



U.S. Department of Housing  
and Urban Development

# Housing Policy Research Grant Notice of Funding Opportunity

PDR-2600-DC-029M

Applications are due by 11:59pm Eastern Time on 07/20/2026.

Policy Development and Research

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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 PDR-2600-DC-029M . 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 11:59pm Eastern Time on 07/20/2026.  
See [Section VI.A](#). of this NOFO.

### **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:**

Policy Development and Research

**Announcement Type:**

Initial

**Program Type:**

Discretionary

**Paperwork Reduction Act Information:**

2501-0044

**Due Date for Intergovernmental Review:**

See [Section VI.C.1.](#)

#### Key Facts

**Opportunity Name:**

Housing Policy Research Grant Notice of Funding Opportunity

**Opportunity Number:**

PDR-2600-DC-029M

**Federal Assistance Listing(s):**

14.536

#### Key Dates

**Application Due Date:**

**11:59:59 PM Eastern Time on:**

07/20/2026

**Anticipated Award Date:**

09/15/2026

**Estimated Performance Period Start Date:**

10/01/2026

**Estimated Performance Period End Date:**

03/30/2029

### 1. NOFO Summary

The Housing Policy Research Grant Notice of Funding Opportunity (NOFO) provides competitive awards to approximately 10 eligible applicants, including government institutions, institutions of higher education, nonprofit, and for-profit institutions. Awards made through this NOFO will fund quality research projects that: (1) contribute to knowledge about housing

policy in the United States, specifically causes and solutions for the severe housing affordability challenges, homelessness, and Opportunity Zones; and (2) generate actionable insights and evidence that can be applied by policymakers and communities in the short-term. Research projects funded via this NOFO must contribute to the program goals and objectives and must align with one of the specified eligible research categories.

Applications to this NOFO are subject to a two-phase review process. A preliminary application (Phase 1) must be submitted by the application due date. HUD will review all preliminary applications and invite select applicants to submit a complete application (Phase 2). The deadline for Phase 2 applications will be 30 calendar days after final notice is delivered to the point of contact for each selected applicant.

## 2. Funding Details

### Type of Funding Instrument

CA (Cooperative Agreement)

### Available Funds

Funding of approximately **\$8,000,000** 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.

If, after announcement of awards made under the current NOFO, additional funds become available either through the current appropriations, a supplemental appropriation, other appropriations or recapture of funds, HUD may, in accordance with the appropriation, use the additional funds to provide additional funding to an applicant awarded less than the requested amount of funds to make the full (or nearer to full) award, and/or to fund additional applicants that were eligible to receive an award under Phase 2 of this NOFO but for which there were no funds available.

### Estimated Number of Awards

10 awards from [available funding](#)

### Minimum/Maximum Award Information

The minimum award amount is \$100,000.00 and the maximum award amount is \$1,500,000.00.

### Length of Performance Period:

Other

#### Length of Periods Explanation:

Applicants should select a period of performance that aligns with the proposed project. The period of performance will vary by project based on the level of complexity and the proposed methodology. In selecting a period of performance, you should consider activities that typically cause delays, such as data acquisition or collection. The minimum period of performance is 12 months and the maximum period of performance is 30 months.

## B. Agency Contact(s)

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

## 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)

06 (Public and State controlled institutions of higher education)

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

13 (Nonprofits without 501(c)(3) status with the IRS, other than institutions of higher education)

20 (Private institutions of higher education)

22 (For profit organizations other than small businesses)

23 (Small businesses)

Hispanic-Serving Institutions (HSIs)

Historically Black Colleges and Universities (HBCUs)

Tribally Controlled Colleges and Universities (TCCUs)

Alaska Native and Native Hawaiian Serving Institutions (ANNH)

#### 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.](#)

To confirm your eligibility as an applicant with nonprofit status, HUD will use data from the Internal Revenue Service (IRS).

#### 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,

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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.

## 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 Housing Policy Research Grant Notice of Funding Opportunity (NOFO) provides competitive awards to approximately 10 eligible applicants, including government institutions, institutions of higher education, nonprofit, and for-profit institutions. Awards made through this NOFO will fund quality research projects that: (1) contribute to knowledge about housing policy in the United States, specifically causes and solutions for the severe housing affordability challenges, homelessness, and Opportunity Zones; and (2) generate actionable insights and evidence-based policy solutions that can be applied by policymakers and communities in the short-term. PD&R is especially interested in research proposals through which causality can be determined. Research projects funded via this NOFO must contribute to the program goals and objectives and must align with one of the specified eligible research categories.

Applications to this NOFO are subject to a two-phase review process. A preliminary application (Phase 1) must be submitted by the application due date. HUD will review all preliminary applications and invite select applicants to submit a complete application (Phase 2). The deadline for Phase 2 applications will be 30 calendar days after final notice is delivered to the point of contact for each selected applicant.

The research funded under this opportunity must explore critical housing policy issues in the United States and generate actionable insights and evidence that can inform policy decisions at the local, state, and Federal level. HUD/PD&R is particularly interested in projects that will produce initial products, such as summaries of preliminary findings, research briefs, or policy action toolkits, within the first 12 months of the grant in order to influence policy and programs in a timely manner. Research projects may have a maximum period of performance of up to 30 months, but projects with a period of performance that extends beyond one year should be structured such that there are annual deliverables documenting progress and initial findings.

#### **HUD substantial involvement.**

HUD expects to execute cooperative agreements with eligible applicants selected for awards made under this NOFO. HUD's Office of Policy Development & Research (PD&R) will provide the necessary involvement and oversight for the awards. As such, the following examples of HUD substantial involvement are expected:

- Review and final approval of the overall project management plan.
- Review and final approval of the research design, which may include data collection protocols, data collection instruments, and analytic plans.
- Review and approval of any written materials documenting research results.
- Support in identifying available and relevant data assets and facilitating access to select data assets, where feasible.
- Regularly scheduled meetings to discuss project progress.
- Review and approval of any changes in key personnel or employment of any external

consultants.

