOFO should consider characteristics of the effective home modifications and service delivery components discussed above. An important reason the interventions

were found to be effective is likely to be due to the focus on high-risk adults and a highly skilled assessment approach.

B. Goals and Objectives

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. 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.

C. Authority

Authority for this program is provided by the Housing and Urban Development Act of 1970, sections 501 and 502 (12 U.S.C. 1701z-1 and 1701z-2). Funding for this program is provided by the Consolidated Appropriations Act, 2026 (Public Law 119-75, approved February 3, 2026), the Full-Year Continuing Appropriations and Extensions Act, 2025 (Public Law 119-4, approved March 15, 2025), and the Consolidated Appropriations Act, 2024 (Public Law 118-42, approved March 9, 2024).

D. 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 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).
- c. Purchase of real property.
- d. Replacing Existing Resources. Funds received under the grant program covered under this NOFO shall not be used to replace existing community resources dedicated to any ongoing project.

E. 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 there is no negotiated rate, the flat 15% de minimis indirect cost rate will be applied. If you expect to charge indirect costs to the award, submit the Indirect Cost Rate Certification form (HUD-426) with your application. See section IV.B.

Changes from Previous NOFO

- Applicants requesting over the maximum award amount will be reduced to the maximum award amount.
- The program definition of High-Cost Unit has changed. A high-cost unit is now an eligible residence in which the scope of work exceeds the \$15,000 for unit modification based on updated program Policy Guidance PGI 2025-01, published November 19, 2025.
- Rating Factor 2: Program Need and Extent of the Problem was added to establish service needs and targeted support to community-dwelling older adults.
- Rating Factor 4: Equity Provisions were removed.
- Occupational Therapists are not required assessors.

Criteria for Beneficiaries.

This program has eligibility criteria for beneficiaries.

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/il2025/select_Geography.odn) the total family income, not just the income of the senior homeowner/ tenant, will be used to determine the low income eligibility.

For 2026, the income limits for low-income households are shown for each part of the country at https://www.huduser.gov/portal/datasets/il/il2025/select_Geography.odn 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.html#null>, which will list the income limits and

methodology for that year. (The limits are typically changed annually 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 CFR § 5.105 (a).

Administrative Costs. Awardees may utilize up to 10% 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 the Form HUD_424_CBW and a detailed cost element breakdown in the budget narrative must be provided. The 10% administrative cost cap for this program must include any indirect cost rates placed in HUD share budget columns, as well as the sum of the budget line items that have inherent administrative costs, plus any administrative costs of sub recipient organizations (also detailed by budget line item and budget narrative). The 10% cap does not include in-kind or leveraging resources contributed by the awardee. There are two categories of administrative costs: direct administrative costs and indirect costs. For the purposes of this grant, all administrative and indirect costs count towards the 10% administrative cost limit. 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: (a) salaries, wages, fringe benefits, and related costs of the recipient's staff engaged in program administration that can be specifically identified with the grant and (b) program administration includes, but is not limited to, the following types of activities:

- Providing local officials and citizens with information about the program, except for targeted outreach, affirmative marketing, education or outreach for the program;
- Preparing program budgets and schedules, and amendments thereto;
- Developing systems for assuring compliance with program requirements, except for participating in technical studies, or developing information systems to enhance delivery or analysis, or to conduct program activities;
- Developing interagency agreements and agreements with sub recipients and contractors to carry out program activities;
- Monitoring program activities for progress and compliance with program requirements, except for on-site monitoring of program activities;
- Preparing reports and other documents related to the program for submission to HUD;
- Coordinating the resolution of audit and monitoring findings;
- Evaluating program results against stated objectives;

- Managing or supervising persons whose primary responsibilities with regard to the program include the Direct Administrative Costs in this section;
- Travel costs incurred for official business in general program administration that can be specifically identified with the grant program;
- Transportation costs incurred for general program administration that can be specifically identified with the grant program;
- Equipment, supplies (especially office supplies), and materials used for program administration that can be specifically identified with the grant program;
- HUD-required or HUD-approved trainings and/or conferences;
- Certification and licensing costs required for program administration responsibilities; and
- Securing liability insurance for housing-related environmental health and safety hazard evaluation and control activities is an administrative cost.

IV. APPLICATION CONTENTS AND FORMAT

IV. Application Contents and Forms

A. Standard Forms, Assurances, and Certifications

B. Budget

C. Narratives and Other Attachments

D. Other Application Content

IV. APPLICATION CONTENTS AND FORMAT

Applications must include three main elements: a) standard forms, assurances, and certifications; b) budget; and c) narratives and other attachments. The content, forms, and format for each element are included in this section.

You may use this section as a checklist to ensure you submit a complete application.

If you don't provide the required documents in the correct format, your application is incomplete.

Do not submit password protected or encrypted files.

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.

Element	Submission Form
Standard Forms, Assurances, and Certifications	Upload using each required form.
Budget	Use the required budget form.
Narratives and Other Attachments	Insert each in the Attachments form.

Format and Form

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

15 pages is the total maximum length of all narratives.

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

A. Standard Forms, Assurances, and Certifications

You must properly complete and submit with your application the standard forms, assurances, and certifications identified below. You can find all forms in the application package or review them and their instructions at [Grants.gov Forms](https://www.grants.gov/forms). You can also [read more about standard forms](#) on HUD's Funding Opportunities page.

Forms/Assurances/Certifications	Submission Requirement	Notes/Description
Application for Federal Assistance (SF-424)	Required with the application	Page limit: Not applicable File name: SF-424
Applicant/Recipient Disclosure/Update Report (HUD 2880)	If applicable, required with the application	Page limit: Not applicable File name: HUD-2880
Certification Regarding Lobbying	If applicable, required with the application	Page limit: Not applicable File name: Lobbying Certification form
Disclosure of Lobbying Activities (SF-LLL)	Required with the application	Page limit: Not applicable File name: SF-LLL
Certification for a Drug-Free Workplace (HUD-50070)	If applicable, required with the application	Page limit: Not applicable File name: HUD-50070
Certification for Opportunity Zone Preference Points (HUD 2996)	If applicable, required with the application	Page limit: Not applicable File name: HUD-2996 Form location:

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.

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.

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.

B. Budget

You must submit a budget with your application to support your project narrative.

At a minimum, your budget must indicate direct and any indirect costs.

Budget Form/Document	Submission Requirement	Notes/Description
Grant Application Detailed Budget Worksheet (HUD-424-CBW)	Required with the application	Page limit: Not applicable File name: HUD-424CBW Form location: download instructions

Budget Form/Document	Submission Requirement	Notes/Description
Indirect Cost Information Certification (HUD-426)	Required with the application and after award	Page limit: Not applicable File name: ICR Doc. Form location: download instructions

Include a total budget using form HUD424CBW ([424CBW.xlsx](#)) 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 2,087 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.

Budget Narrative. Your application must include a budget narrative separate from the rating factor narrative that details the eligible cost amounts and items for each budget line proposed. The narrative must provide details on administrative costs, which are a maximum of ten percent 10%.

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 200, Appendix VII title - State, Local, and Indian Tribal Governments, or 2 CFR 200, Appendix IV - [Indirect \(F&A\) Costs Identification and Assignment, and Rate Determination for Nonprofit Organizations](#).

- Allowable costs include the following:

a. Program Operations costs. It is 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:

- Staff and contractor recruitment.
- 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. 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 databases 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 clients 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 individuals who are LEP.
- vii. Development of a list of resources to refer the client to which will address needs outside 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 non-expendable personal property charged directly to the grant, having a useful life of more than one year and an acquisition cost of \$10,000 or less; however, procurement of equipment with unit cost in excess of \$15,000 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. 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. 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. Maintenance activities, for purposes of making an environmental determination under this NOFO for a project of a home in a floodplain or a wetland 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 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, if the home being treated under this program is in a floodplain or a wetland, and if the project would alter the existing footprint of a structure or improvement, the project may require environmental review and/or be subject to the Federal laws and authorities cited in section 58.5 of title 24, Code of Federal Regulations. If the project requires an environmental review, a Responsible Entity may complete the environmental review

and receive an Authority to Use Grant Funds from HUD or HUD may complete the environmental review and approve the project prior to commitment or expenditure of grant or match funds.

f. 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 (up to one per grant year; requires prior approval by HUD).

g. Administrative Costs. Information regarding Administrative Costs is located in Section II.G. above.

C. Narratives and Other Attachments

If applicable, you must upload narrative and other attachments in [Grants.gov](https://www.grants.gov) using the Attachments Form. When using the Attachments Form, you can upload PDF, Word or Excel formats.

Document	Submission Requirement	Notes/Description
Response to Rating Factors	Required with the application	See Section V.B File name:
Nonprofit Status – Documentation (IRS Determination Letter)	If applicable, this document is required with the application	Page limit: Not applicable File Name: Code Acceptable Content
Code of Conduct	If not included in HUD's eLibrary , this document is required with the application	Page limit: Not applicable File name: Code Acceptable Content

D. Other Application Content

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, the number of beneficiaries served, and total funding request.

- 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.
- **Narrative 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. Any information submitted in response to the Rating Factors beyond the page limit will not be reviewed.
- **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 and will not be used in lieu of information provided in the response to the Rating Factors. You are strongly urged to submit only information that is required and/or requested in the NOFO or relevant to a specific narrative response. All attachments must identify the related rating factor in the page footer by providing the related Rating Factor number and the page number of the attachment:
 - The completed table from Appendix II, 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 II.
 - The resumes of key personnel or position descriptions for vacant positions. 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. Please do not include any Personally Identifiable Information (PII) in position descriptions.
 - Organizational chart.
 - Letters of commitment.
 - List of references cited in your responses to the rating factors.

- Appendices and Attachments.

- 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 the rating factor narrative will not be considered.

1. Technical Application Errors

HUD will contact you to fix a technical error with your timely application after the due date. Technical errors, if corrected, do not affect (positive or negative) your merit rating under this NOFO. Examples of technical errors include, but are not limited to: inconsistencies in funding requests; a missing or incomplete form or certification; failure to submit an otherwise sufficient application under the correct Assistance Listings number or Funding Opportunity Number in Grants.gov; improper signature on a form or certification; and missing or inappropriate eligibility documentation.

HUD will send notice to the [authorized organization representative](#) to fix a technical error. You must respond timely and appropriately to HUD's notice (see [submission requirements](#)).

Your application is not eligible for funding if you fail to fix the error to HUD's satisfaction by the due date in HUD's notice. HUD will not review information submitted after the due date in HUD's notice.