## B. Goals and Objectives

This funding opportunity will support research that will help advance the President's Memoranda and Executive Orders on housing and homelessness, including:

- [Removing Regulatory Barriers to Affordable Home Construction](#), March 13, 2026;
- [Promoting Access to Mortgage Credit](#), March 13, 2026;
- [Ending Crime and Disorder on America's Streets](#), July 24, 2025; and
- [Delivering Emergency Price Relief for American Families and Defeating the Cost-of-Living Crisis](#), January 20, 2025.

Research supported under this funding opportunity must also be aligned with the elements of Gold Standard Science that are outlined in the Executive Order published May 23, 2025 titled [Restoring Gold Standard Science](#) and at least one of the following policy priorities:

- Unleashing the private sector and reducing the government footprint: Free enterprise, reduced regulatory barriers to residential development, improved access to mortgage credit, and other approaches which unleash the ingenuity of the private sector without new government spending or programs.
- Evidence-based: Scientific approaches which can determine causality.
- Understanding Housing Demand: While increasing supply is a key priority, understanding drivers of housing demand is critically necessary in order to address the housing affordability crisis.
- Self-sufficiency: Approaches that lead program participants towards self-sufficiency and recovery.
- Immigration and housing: Understanding the impact of mass immigration on housing demand and housing prices.

Consistent with the Executive Order published on April 23, 2025 titled [White House initiative to Promote Excellence and Innovation at Historically Black Colleges and Universities](#) (HBCUs), which establishes as policy that HBCUs obtain "equal opportunities for participation in Federal Programs," HBCUs are strongly encouraged to apply for these funds.

Applicants should become familiar with all other applicable current and future Executive Orders, a listing of which is found [here](#).

## C. Authority

This program is authorized by Sections 501 and 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. §1701z-1 and §1701z-2) and funding is provided by the Full-Year Continuing Appropriations and Extensions Act, 2025 (Public Law 119-4, approved March 15, 2025).

## D. Unallowable Costs

Funds may not be used for a doctoral dissertation research grant program. However, doctoral

students may work on projects funded under this NOFO, and costs such as stipends or tuition remission may be allowable if reasonable, necessary, and directly related to the proposed research, consistent with 2 CFR Part 200.466.

The recipient or subrecipient must not earn or keep any profit. An organization may not evaluate or conduct research on itself. HUD will determine whether the salary rates are reasonable, customary for the skill set provided and the tasks to be conducted, and in accordance with federal legal requirements.

**Lease or rental of space for any activities supported through this NOFO is allowed only under the following conditions:**

- The lease must be for existing facilities not requiring rehabilitation or construction except for minimal alterations to make the facilities accessible for a person with disabilities;
- No repairs or renovations of the property may be undertaken with funds from this NOFO; and
- Properties in the Coastal Barrier Resources System designated under the Coastal Barrier Resources Act (16 U.S.C. 3501) cannot be leased or rented with federal funds.

## E. Indirect Costs

If you expect to charge [indirect costs](#) to the award, submit the Indirect Cost Information for Award Applicant/Recipient form (HUD-426) with your application.

Applicants selected to participate in the Complete Application are required to submit the HUD-426.

## F. Program History

This is a new funding opportunity.

## G. Other Information

The purpose of this funding opportunity is to support research projects that address one of the nine research topics listed below (Research Topics A through Research Topic I). Applications must directly respond to one or more of the specific research questions articulated under each research topic. These research topics are organized in three categories: 1) Housing Affordability, 2) Homelessness, and 3) Opportunity Zones. Applicants may choose to also include sub-questions and/or expand upon one of the specific questions within Research Topic A through I, but this is not required.

**Applications that propose research topics that are not included in this section, or do not address at least one of the specific research questions outlined in the NOFO, will not be eligible for funding.**

### Research Category #1 - Housing Affordability

#### Research Topic A: Government-Induced Demand and Housing Affordability

Housing affordability remains at crisis levels despite record federal spending on various types of housing assistance. HUD is seeking proposals to answer one or more of the following

research questions:

1. Is housing demand more elastic than housing supply, and by how much? If so, is moderating demand a more effective policy lever than attempting to increase supply?
2. What are the key drivers of housing demand and what is the role of government programs and/or public policies in driving housing demand?
3. What approaches can government take to moderate housing demand when needed, in order to preserve affordability?

Applicants must submit proposals to address one or more of the research questions above.

In responding to the research question(s) above, proposals may examine a range of government-driven demand factors, preferably including, but not limited to: immigration, loose monetary policy, supply-side and demand-side housing subsidies, federal backing of mortgages, down payment assistance, the mortgage interest deduction, inclusionary zoning, and benefit programs that disincentivize marriage. Proposals must include a specific focus on quantifying how these policies drive housing demand and thus housing prices, and proposals based on causal experimental evidence are especially preferred. Proposals should seek to determine whether moderating government-driven demand is a more feasible method of addressing the housing affordability crisis than attempting to increase supply and may include specific policy recommendations for moderating housing demand as a method of addressing the housing crisis. Outputs from this research may include short-term action plans to remedy any distortions found, as well as policy recommendations to address government policies that drive up housing demand faster than supply can keep up. Proposals must be focused on demand factors.