V. APPLICATION REVIEW INFORMATION

V. Application Review Information

A. Threshold Review

B. Merit Review

C. Risk Review

D. Selection Process

E. Award Notices

V. APPLICATION REVIEW INFORMATION

A. Threshold Review

When you apply: Your application is reviewed to make sure it meets the threshold requirements of this NOFO. If your application has a [technical error](#), HUD will allow you to [correct it](#). If you fail to meet **any** of the threshold requirements, your application is **not** eligible for HUD funding. If you do meet the threshold requirements, your application moves to [Merit Review](#) (the next step).

1. Timely Application Submission

Late applications are not evaluated and not eligible for funding. See deadlines in [Section VI](#).

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.

2. Complete Application

If your application is timely, HUD will confirm completeness. Your application is considered for funding if it is complete and responsive to the requirements in this NOFO. If your application is incomplete, HUD will ask you to fix any [technical errors](#). Otherwise, incomplete and nonresponsive applications are not considered for funding.

3. Eligible Applicant

Upon receipt, HUD will confirm whether you are an [eligible applicant](#). Applications from ineligible applicants do not proceed to [merit review](#) and are not eligible for HUD funding.

B. Merit Review

If your application meets the threshold requirements, a panel will review and score its merits. The panel may include HUD employees and non-employees. They will evaluate your application based on the following criteria. The results of the evaluation are shared with senior HUD officials who make the [final decisions about funding](#) consistent with this NOFO.

Merit Review Summary

Criterion	Total number of points = 102
Rating Factor 1 Capacity of the Applicant and Relevant Organizational Experience	30 points
Rating Factor 2 Program Need	20 points
Rating Factor 3 Program Strategy and Management (including 2 points for Section 3)	30 points
Rating Factor 4 Budget Proposal	20 points
Preference Points	2 points
Total	102 points

1. Rating Factors

Your application must include a response to the following criteria.

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 51% 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	The 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 a 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.	86-99%
Good	The 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 about whether the applicant will meet the performance criteria covered by the question within the	75-85%

	time and cost established.	
Fair	The 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.	51-74%
Poor or Non-Responsive	The applicant did not address questions or answers, 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.	0-50%

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.

Rating Factors Details

Criterion	Max points = 102
Rating Factor 1 Capacity of the Applicant and Relevant Organization Experience	30 max points
(a) Capacity and Qualification 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	

Criterion	Max points = 102
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) (b) Organization 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 include 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) (c) 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) (d) Subrecipient. 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	

Criterion	Max points = 102
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 UEI number and Legal Business Name of all partner organizations. For any partner that does not have a UEI number, include the date of incorporation. (4 points, or 5 points if the applicant certifies for subfactor (e) that it will not conduct projects on homes in a floodplain or a wetland) (e) Environmental Review Capacity. This rating subfactor applies unless the applicant certifies in its application that it will not conduct projects on homes in a floodplain or a wetland. State or unit of general local government applicants must identify the individual(s) who will be responsible for completing the tiered limited environmental review (Tiers 1 and 2) and Request for Release of Funds requirements as discussed in section VII.B. All other applicants, i.e., nonprofits, (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 as discussed in section VII.B. 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. (1 point) (f) Financial competence. 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 Need and Extent of the Problem	20 max points
Applicants will be scored in this rating factor based on documented need as evidenced by the submission of thorough, credible, and appropriate data and information. The data submitted in response to this rating factor will be verified using data available from the Census, HUD User, American Housing Survey, CDC (National Center for Health Statistics), National Safety Council, Area Agencies on Aging, and other local and state published data (e.g., city planning and local, state, federal sources, housing departments, National Electronic Injury Surveillance System (NEISS)). Applicants must provide supporting documentation for data provided in Rating Factor Two responses as an Appendix or provide a hyperlink within the narrative response. Please cite the data sources (including year) used. Applicants must also ensure that the target area residents, whose demographic characteristics constitute the data for this rating factor, are the individuals and families who will receive priority for the benefits of the funded program. Points will be awarded in this rating factor based on the applicant's response to the information requested below: (Please note: Local data is preferred if available; local data should be provided that is for or within the proposed jurisdiction / target area; do not provide	

Criterion	Max points = 102
data that overlaps into another jurisdiction.) If the applicant provides local data, the data will be compared to state data if available or to national data if not; if the applicant provides state data, the data will be compared to national data. If the applicant is unable to locate appropriate and accurate local data, they may provide state data or must explain why the data could not be found and how OAHMP funding will be leveraged to strengthen the quality and availability of "aging in place" services in the target area. A. Project Narrative (10 points) Please provide a narrative summary describing the characteristics and needs of the target population and service area, linking the overarching goals of the proposed project. Applicants must clearly describe in detail the housing related hazards the applicant will prioritize for intervention, the organization's proposed approach to meeting the needs of older adults within the proposed target area, and capacity to implement the proposed project. Applicants should detail gaps in related services for older adults and describe the support services available within the proposed target area to support older community-dwelling adults living independently/supported within their homes. Where possible, compare the data for the target population to regional, statewide, and/or national data to demonstrate need. If available, applicants may include data depicting aging in place safety concerns that are most prevalent in the target area. B. Demographic Data (5 points) For reference, national data (with sources) are shown for each of the data categories. • Total Population of the Target Area; US: 342,575,555 (Census, American Community Survey Data) • Total population at or over age 62(65) years: 21.8% (18.0%); state ranges: 12.0% to 23.5% (Census table S0101 Age and Sex; Administration for Community Living (ACL), 2023 Profile of Older Americans, based on Census data) • Falls/ Injury prevalence at or over age 65: 27.6%; state prevalences of 19.9% to 37.9% (CDC, Older Adults Falls Data; CDC, Nonfatal and Fatal Falls Among Adults Aged ≥65 Years – United States, 2020–2021) • Area Median Income, Percentage of population at or below 80% of the area median income level and percentage of population at or below 50% of the area median income level: 43% at or below 80% of national median income level, and 26% at or below 50% of national median income level (Census, Income in the U.S. 2024). C. Housing Data (5 points) • Total Housing Stock and Pre-1978 Housing Stock: 133,200,000 and 73,600,000 (Census, American Housing Survey). • Total number and percentage of housing units that are rental and owner occupied: 35% and 65% (Census, American Housing Survey).	

Criterion	Max points = 102
Percentage of housing with moderate or severe physical problems (i.e., plumbing, electrical, and structural issues, or repairs): rental 8%; owner-occupied 3% (Census, American Housing Survey).	
Rating Factor 3 Program Strategy and Management	30 max points
(a) Urban/rural area designation. Applications must describe the target area as either substantially rural or urban, using the Substantially Rural Community Lookup Tool 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 II. (0 points) (1) Within-target-area flexibility. Many jurisdictions have a mix of urban areas and rural areas. (i) The Substantially Rural Community Lookup Tool in Appendix II indicates the percentage of such areas within the jurisdiction(s) in which the target area is located. (ii) 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. 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) (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	

Criterion	Max points = 102
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 done to recruit and retain	

Criterion	Max points = 102
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 the 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 4 Budget Proposal	20 max points
(a) Budget Justification Narrative (Required Attachments): 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. (10 points) (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	

Criterion	Max points = 102
major tasks of your organization, sub-recipients, major subcontractors, 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.	

2. 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. You do not need to address the policy initiatives in this section to receive an award. If you choose to address a policy initiative in your application, you must adhere to the information with any award.

Preference points are added to your overall application score. You do not need to address the policy initiatives in this section to receive an award. If you choose to address a policy initiative in your application, you must adhere to the information with any award.

a. Opportunity Zones

You may receive up to two (2) points, if your proposed activities are within an [Opportunity Zone](#). To receive points, you must complete and submit form HUD-2996, Certification for Opportunity Zone Preference Points. If you expect to use less than 50% of the award in Opportunity Zones, you won't receive preference points. Exceptions may be made if your application justifies the lower percentage or demonstrates a significant impact within those zones.

2. Other Factors

Your application must respond to the following additional criteria.

a. Budget

The panel will evaluate but not approve the budget. The panel will assess whether the budget aligns with planned program activities and objectives. Panel members will consider whether the budget and the requested performance period are fully justified and reasonable in relation to the proposed project.

C. Risk Review

Before making any awards, HUD will evaluate each applicant's likelihood of successfully carrying out the project. Here's what HUD looks at:

Past Performance:

- Government-wide performance data, as noted in [2 CFR 200.206\(a\)](#)
- Public sources like news reports, Inspector General findings, Government Accountability Office reports, and complaints proven to have merit
- History of managing Federal awards (if applicable), including on-time reporting, meeting planned goals, and following previous award rules. And, the extent to which any previously awarded amounts will be expended prior to future awards
- Reports from past audits, including those performed under 2 CFR part 200, subpart F—Audit Requirements
- History of finishing activities on time and using any promised matching or leveraged funds

Organizational Health:

- Financial stability
- Quality of management systems and ability to meet the management standards in 2 CFR part 200
- Ability to follow all required laws and rules
- Capacity, including staffing structures and capabilities

Results:

- Ability to promote self-sufficiency and economic independence
- Number of people served or targeted for assistance

HUD may use the results of the risk review to make final funding decisions and/or set specific conditions on the award.

D. Selection Process

When making award funding decisions, HUD will consider:

- Threshold review results, including eligibility requirements.
- Merit review results.
- Risk review results.

To the extent allowed by law, HUD may also consider:

- The scope of the overall projected impact on the program and administrative goals and priorities in this NOFO.
- Reasonableness of the estimated costs to the government.
- The applicant's readiness to conduct the proposed work.
- Likelihood that the proposed project will result in the benefits expected.
- Broad range of recipients beyond recurrent recipients.
- Geographic dispersion.
- All else being equal, preference for applicants with lower indirect cost rates.
- Applicants with demonstrated success in implementing Gold Standard Science (applicable to research awards).
- Applicants with potential to produce immediate results and potential for longer-term, breakthrough results, based on the goals of this NOFO (applicable to research awards).

To the extent allowed by law, HUD may:

- Fund applications in whole or in part.
- Fund applications at a lower amount than requested.
- Choose to fund no applications under this NOFO.
- Withdraw an award offer and make an offer of funding to another eligible application, if terms and conditions are not finalized or met timely.
- Use additional funds made available after NOFO publication to either fully fund an application or fund additional applications.
- Correct HUD review and selection errors. If HUD commits an error that causes an applicant not to be selected, HUD may make an award to that applicant when and if funding is available.
- Release another NOFO, if funding is available and if HUD does not receive applications of merit.

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.

E. Award Notices

If your application is successful, HUD will email an award notice to the authorized official representative from the SF-424. HUD will also notify unsuccessful applicants.

The award notice communicates the amount of the award, important dates, and the terms and conditions you need to follow. The notice may also include HUD-imposed award conditions as provided under [2 CFR 200.208](#).

You agree to the award terms and conditions by either drawing funds from HUD's payment system or signing the agreement with HUD. If you do not agree to the award terms and conditions, HUD may select another eligible applicant.