### **Research Topic B: Homeownership - Economic Opportunity Cost and Housing Affordability**

The use of one's home as a primary vehicle for building wealth is an established American practice, backed by public policy through federally subsidized homeownership, including support of mortgage credit markets through federal loan programs, government-sponsored enterprises, and the mortgage interest income tax deduction. There has been limited empirical analysis on the opportunity cost of these policies. Specifically, if Americans spent less on housing, they would have more money available to spend on other productive activities, such as starting one's own business, furthering one's education, investing in other assets, or putting that money back into the economy through consumer spending. Additionally, if credit markets included less preference for mortgages, financing could flow to other sectors that may offer greater social or economic benefit.

At the same time, regulatory burdens and other challenges have increased the cost of originating and servicing mortgages, leading to a decline in the number of banks offering mortgage lending and access to affordable mortgage credit. As a result, some creditworthy borrowers – including rural and low- to moderate-income households - have been shut out of the homeownership market.

HUD is seeking proposals to answer one or more of the following research questions:

1. What is the opportunity cost, in dollar terms, of federally subsidized homeownership and how does this cost compare to the benefit(s)?

2. What is the impact of home mortgages on wealth-building, especially 30-year mortgages relative to 10 or 15-year mortgages? Are there alternatives to mortgage-based homeownership that could be more financially advantageous for building wealth?
3. What opportunities should policymakers prioritize in order to reduce regulatory burdens in the mortgage market and facilitate homeownership among creditworthy borrowers? What additional challenges, limitations, and unintended consequences should be taken into consideration?

Applicants must submit proposals to address one or more of the research questions above.

### **Research Topic C: Direct Rental Assistance (DRA) Research**

Direct Rental Assistance (DRA) is a strategy for administering rental assistance that provides housing payments directly to eligible renters, rather than to their landlords. Several public housing agencies (PHAs) are designing and testing DRA programs using the flexibility offered by their participation in the Moving to Work (MTW) Demonstration, and local governments and states also have the flexibility to administer rental assistance using this model. HUD is seeking to support research on efforts to test DRA, both to ensure that this experimentation has a rigorous research foundation and to enable state and local housing agencies to learn about the potential of alternative forms of administering rental assistance. HUD is seeking to fund one or more of the following research activities:

1. Designing a rigorous impact evaluation, such as a randomized control trial (RCT).
2. Enrolling households in an RCT and conducting random assignment.
3. Collecting baseline data and early outcomes.
4. Producing research reports documenting program implementation and outcomes.

Applicants must submit proposals requesting funding for one or more of the activities above to be eligible for funding. Applicants for this research funding must also demonstrate that they have a partnership with one or more agencies implementing a DRA program and that the funding will contribute to a rigorous evaluation of the outcomes and impact of DRA.

### **Research Topic D: Immigration and Housing Affordability**

Recent years have seen record increases in immigration to the United States. According to the January 2025 Current Population Survey, the foreign-born population now stands at more than 53 million, making up its highest share of the American population ever in history.<sup>1</sup> At the same time, housing costs have continued to increase relative to income, resulting in record numbers of homeowners and renters with housing cost burdens and contributing to the worsening housing affordability issues in the U.S. The large influx of immigrants in certain geographic areas has the potential to affect housing prices, rent, and supply. Previous research has suggested that immigration may lead to higher housing prices, creating additional pressures in the housing market. For example, one study found that an inflow of 1% of the population would lead to an increase of 1% of rents and prices.<sup>2</sup>

[1] <https://www.pewresearch.org/short-reads/2025/08/21/key-findings-about-us-immigrants/>

[2] <https://www.sciencedirect.com/science/article/abs/pii/S009411900600074X>

HUD is interested in research that further explores the relationship between immigration and housing costs, documenting the mechanisms by which immigration affects housing costs, measuring the impact of immigration on housing costs, and identifying potential policy solutions. HUD is seeking research proposals that answer one or more of the following research questions:

1. By what mechanism(s) does immigration affect housing costs for renters?
2. By what mechanism(s) does immigration affect housing costs for homeowners?
3. What impact has recent immigration had on housing costs in the United States? How does the impact vary by housing market, economic, and demographic characteristics? (Impact must be measured quantitatively. The analysis can focus on either rental or homeownership costs or both.)
4. What solutions should policymakers and practitioners consider to mitigate housing affordability pressures related to immigration?

Applicants must submit proposals to address one or more of the research questions above.

#### **Research Topic E: Alternative (Non-Property Tax) Models for Financing Local Governments**

Property taxes are a major source of revenue for local governments, but this system has several drawbacks. First, property taxes create a disincentive for productive real estate investment; improving the value of a property (by constructing a valuable new building, for example) increases the property's value and its tax bill. Second, local governments generate more tax revenue from the construction of higher cost buildings than they do from the construction of lower cost buildings; this might be a factor underlying many local government zoning policies (such as minimum lot sizes) that create barriers to the construction of modest, relatively affordable housing.

HUD is seeking research proposals to answer one or more of the following research questions:

1. What innovative approaches to property valuation currently exist or have been tested in the past? How well do these approaches work to incentivize or overcome the barriers to producing lower-cost housing?
2. What alternatives to property taxes are viable for state and local governments, which might remove the disincentive to build economical or lower cost housing?

Applicants must submit proposals to address one or more of the research questions above.

#### **Research Topic F: Regulatory Barriers to Affordable Home Construction**

The recent Executive Order titled [Removing Regulatory Barriers to Affordable Home Construction](#) highlights the role that multiple layers of regulatory barriers at all levels of government can play in delaying construction, restricting development, and driving up the costs of new housing.

HUD is seeking research proposals to answer one or more of the following research questions:

1. What is the estimated impact of streamlining permitting processes for housing

development on the supply and pricing of new housing units? What is the estimated annual cost savings?