VI. SUBMISSION REQUIREMENTS AND DEADLINES

VI. Submissions Requirements and Deadlines

A. Deadlines

B. Submission Methods

C. Other Submissions

D. False Statements

VI. SUBMISSION REQUIREMENTS AND DEADLINES

You must apply electronically, unless you qualify to submit a [paper application](#). See [Find the Application Package](#) to make sure you have everything you need to apply online.

Make sure you are current with [SAM.gov](#) and UEI requirements before applying for the award. See the [Before You Begin](#) section of this NOFO.

A. Deadlines

1. Application submission deadline:

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

08/31/2026

HUD must receive your application by the deadline. Applications received after the deadline are late. Late applications are not eligible for HUD funding.

If HUD receives more than one application from you, HUD will review only the last submission.

HUD may extend an application due date based on emergency situations such as Presidentially-declared natural disasters. An improper or expired registration and password issues are not causes to allow HUD to accept applications after the deadline date.

2. Grace Period for Grants.gov Submissions

If [Grants.gov](#) rejects your application before the deadline, you have up to 24 hours after the application deadline to correct and resubmit your application. 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.

B. Submission Methods

1. Electronic Submission

You must register and submit your application through [Grants.gov](#). See [Before You Begin](#).

For instructions on how to submit in [Grants.gov](#), see the [Quick Start Guide for Applicants](#). Make sure that your application passes the [Grants.gov](#) validation checks or we may not get it.

[Grants.gov](#) will record the date and time of your application submission. HUD will use this information to determine timely applications.

Need Help? See the [Contact and Support](#) section of this NOFO.

2. Electronic Submission Application Waiver

You may request a waiver from the requirement to submit your application electronically. The request must show good cause and detail why you are technologically unable to submit electronically. An example of good cause may include: a valid power or internet service disruption in the area of your business office. Lack of [SAM.gov](#) registration is not good cause.

Use the information in the [Contact and Support](#) section of this NOFO to submit a written request to HUD. You must **submit your waiver request at least 15 calendar days before**

the application deadline.

C. Other Submission Information

1. Intergovernmental Review

This NOFO is not subject to Executive Order [12372](#). No action is needed.

2. Technical Application Errors

HUD will contact you to fix a [technical error](#) with your timely application after the due date. Use the following submission requirements to respond to HUD's notice.

a. Fix Errors in Electronic Applications

To fix an error in response to a HUD notice, you must email the corrections to HUD at applicationsupport@hud.gov. The subject line of the email to applicationsupport@hud.gov must state "Technical Fix" and include the [Grants.gov](#) application tracking number (e.g., Subject: Technical Fix - GRANT123456). If you do not email applicationsupport@hud.gov or if you do not include the appropriate subject line, HUD may mark your application as ineligible.

The HUD notice will allow between 48 hours and 14 calendar days from the date of the HUD notice to fix an error. If the due date to fix an error falls on a Saturday, Sunday, Federal holiday, or on a day when HUD's Headquarters is closed, then the due date moves to the next business day.

b. Fix Errors in Paper Applications

You must fix an error in your paper application, in accordance with HUD's notice. If your paper application includes an incorrect UEI, HUD will request you supply the correct UEI.

D. False Statements

By submitting an application, you acknowledge your understanding that providing false or misleading information on your application, or during any part of the performance phase of an award, can lead to serious consequences. Those consequences include but are not limited to: fines, repayment, restitution, prison time, termination of any HUD award, and being banned from receiving any future HUD award and doing business with the federal government (18 USC 1001, 18 USC 1012, 18 USC 1010, 18 USC 1014, 18 USC 287, 31 USC 3729 et seq., 31 USC 3801-3812, FAR Part 9.4, 2 CFR Part 180, other remedies in your HUD award).

VII. POST - AWARD REQUIREMENTS AND ADMINISTRATION

VII. Post-Award Requirements and Administration

- A. Administrative, National and Departmental Policy Requirements and General Terms and Conditions
- B. Environmental Requirements
- C. Remedies for Noncompliance
- D. Reporting

VII. POST-AWARD REQUIREMENTS AND ADMINISTRATION

A. Administrative, National and Departmental Policy Requirements, and General Terms and Conditions

You must follow the applicable provisions in the [Administrative, National & Departmental Policy Requirements and Terms for HUD Financial Assistance – 2026](#):

Administrative

1. Build America, Buy America (BABA) (Sections 70901-52 of [Public Law 117-58](#); [41 U.S.C. 8301 et seq](#); and [2 CFR Part 184](#))
2. Uniform Relocation Assistance and Real Property Acquisition Policies Act ([42 U.S.C. § 4601 et seq.](#); [49 CFR part 24](#); and applicable program regulations)
3. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards ([2 CFR part 200](#))
4. HUD requirements related to safeguarding resident/client files consistent with [2 CFR 200.303\(e\)](#)
5. The Federal Funding Accountability and Transparency Act (FFATA) ([2 CFR part 170](#))
6. Eminent Domain
7. Participation in HUD-Sponsored Program Evaluation ([12 U.S.C. 1701z-1](#); 12 U.S.C. 1702z-2; [24 CFR part 60](#); and [FR-6278-N-01](#))
8. The Freedom of Information Act (FOIA) ([5 U.S.C. § 552\(b\)](#) and [24 CFR 15.107\(b\)](#))
9. Presidential Executive Actions affecting federal financial assistance programs
 - [Executive Order \(EO\) 14332](#) (*Improving Oversight of Federal Grantmaking*)
 - [EO 14303](#) (*Restoring Gold Standard Science*)
 - [EO 14219](#) (*Ensuring Lawful Governance and Implementing the President's "Department of Government Efficiency" Deregulatory Initiative*);
 - [EO 14218](#) (*Ending Taxpayer Subsidization of Open Borders*);
 - [EO 14202](#) (*Eradicating Anti-Christian Bias*);
 - [EO 14205](#) (*Establishment of the White House Faith Office*)
 - [EO 14182](#) (*Enforcing the Hyde Amendment*);
 - [EO 14173](#) (*Ending Illegal Discrimination and Restoring Merit-Based Opportunity*);
 - [EO 14168](#) (*Defending Women From Gender Ideology Extremism and Restoring Biological Truth to the Federal Government*)
 - [EO 14151](#) (*Ending Radical and Wasteful Government DEI Programs and Preferencing*); and

- [EO 14148](#) (*Initial Rescissions of Harmful Executive Orders and Actions*)

Civil Rights and Other Protections

10. The Fair Housing Act ([42 U.S.C. 3601-3619](#)) and Civil Rights laws (24 CFR 5.105(a))
11. Affirmatively Furthering Fair Housing (AFFH) requirements ([42 U.S.C. § 3608\(e\)\(5\)](#) and [24 CFR 5.150 et seq](#))
12. Economic Opportunities for Low-and Very Low-income Persons ([12 U.S.C. § 1701u](#) and [24 CFR part 75](#))
13. Compliance with Immigration Requirements ([8 U.S.C. § 1601-1646](#); [8 U.S.C. § 1324a](#) ("Unlawful employment of aliens"); and [Executive Order 14218](#), *Ending Taxpayer Subsidization of Open Borders*)
14. Accessible Technology requirements ([29 U.S.C. § 794d](#); [29 U.S.C. 794](#); and [42 U.S.C. 12131-12165](#) and implementing regulations at 36 CFR part 1194 (Section 508 regulations), [24 CFR § 8.6](#) (Section 504 effective communication regulations), [28 CFR part 35, subpart H](#) (DOJ Web Access Rule), and [28 CFR part 35, subpart E](#) (DOJ's Title II communications regulations))
15. Ensuring, when possible, the consideration of small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms consistent with [2 CFR 200.321](#)
16. Equal Participation of Faith-based Organizations in HUD Programs and Activities consistent with [42 U.S.C. 2000bb et seq.](#); [24 CFR 5.109](#); [Executive Order \(EO\) 14202](#), *Eradicating Anti-Christian Bias*; and [EO 14205](#), *Establishment of the White House Faith Office*
17. Accessibility for Persons with Disabilities requirements ([29 U.S.C. § 794](#) and implementing regulations at [24 CFR parts 8](#) and [100](#); [28 CFR part 35](#))
18. Applicable Violence Against Women Act (VAWA) requirements in the Housing Chapter of VAWA ([34 U.S.C. § 12491-12496](#)); [24 CFR part 5, subpart L](#); and program-specific regulations
19. Trafficking in persons ([Section 106\(g\) of the Trafficking Victims Protections Act of 2000 \(TVPA\), as amended 22 U.S.C. § 7104\(g\)](#) and implementing regulations at [2 CFR part 175](#))

Environmental

20. Environmental requirements that apply in accordance with [24 CFR part 50](#) or [part 58](#); [42 U.S.C. 4321 et seq.](#)

Business Integrity

21. 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
22. Prohibition on Certain Telecommunication and Video Surveillance Services or Equipment ([41 U.S.C. § 3901](#) and [2 CFR 200.216](#))
23. Waste, Fraud, Abuse, and Whistleblower Protections ([41 U.S.C. § 4712](#))

24. Drug-Free Workplace ([2 CFR part 2429](#))

In addition, if any part or provision of the award agreement or terms of this NOFO are enjoined or held to be void or unenforceable in any jurisdiction, they shall be ineffective as to such jurisdiction and only to the extent of such prohibition or injunction and shall not invalidate or affect the legality or enforceability of the remaining provisions and applications of the Agreement and Notice. In the event the injunction of such provisions is stayed, dissolved, or reversed, the full terms of the award agreement and NOFO, including such provisions, will automatically become effective. This clause is self-executing and will become effective, binding, and enforceable automatically upon issuance of this NOFO.

25. Awards made under this NOFO will not be used to engage in illegal racial discrimination including racial preferences.

26. Awards made under this NOFO will not be distributed in a way that violates or otherwise is used to interfere with constitutional protections guaranteed for speech and religious beliefs and the free exercise of religion.

27. Awards made under this NOFO will not be used to fund any project, service provider, or organization that operates illegal drug injection sites or "safe consumption sites" in violation of 21 U.S.C. § 856, knowingly permit the use or distribution of illicit drugs on property under their control in violation of 21 U.S.C. 856(a)(2), or knowingly distribute drug paraphernalia in violation of 21 USC 863. This is not a requirement that program participants must be sober in order to receive assistance, participate in treatment in order to receive assistance, or be evicted or exited from assistance for a first-time violation of a drug-related program policy or lease requirement.

28. Pursuant to 2 CFR 200.332(b)(2), all agreements or contracts made with subrecipients under this NOFO must contain the same terms and conditions as those in the grant agreement issued by HUD. Any conflicting terms and conditions must be approved by HUD.