2. What is the estimated impact of curtailing mandates that affect building costs, such as green-energy building requirements or other energy choice restrictions?
3. What is the estimated impact of modifying state and local restrictions on the use or siting of manufactured or modular housing?
4. What is the estimated impact of removing limitations of residential housing development beyond urban centers?

Applicants must submit proposals to address one or more of the research questions above, using quantitative methods to model and estimate impact of regulatory barriers and proposed solutions on key outcomes such as building cost, time to build, access to capital, and costs for homebuyers or renters.

## Research Category #2 - Homelessness

### Research Topic G: Developing Alternatives to the PIT Count for Understanding the Prevalence of, and Trends in, Unsheltered Homelessness

The Point-in-Time (PIT) Count is a national count of people experiencing sheltered and unsheltered homelessness conducted annually during a single night in January. The PIT Count includes a count of individuals residing in emergency shelter, transitional housing, and Safe Havens, as well as individuals who are unsheltered. Unsheltered homelessness includes people sleeping in vehicles, abandoned buildings, farms, and wilderness. Although the PIT Count produces the most comprehensive national estimate of homelessness, collecting data on the number of unsheltered persons is imprecise and is thought to lead to significant undercounting.

To enumerate the unsheltered population, communities currently conduct annual outreach and administer a survey with people experiencing homelessness to collect basic information about their living situation and demographics. HUD provides standards and guidance concerning acceptable methodologies and approaches to conducting PIT Counts, but counts of unsheltered people are ultimately planned, coordinated, and implemented locally by over 400 Continuums of Care (CoC) and therefore counts vary in quality and methods. The accuracy and comprehensiveness of counts are affected by factors such as the size of the covered geography, the weather, the availability of volunteers, the capacity to locate and count people experiencing homelessness, and the willingness of people to participate in the survey. In addition, the PIT Count is unable to track people over time, limiting understanding of longer-term outcomes and homelessness trends. The PIT Count's limitations are well documented, raising reliability and validity concerns, and some communities supplement their PIT estimates with other data to address these deficiencies.

HUD is seeking research proposals to answer one or more of the following research questions:

1. Are there alternatives to the PIT Count that would improve the coverage, reliability, and validity of data collection on the number and characteristics of people experiencing unsheltered homelessness? If so, what would it take to scale the approach nationally?

2. Are there ways to update the PIT Count that would improve survey coverage, reliability, and validity or have other benefits? If so, what would it take to scale the approach nationally?

Applicants must submit proposals to address one or more of the research questions above.

Proposals for either research question must include a comprehensive overview of the benefits and drawbacks of various approaches to enable HUD and other stakeholders (such as COCs and state and local governments) to consider their respective cost-value tradeoffs.

### **Research Topic H: Quality of Life Ordinances, Street-Level Homelessness, and Community Safety**

Many state and local governments have adopted various quality of life ordinances meant to address the prevalence of unsheltered homelessness and related issues. Such measures include bans on public intoxication and drug use, bans on encampments and public vagrancy, bans on panhandling, and other such measures. HUD is seeking research proposals to answer the following research questions:

1. What is the impact of quality of life ordinances on the prevalence of unsheltered homelessness?
2. What is the impact of quality of life ordinances on crime, damage to public spaces, and other community quality of life issues?

Applicants must submit proposals to address one or more of the research questions above. Proposals may focus on a single geography or a broader set of geographies or national framework but should offer a rigorous approach to measuring the impact of quality of life ordinances on outcomes related to homelessness and community quality of life.

### **Research Category # 3 - Opportunity Zones**

#### **Research Topic I: Quantifying the Impact of Opportunity Zones**

Opportunity Zones are an economic development initiative to encourage investment in low-income areas through the deferral or reduction in taxes on capital gains invested in Qualified Opportunity Zone properties. Research on Opportunity Zones has attempted to investigate the outcomes of Opportunity Zone designation on residential real estate (including transactions, prices, and housing starts), commercial real estate and investments, and jobs and establishments, as well as the socioeconomic characteristics of residents. These studies have primarily used a difference-in-differences approach, comparing Qualified Opportunity Zones and eligible, but undesignated, Opportunity Zones.

HUD is interested in research examining the impacts of Opportunity Zones, including both direct and indirect impacts, with an understanding that the impacts may not yet be fully realized. HUD is also interested in descriptive research to better understand Qualified Opportunity Funds and Opportunity Zone investors.

HUD is seeking research proposals that answer one or more of the following research questions related to the impact of the **2018 cohort** of Opportunity Zones:

1. How do states and localities identify the census tracts for designation as Opportunity Zones? To what extent has the designation of Opportunity Zones increased

investment in the designated area?

2. What is the role of Qualified Opportunity Funds in boosting investment in Opportunity Zones? Who are the investors in Qualified Opportunity Funds and what types of properties are they investing in? What are the quantified impacts of different investment amounts into Qualified Opportunity Funds and what do they produce? How do these impacts vary by geography? Are there other programs that Qualified Opportunity Funds take advantage of in Opportunity Zones to produce housing, jobs, or other developments?
3. Which Opportunity Zones have been targeted for investment and what was the timing of investments over the ten-year investment period?

HUD also invites proposals that provide research or data related to the 2026 cohort of Opportunity Zones which are expected to be of high value to federal, state, and local policymakers. Consistent with the recent Executive Order titled [Removing Regulatory Barriers to Affordable Home Construction](#), the following research questions are of particular interest:

4. How could Opportunity Zones be better used to increase the supply of housing, particularly single-family housing?
5. What alignments between Opportunity Zone incentives, single-family home development, and New Markets Tax Credit programs might expand investment in the development of single-family homes?

Applicants must submit proposals to address one or more of the research questions above.