B. Environmental Requirements

1. Environmental Review

You must follow these environmental review requirements, including regulations at:

[24 CFR part 50](#)

[24 CFR part 58](#)

Pursuant to the Consolidated Appropriations Act, 2026, all eligible activities in the OAHMP program, except those that would alter the existing footprint of a structure or improvement in a floodplain or wetland, are exempt from environmental review and not subject to the Federal laws and authorities cited in 24 CFR 58.5.

However, all eligible activities are subject to the Federal laws and authorities cited in 24 CFR 58.6.

The following provisions apply to eligible activities that would alter the existing footprint of a structure or improvement in a floodplain or wetland, except that provisions regarding the designation of a responsible entity apply to all projects. For exempt eligible activities, the responsible entity shall remain responsible for compliance with the laws and authorities cited

in 24 CFR 58.6.

Except for specific grant-funded administrative actions, cleaning and maintenance activities, environmental review as limited by the environmental review provisions of the [Consolidated Appropriations Act, 2026](#), 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," as limited by the environmental review provision of the [Consolidated Appropriations Act, 2026](#).

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 as limited by the environmental review provision of the [Consolidated Appropriations Act, 2026](#).

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 as limited by the environmental review provision of the [Consolidated Appropriations Act, 2026](#). (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 review 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 as limited by the environmental review provision of the [Consolidated Appropriations Act, 2026](#), 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 that would alter the existing footprint of a structure or improvement in a floodplain or a wetland require a limited form of environmental review and documentation in the environmental review record for categorical exclusion ([CENST](#)).

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

2. NOFO Impact Determination Related to the Environment

This NOFO has no significant impact related to the environment. HUD has made a Finding of No Significant Impact (FONSI) as required by HUD regulations at [24 CFR part 50](#), which implement section 102(2)(C) of the National Environmental Policy Act of 1969 (42 USC § 4332(2)(c)). To learn more about this FONSI, go to [HUD's Funding Opportunities](#) web page.

3. Lead-Based Paint Requirements

You must follow the lead-based paint rules below if you fund any work on pre-1978 housing. This includes buying, leasing, support services, operating, or work that disturbs painted surfaces.

- [HUD's rules](#) (Lead Disclosure Rule; and Lead Safe Housing Rule).
- EPA's rules ([Renovation, Repair and Painting Rule](#), and [Lead Abatement, Inspection and Risk Assessment Rule](#)).

C. Remedies for Noncompliance

HUD may terminate all or a part of your award as described under 2 CFR 200.340 through 200.343 pursuant to the terms and conditions of your award, including, to the extent authorized by law:

- if an award no longer effectuates the program goals or agency priorities; or
- in the case of a partial termination, if HUD determines that the remaining portion of the award will not accomplish the purposes for which the HUD award was made.

HUD may also impose specific conditions on your award or take other remedies as described by 2 CFR 200.339 through 200.343, if you do not comply with your award terms and conditions.

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](#).

Appeal Process:

During the performance of the grant, disputes may arise between the Grantee and the Government Technical Representative (GTR), or between the Grantee and the Grant Officer (GO). If a dispute with the GTR arises, the Grantee may solicit the assistance of the GO in resolving the dispute, and/or may appeal the determination by the GTR to the GO. If a dispute with the GO arises, or if the Grantee has appealed a decision by the GTR to the GO, the GO shall prepare a final decision, considering all facts and documentation presented. The

decision shall be in writing to the Grantee. If the Grantee disagrees with the final decision by the GO, the Grantee may appeal the decision to the Director, Grants Services Division, OLHCHH. If the Grantee wishes to submit a second appeal, the Grantee may appeal to the Deputy Director, OLHCHH. If the Grantee disagrees with the appellate decision of the Deputy Director, the Grantee may appeal to the Director, OLHCHH for a final decision.

D. Reporting

HUD requires recipients to submit performance, financial, and program reports as outlined below. You must comply with these reporting requirements to remain eligible for HUD funding. See [Section VII.C.](#) of this NOFO.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools for all records pertinent to the Federal award. Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its Subrecipients) using these new tools when they are released and to satisfy occasional requests for records pertinent to the federal award, consistent with the requirements for recordkeeping, access to records, and reporting laid out in 2 CFR part 200, which may be amended from time to time. HUD will work with the Recipient to support its transition to the new reporting tools. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring additional or more detailed financial reports, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law.

Report	Description	When
Federal Funding Accountability and Transparency Act (FFATA)	- Awards equal to or greater than \$30,000 - Data on executive compensation and first-tier subawards - See Public Law 109-282 and 2 CFR part 170 - HUD reports initial prime recipient data to usaspending.gov - Submit via SAM.gov	See 2 CFR Appendix A to Part 170(a)(2)(ii)
Reporting on Recipient Integrity and Performance Matters	Total value of all current Federal awards exceeds \$10,000,000 for any period of time during the period of	See 2 CFR Appendix-XII to Part 200 I.(d)

Report	Description	When
	performance of this Federal award - See Appendix XII to 2 CFR 200 - Submit via SAM.gov	
Quarterly Progress Report	- Summary of progress status - Work to be performed during the next reporting period - Any anticipated risks and plans to mitigate those risks	Quarterly
Federal Financial Report, SF-425	- Summary of key financial data - See 2 CFR 200.328	See 2 CFR 200.328 or award terms
Race, Ethnicity, and Other Data Reporting	Recipients that provide HUD-funded program benefits to individuals or families, report data on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households funded by this program	Annually
Audited financial statement	See 2CFR§ 200.510	No less than annually

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](#).