### Eligible Activities

Eligible activities under this funding opportunity include all research, regulatory, and project management activities that contribute to meeting the objectives with a high degree of quality.

Eligible activities include, but are not limited to:

- All research activities required to complete the proposed project, including: the development of a research design, data collection and analysis plan; outreach and communication efforts related to the execution of the research project; data collection and analysis, including data acquisition; development of written products, such as research briefs/reports or policy toolkits; and the communication of findings to stakeholders.
- Engagement with subject matter experts on any aspect of the project, as needed, to bring expertise to enhance the research team's knowledge in critical areas.
- Training or capacity-building activities related to project implementation, including attendance at, and/or participation in, relevant conferences.
- Meeting regulatory requirements for research, such as the engagement of an Institutional Review Board to review and approve data collection instruments and the development of Informed Consent materials for study participants, if needed.
- Project management activities, including required project management tools (Opening Meeting, Management and Work Plan and Budget, Quality Control Plan, and Quarterly Progress Reports) and regular communication with HUD staff on all project

deliverables.

- Travel, as required, to carry out the project as designed.
- Dissemination of research findings to stakeholders, including attendance at relevant conferences.

## Deliverables

HUD cooperative agreements require certain activities and deliverables as part of award and project management.

Award management activities and deliverables include:

- **Opening Meeting:** a meeting with HUD staff to review the terms and conditions of the award.
- **Quality Control Plan:** a written document that outlines the awardee's proposed approach to quality control of all research activities and written deliverables to be produced over the period of performance.
- **Management & Work Plan:** a written document that outlines the expected workflow for the project over the period of performance, providing a project timeline, the allocation of staff and other resources to each task, and a strategy to address any potential challenges to completing the project on time and within budget.
- **Quarterly Progress Reports:** a narrative summary of accomplishments of the awardee over the prior quarter, discussion of any deviations from the initial schedule of progress, and a summary of how those deviations impact the project and how the Grantee recommends handling the deviation. Documentation of work completed during the prior quarter should align with financial reporting submitted in the same quarter, including any invoices submitted to draw down funding from the award.
- **Final Closeout Report:** a report documenting the final breakdown of overall award spending over the full period of performance.

Project management activities and deliverables include:

- **Research Design:** a technical blueprint that outlines how the funded research project will be conducted, including the key research question(s), a strategy for accessing/collecting any necessary data, proposed analytic methods, and an outline of proposed deliverables.
- **Draft and Final Product:** the culmination of the overall research effort. The final product generated under the award will be dependent upon the project. Any final written deliverables must be of publication quality and thoroughly describe the research objectives, the methodology, the study limitations, and the findings.
- **Final Briefing:** a virtual briefing of the study findings for HUD staff at the conclusion of the project.

PD&R's grants management staff and the Governmental Technical Representative (GTR) for the cooperative agreement will work closely with awardees to further define deliverables during the project. Final work products must be well-written and adhere to plain language

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principles. The final research report must be of publishable quality and conform to PD&R's Guidelines on Preparing a Report for Publication. All final work products must be compliant with § 508 of the Rehabilitation Act (29 U.S.C. 794d). HUD anticipates publishing the final research deliverable(s) on our website at [www.huduser.gov](http://www.huduser.gov). Following submission of the final report, PD&R encourages grantees to seek additional outlets for publishing and communicating research findings.

# 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

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## 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.

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.

\_\_\_\_\_ pages is the total maximum length of all narratives.

### Other

The narrative submitted with the Preliminary application (Phase 1) should not exceed 5 pages.

The narrative submitted with the Complete application (Phase 2) should not exceed 15 pages. Page limits for the attachments required as part of the Complete application in addition to the narrative are detailed in Section IV.C.

All narratives and attachments must be single-spaced 12-point Times New Roman font on letter sized paper (8.5 X 11 inches) with at least 1-inch margins on all sides. Requirements for the Preliminary application and the Complete application are described in Sections IV.A., IV.B., and IV.C.

The selection process for this funding opportunity occurs in two phases. In Phase 1, all interested applicants must submit a Preliminary application that will include a cover sheet and a narrative. In Phase 2 of the selection process, HUD will invite a subset of applicants to submit a Complete application. The Complete application includes a narrative and all required forms and attachments. Charts and tables are allowed and count toward the page limits. Content beyond the page limits for each application will not be reviewed.

### 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](#). 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 Required with Preliminary application and Complete application
Applicant and Recipient Assurances and Certifications (HUD 424-B)	Required with the application	Page limit: Not applicable File name: HUD-424B Required with Complete application, if selected.
Applicant/Recipient Disclosure/Update Report (HUD 2880)	Required with the application	Page limit: Not applicable File name: HUD-2880 Required with Complete application, if selected.
Certification Regarding Lobbying	Required with the application	Page limit: Not applicable File name: Lobbying Certification form Required with Complete application, if selected.
Disclosure of Lobbying Activities (SF-LLL)	If applicable, required with the application	Page limit: Not applicable File name: SF-LLL Required with Complete application, if selected <u>and if the form is applicable for the applicant.</u>
Certification for a Drug-Free Workplace (HUD-50070)	Required with the application	Page limit: Not applicable File name: HUD-50070 Required with a Complete application, if selected.

The only standard forms, assurances, and certifications required for Preliminary applications (Phase 1) is the SF-424. If invited to submit a Complete application (Phase 2), applicants must submit all required forms as indicated in the table above.

## 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.

You are not required to submit a budget with your Preliminary application, but you must identify the total budget requested in the narrative of your Preliminary application. If selected to submit a Complete application, you must submit the following budget-related information to support your project narrative: 1) the Grant Application Detailed Budget Worksheet (HUD-424-CBW); 2) the Indirect Cost Information Certification (HUD-426); and 3) the budget narrative, as described below in Section IV.C.

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 Required for Complete Application, if selected
Indirect Cost Information Certification (HUD-426)	If applicable, this document is required with the application and after award	Page limit: Not applicable File name: HUD-426. Form location: download instructions Required for Complete Application, if selected.

## 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.

The table below describes the submission requirements for the Preliminary application and the Complete application. Applicants will be notified if they are invited to submit a Complete application. Applicants must submit all required forms as indicated in the table below.

Document	Submission Requirement	Notes/Description
Code of Conduct	If not included in <a href="#">HUD's eLibrary</a> , this document is required with the application	Page limit: Not applicable File name: Code <a href="#">Acceptable Content</a>

Document	Submission Requirement	Notes/Description
		Required with the Complete application, if selected.
Cover Sheet	Required with the Preliminary application	Page limit: 1 File name: Cover Sheet The Cover Sheet is described in more detail below.
Preliminary application narrative	Required with Preliminary application	Page limit: 5 File name: Preliminary application The Preliminary application is described in more detail below.
Resumes of Key Staff	Required with Complete application, if selected	Page limit: 6 Resume of no more than two pages per person for up to three key personnel. File name: Resumes
Complete application narrative	Required with Complete application, if selected	Page limit: 15 File name: Complete Application The Complete application is described in more detail below this table.
Budget narrative	Required with Complete application, if selected	Page limit: 3 File name: Budget Narrative
References	Required with Complete application, if selected	Page limit: n/a File name: References References requirements described in more detail below this table.
Letters of commitment	Required with Complete	Page limit: n/a

Document	Submission Requirement	Notes/Description
	application, if selected and if consultants and/or subcontractors are proposed as key personnel	File name: Letters of Commitment

Applications to this NOFO will be reviewed according to a two-phase process: 1) Preliminary applications (Phase 1), and 2) Complete applications (Phase 2). Each Preliminary application and Complete application must respond to one of the nine research topics listed and described in Section III.G. Applicants may submit multiple Preliminary applications, but each application must address a single research topic. HUD may invite an applicant to submit multiple Complete applications. After review, HUD may select a single applicant for one or multiple awards. If an applicant is selected for multiple awards, during negotiation, HUD and the applicant will discuss the capacity of the applicant to complete the full scope of work within the proposed timeline for all selected topics. While HUD acknowledges that some applicants may use Artificial Intelligence (AI) to support background work in preparing their application, HUD expects the research proposals themselves to reflect original thought based on the knowledge and expertise of the applicant.

### A. Phase 1: Preliminary Applications

All applicants must submit a Preliminary application which consists of the following components:

1. Cover Sheet. The cover sheet must include the applicant's legal name, a statement regarding whether the applicant has previously been a recipient of PD&R research funding, project title, the research topic the applicant is applying for, the total budget requested, and a one-paragraph summary of the project (maximum 1 page).
2. Narrative. The narrative response should address the following content (maximum 5 pages):
  - a. Project summary. A concise summary of the project objectives, methodology, timeline for deliverables, total budget requested, and anticipated deliverables.
  - b. Research team and partner organizations, if applicable. The names and contact information of partner organizations, and the names and affiliations of the Principal Investigator and key members of the research team.
  - c. Administration priorities. The connection between the proposed project and one or more of the current policy priorities identified under Section III.B.

### B. Phase 2: Complete Applications

Applicants selected for Phase 2 must submit a Complete application which consists of the following components:

1. Narrative response to Rating Factors (maximum 15 pages excluding project abstract).
  - a. Project abstract. A plain language description of the overall project, not to exceed 1 page. Includes applicant legal name, project title, research topic, key

research question(s), the proposed timeline and key deliverables, and the total budget request.

- b. Complete application narrative. A narrative responding to each Rating Factor described in Section V.B.
2. Resumes or bio sketches for key staff (maximum 6 pages). One of the key staff must be the Principal Investigator. Resumes should be no more than 2 pages per person for up to 3 persons.
3. Budget narrative (maximum 3 pages). An explanation of how the requested budget will support completion of the proposed research project.
4. Past Performance References. At least two past performance references from prior funders that can attest to the applicant's performance on any relevant and recent (within five years) research projects. The references should include the name and contact information for the funder and a brief summary of the project that is being referenced as a relevant and recent example of prior work.
5. Letters of commitment (if applicable). If consultants or subrecipients are proposed as key personnel on the project, a letter of commitment from each named individual must be submitted as evidence of their commitment to the project.

The selection process for Phases 1 and 2 are described in Section V.A.

## D. Other Application Content

### 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.

Should HUD offer a lower award amount than you requested, and you choose to accept it, you must submit revised versions of your proposal, budget, and budget narrative, along with a summary of changes, by a deadline set by HUD. HUD will then review these revisions and decide if any further information or changes to the award terms are needed. If you fail to provide the requested information, HUD will not issue the award and may choose another applicant.

# V. APPLICATION REVIEW INFORMATION

## V. Application Review Information

### A. Threshold Review

### B. Merit Review

### C. Risk Review

### D. Selection Process

### E. Award Notices

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## 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](#).

#### 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.

#### 4. Requested Funding Level

Applicants seeking an award amount that is below the minimum award amount (\$100,000) or above the maximum award amount (\$1,500,000) will be deemed ineligible.

#### 5. Selection Process

This NOFO includes a selection process for each review phase.

##### 1. Preliminary Application

All Preliminary applications are first reviewed for compliance with the requirements in Section V.A. 1 - 4.