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/.

VIII. CONTACT AND SUPPORT

VIII. [Contact and Support](#)

A. [Agency Contact](#)

B. [Grants.gov](#)

C. [Sam.gov](#)

D. [Debriefing](#)

E. [Applicant Experience Survey](#)

F. [Other Online Resources](#)

VIII. CONTACT AND SUPPORT

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

A. Agency Contact

1. Program and Application Requirements

Name: Dr. Taneka Blue

Phone: 202-402-6846

Email: olhchh.nofa@hud.gov

Note: HUD's assistance is limited by the standards at [24 CFR 4.26](#).

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.

2. Paper Application Waiver Request

Name: Dr. Taneka Blue

Email: olhchh.nofa@hud.gov

Phone: 202-402-6846

HUD Organization: Office of Lead Hazard Control and Healthy Homes

Street: 2415 Eisenhower Ave (w16158)

City: Alexandria

VA VIRGINIA

23314

HUD Reform Act. HUD is prohibited from disclosing [covered selection information](#) during the selection process. The selection process includes NOFO development and publication, and concludes with the announcement of selected recipients of financial assistance. HUD will not assist you with completing your application.

B. Grants.gov

Grants.gov provides 24/7 support. You can call 800-518-4726 or email support@grants.gov. Hold on to your ticket number.

C. SAM.gov

If you need help, you can call 866-606-8220 or live chat with the [Federal Service Desk](#).

D. Debriefing

After public announcement of awards, HUD will debrief you on your application upon your

written request. Submit your written request to the [agency contact for program and application requirements](#) in this NOFO. HUD may limit the information provided to protect the integrity of the competition.

E. Applicant Experience Survey

You are encouraged to provide feedback on your application experience by completing our [Applicant Experience Survey](#). Your feedback is optional; you are not required to provide personal information. HUD may use your feedback to improve future NOFOs. Your feedback has no impact on funding decisions.

F. Other Online Resources

You are encouraged to review the [online resources](#) to learn background on some of the NOFO requirements.

APPENDIX

[Appendix](#)

[Appendix I Definitions](#)

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APPENDIX

Appendix I. Definitions

1. Standard Definitions

For standard definitions not listed below, refer to [2 CFR 200.1](#).

Affirmatively Furthering Fair Housing (AFFH) - statutory obligation to affirmatively further the purposes and policies of the Fair Housing Act (see also [24 CFR 5.151](#), as amended by [90 FR 11020](#)).

Authorized Organization Representative (AOR) is the person with legal authority to: give assurances, make commitments, submit your application, and enter into agreements with HUD. They also have [special permissions](#) to act on behalf of their organization within the Grants.gov system.

Consolidated Plan has the same meaning as defined at [24 CFR part 91](#).

E-Business Point of Contact (E-Biz POC) is [defined at Grants.gov](#).

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

Grants.gov is the website serving as the Federal government's central portal for searching and applying for federal financial assistance.

Primary Point of Contact (PPOC) is the person HUD may contact with questions about the application submitted. The PPOC is listed in item 8F on the SF-424.

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](#).

System for Award Management (SAM) has the same meaning as in [2 CFR 25.100\(b\)](#).

Threshold Requirements are eligibility requirements you must meet before HUD rates your application for funding.

Unique Entity Identifier (UEI) has the same meaning as in [2 CFR 25.100\(a\)](#).

2. Program Definitions.

a. Standard Definitions

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.

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

(1) 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

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.

Federal Funding Accountability and Transparency Act (FFATA) mandates public disclosure of federal award information (grants, contracts) on a central website, [USAspending.gov](https://www.usaspending.gov), to increase accountability and reduce waste. It requires federal agencies and recipients to report details like the awardee, amount, location, and executive compensation for awards over thresholds (like \$30,000), with reporting now primarily done

through [SAM.gov](https://sam.gov).

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.

Opportunity Zones (OZs) are economically distressed communities in select urban, rural and tribal communities designated from 2018-2027 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 Opportunity Zones](#)

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.

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.

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 <https://www.huduser.gov/portal/pdredge/pdr-edge-trending-072425.html>.

Activities of Daily Living (ADL) are basic self-care tasks that include, for example, bathing, dressing, eating, grooming, using the toilet, walking, wheelchair mobility, housekeeping, meal preparation, and transferring [e.g., getting on and off of chairs/surfaces]. This list is not exhaustive.

Adaptive equipment is an 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 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.

Functional Abilities refer to the client's ability to perform basic activities of daily living (BADLs) 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.

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.

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, [for 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](https://www.federalregister.gov/d/2011-21647). www.federalregister.gov/d/2011-21647.) The 2020 urbanized areas are listed on Census' <https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html> (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 II).

Appendix II– Substantially Rural Community Lookup Tool

Open the spreadsheet file located at: <https://www.hud.gov/contactus/healthy-homes>, search for FY 2026 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 Decennial Census, the most recent one for which Census has developed and provided the information. The information within the 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 or its equivalent or,
- If applicable, select the place. (You cannot select a county and a place at the same time. If you select a place, county and county subdivision information will automatically be deleted.)

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, select "Yes" below Table 1. This will automatically copy the first jurisdiction information onto Table 2. Then, repeat the steps above for each additional jurisdiction and select "Yes". Each new jurisdictions information will be copied onto 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 the 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 the column widths.

Appendix III – 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.html>), 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.