Preliminary applications compliant with Section V.A. 1 - 4 are then reviewed on a pass/fail basis for three criteria:

- a. Whether the proposal is directly responsive to one of the stated research topics/questions.
- b. Whether the proposed project is in alignment with the policy priorities set forth in Section III.B., and
- c. The feasibility of the project - is the methodology reasonable and achievable within the proposed timeframe and the total budget requested. Both the project timeframe and budget must be within the parameters established in the NOFO.

Subject matter experts will review applications, by research category listed in Section III.G, for criteria a and c, above. The PD&R selecting official will review criteria b and will select

eligible applications for invitation to the Complete application phase (Phase 2).

All applicants will receive a formal decision notice sent to the organization's point of contact as listed on the SF-424. If selected for a Complete application, the notice will include the specific research project(s) selected, submission deadlines for the Complete application, required forms and attachments, and contact information for questions.

## 2. Complete Application

Selected applicants will have 30 calendar days from the date of formal decision notice to submit a Complete application. Complete applications received after the due date will be deemed ineligible and will not be considered for award. Each Complete application will be scored according to the rating factors in Section V.B. To be considered eligible for award selection, the Complete application that is submitted must be consistent with the Preliminary application that was initially submitted and selected.

Each application will be scored by a panel of subject matter experts. Following scoring, a list of applications will be delivered to the PD&R selecting official in ranked order. The PD&R selecting official makes award selections based on an evaluation of threshold, merit, and risk review as described in this NOFO. HUD has discretion in selecting applicants to ensure a distribution of funding across eligible applicant types, new applicants and prior recipients of PD&R research funding, research topics and approaches, and geography.

All applicants will receive a formal decision notice sent to the organization's point of contact as listed on the SF-424.

## 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 = 100
Rating Factor 1: Contribution of the Proposed Research	30 points
Rating Factor 2: Soundness of Approach	30 points
Rating Factor 3: Project Management and Capacity of the Team	20 points
Rating Factor 4: Budget and Timeline Reasonableness	20 points
Total	100 points

These Rating Factors are only used for the Complete application phase (Phase 2), which is the competition for funding made available through this NOFO. The maximum number of points that can be awarded to any proposal is 100. No preference points are available under this NOFO. Your research project proposal must include a response to each of the Rating Factors.

## 1. Rating Factors

Your application must include a response to the following criteria.

### Rating Factors Details

Criterion	Max points = 100
<b>Rating Factor 1: Contribution of the Proposed Research</b>	30 max points
<p>The proposed research project must align with one of the nine research topics specified under Section III.G of this NOFO and respond directly to one of the specified questions. The narrative must clearly articulate a research question, or questions, that will be the focus of the research effort. The proposal must describe the importance of the proposed research and its potential to address an identified issue, challenge, or gap in the existing body of knowledge in the relevant topic area. The narrative should describe the potential for the research to generate benefits beyond the immediate scope of the project and should explain how the findings could support broader applications, contribute to policy or program design, or enhance policy or program implementation strategies. The applicant should describe how the research will advance understanding of, or the effectiveness of Federal, state, and/or local policies and programs. For projects that will extend beyond a 12-month period of performance, applicants must describe how the proposed research could be translated into practice within the first year, and what interim deliverables, such as summaries of preliminary findings, research briefs, or policy action toolkits, would be produced in order to influence policy and programs in a timely manner.</p>	
<b>Rating Factor 2: Soundness of Approach</b>	30 max points
<p>The narrative must describe the methodology the research team proposes to use to answer the identified research question(s). The narrative should provide:</p> <ul style="list-style-type: none"> <li>• A clear connection between the research question and the data proposed to be collected or analyzed to address the research question.</li> <li>• A description of the proposed research methods. The applicant should clearly explain and justify the specific methods proposed, including a description of the data sources to be accessed or collected, an assessment of the limitations of any secondary data sources to be accessed, and a description of how the proposed data source is appropriate for answering the research questions. If the research question seeks to estimate impact, impact should be measured using causal or quasi-causal methods.</li> <li>• An analysis plan that is methodologically reasonable and appropriate for the data being collected and the research question(s) being addressed.</li> <li>• If applicable to the proposed methodology, a description of how the research team intends to collect and manage sensitive data from individuals while protecting privacy and complying with all relevant rules and regulations related to the protection of the rights and welfare of human research subjects.</li> </ul>	

Criterion	Max points = 100
<ul style="list-style-type: none"> <li>An approach for presenting the results of the study in a comprehensive, impactful, and timely way. The approach should describe the deliverables or products to be produced over the course of the research effort.</li> </ul>	
<b>Rating Factor 3: Project Management and Capacity of the Team</b>	20 max points
<p>The narrative must describe the clear, practical, and forward-looking plan for managing the work necessary to carry out the proposed project within the allotted resources and within the proposed timeframe. The narrative should include a staffing chart showing the allocation of resources for the project by presenting total person hours for each of the key personnel by year by project task. The proposed work plan must clearly explain how the applicant will manage these activities, including the anticipated approach to:</p> <ul style="list-style-type: none"> <li>Managing communication with HUD staff, including providing quarterly progress reports;</li> <li>Establishing a timeline for the completion of the research effort, including start dates, completion dates, and other major milestones for each task and subtask;</li> <li>Ensuring overall project quality control and identifying points in the schedule where a quality control lapse is most likely to occur, and the impact on deliverables to HUD; and</li> <li>Resolving issues or overcoming obstacles that may affect progress.</li> </ul> <p>The narrative must describe the project staffing anticipated for the proposed project. Applicants will be evaluated based on the extent to which the project staffing demonstrates relevant experience for the proposed project and the ability to carry out the required tasks. Staff assigned to different tasks should have the relevant skills and abilities to fulfill the tasks they will perform. Key personnel are defined as up to three individuals who will have primary responsibility related to managing or carrying out the proposed work. The key personnel must be identified in the proposal and must include, at a minimum, the Principal Investigator and Project Director. Key personnel may be in-house staff, sub-recipients, and/or consultants for whom a contract or agreement already exists. If consultants or sub-recipients are proposed as key personnel, a letter of commitment from the named individual must be submitted as evidence of their commitment to the project. Letters of commitment will not be counted towards the 15-page narrative page limit.</p> <p>To demonstrate the capacity of the research team, each research project proposal must include an appendix with resumes or biosketches (each with a 2-page maximum) for up to three key personnel identified in the proposal. Additionally, the applicant must submit a separate appendix containing at least two references from funders who could attest to the applicant's performance, including any individuals identified as key personnel, on any relevant and recent (within the past five years) research projects. The references should include name and contact information and a brief summary of the project. These appendices</p>	

Criterion	Max points = 100
do not count towards the 15-page narrative page limit.	
<b>Rating Factor 4: Budget and Timeline Reasonableness</b>	20 max points
This factor will be assessed based on a review of three items: (1) the proposed project scope and timeline, (2) the Grant Application Detailed Budget Worksheet (HUD Form 424-CBW), and (3) the Budget Narrative. The Budget Narrative should explain how the requested budget will support the completion of the proposed research project. These three items must be aligned and reasonably support the completion of the proposed project within the proposed timeline.	

This NOFO does not offer any preference points.

### 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.

### Certification of Consistency with the Consolidated Plan

## 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
- Capacity, including staffing structures and capabilities

### **Results:**

- Ability to promote self-sufficiency and economic independence
- Number of people served or targeted for assistance
- HUD will consider applicant compliance with current administration Executive Orders.

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.
- Consistent with Section 4 of Executive Order 14332, and to the extent permitted by applicable law, HUD leadership and/or their designees may exercise independent judgment in accordance with the selection criteria in making final award selections.

## 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

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## 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:

07/20/2026

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.

The statement "If HUD receives more than one application from you, HUD will review only the last submission" applies only to duplicate applications where an applicant submits an application for the same research topic and research questions. HUD will accept multiple applications where each application responds to a unique research topic and question(s).

All Preliminary applications (Phase 1) must be submitted by the application submission deadline. HUD will communicate the deadline for Phase 2 applications to all selected applicants. The deadline for Phase 2 applications will be 30 calendar days from date formal notice of Phase 2 selection is delivered to the applicant's point of contact.

#### 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](mailto:applicationsupport@hud.gov). The subject line of the email to [applicationsupport@hud.gov](mailto: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](mailto: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

Standard post-award requirements are available online at: [www.huduser.gov](http://www.huduser.gov) .

### 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.

## B. Environmental Requirements

### 1. Environmental Review

Activities funded under this NOFO are exempt or categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 USC § 4321) and not subject to environmental review under related laws and authorities. The exemption or categorical exclusion is in accordance with 24 CFR 50.19(b)(1) and (3).

### 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.

## 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.

You are encouraged to review the PD&R Research Grant Termination Guide, which is found at <https://www.huduser.gov/portal/ota/guidance.html>.

## 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)	<ul style="list-style-type: none"> <li>• Awards equal to or greater than \$30,000</li> <li>• Data on executive compensation and first-tier subawards</li> <li>• See <a href="#">Public Law 109-282</a> and <a href="#">2 CFR part 170</a></li> <li>• HUD reports initial prime recipient data to <a href="http://usaspending.gov">usaspending.gov</a></li> <li>• Submit via <a href="http://SAM.gov">SAM.gov</a></li> </ul>	See <a href="#">2 CFR Appendix A to Part 170(a)(2)(ii)</a>
Reporting on Recipient Integrity and Performance Matters	<ul style="list-style-type: none"> <li>• Total value of all current Federal awards exceeds \$10,000,000 for any period of time during the period of performance of this Federal award</li> <li>• See <a href="#">Appendix XII to 2 CFR 200</a></li> <li>• Submit via <a href="http://SAM.gov">SAM.gov</a></li> </ul>	See <a href="#">2 CFR Appendix-XII to Part 200 I.(d)</a>
Progress Report	<ul style="list-style-type: none"> <li>• Summary of progress status</li> <li>• Work to be performed</li> </ul>	Quarterly

Report	Description	When
	<p>during the next reporting period</p> <ul style="list-style-type: none"> <li>Any anticipated risks and plans to mitigate those risks</li> </ul>	
Federal Financial Report, SF-425	<ul style="list-style-type: none"> <li>Summary of key financial data</li> <li>See <a href="#">2 CFR 200.328</a></li> </ul>	See <a href="#">2 CFR 200.328</a> 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	

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# 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: Policy Development & Research

Phone: 202-402-4354

Email: [researchpartnerships@hud.gov](mailto:researchpartnerships@hud.gov)

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

#### 2. Paper Application Waiver Request

Name: Policy Development & Research

Email: [researchpartnerships@hud.gov](mailto:researchpartnerships@hud.gov)

Phone: 202-402-4354

HUD Organization: PD&R

Street: 2415 Eisenhower Avenue

City: Alexandria

VA VIRGINIA

22314

**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](mailto: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.

For a period of at least 120 calendar days, beginning 30 calendar days after the public

announcement of awards under this NOFO, if requested, HUD will provide a debriefing related to an applicant's submission. The AOR or the AOR's successor must submit a written request for debriefing via mail or email to the Agency Contact listed in Section VIII.A of this NOFO.

### 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.

Applicants are encouraged to review applicant support materials for this NOFO at <https://www.huduser.gov/portal/ota/funding-opportunities.html>.

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# 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.

**Historically Black Colleges and Universities (HBCUs)** are any historically Black college or university included on this [list of accredited HBCUs](#).

**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.