



Older Adults Home Modification Program (OAHMP)

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Agenda

1. Program Overview
2. Changes to the original Notice of Funding Availability (NOFA)
3. Overview of Rating Factors
4. Notable Inquiries
5. Open Question & Answer Session



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CORRECTION

- During the Q&A portion of the Older Adults Home Modification webinar hosted by HUD on April 14, 2021 a question was posed by an attendee and an incorrect response was given, the correct Q&A is below.:
 - **Question:** Are Tribal Nations an eligible applicant for OAHMP funding?
 - **Answer:** No, Tribal Nations are not an eligible applicant for the OAHMP funding opportunity.



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OAHP Program Overview

What did Congress Direct HUD to do with these funds?

- Provide grants to experienced non-profits, States, local governments, and public housing agencies for:
 - Safety and functional home modification repairs to meet the needs of low-income elderly homeowners to enable them to remain in their residences
- At least one half of the funds shall be available to communities with substantial rural populations.
- In designing the NOFA, HUD is to take into account successful models of low barrier, participant-led, holistic approaches to aging in place, including:
 - The Johns Hopkins University's CAPABLE Program and the Community Aging in Place Program of the Maine State Housing Authority



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Congressional Directive to HUD, contd.

- Evaluating the impact of the grants: HUD to track the outcomes of seniors whose homes have been modified to understand the effectiveness of the funding in:
 - Reducing at-home falls
 - Reducing hospitalizations
 - Reducing emergency response calls
 - Improving independence and tenure in the home over time

NOFA Purpose and Goals

- **Purpose:** to assist experienced nonprofit organizations, state and local governments, and public housing authorities in undertaking comprehensive programs that make safety and functional home modifications and limited repairs to meet the needs of low-income elderly homeowners.
- **Goal:** To enable low-income elderly persons to remain in their homes through low-cost, low barrier, high impact home modifications to reduce older adults' risk of falling, improve general safety, increase accessibility, and to improve their functional abilities in their home.

Some Basic Program Requirements

Eligible Applicants	County, state, city, township, special district governments; Non-profit organizations having a 501(c)(3) status; Public housing agencies
Program-Specific Requirements	Eligible applicants need to have at least 3 years of experience in providing services to elderly persons.
Urbanized Area or Substantially Rural Designation	Applicants must designate in applications the target area as urbanized area and/or substantially rural area, utilizing the Tool developed by HUD.
Program Beneficiaries	Low-income homeowners aged 62 or older
Awards	Cooperative Agreements: \$500,000 - \$1,250,000 for a 36 month performance period



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Changes to the Original NOFA

Changes to the Original NOFA

- Deleted Note under section V.A.1.a, Rating Factors for Applicants, to reflect going from two-stage to one-stage application process. (Revised March 16th)
- Added language re: 10% administrative costs cap, and related text addressing Direct Administrative Costs. (Revised March 16th)
- Added a definition for *Certified Aging-in-Place Specialist* and updated the definitions for *Assessment* and *Structural modifications*. (Revised April 12th)
- All modifications must be performed by a licensed contractor, or in accordance with your local and state regulations. (Revised April 12th)

Changes to the Original NOFA

- Assessments must be conducted by an OT, a licensed OT Assistant, or a Certified Aging-in-Place Specialist (CAPS) whose work under the grant is overseen by a licensed OT. (Revised April 12th)
- The \$5000/unit cap excludes the salary for the Occupational Therapist (OT), licensed OT Assistant, or Certified Aging-in-Place Specialist. (Revised April 12th)
- Appendix C has been removed. (Revised April 12th)
- **Application deadline extended to May 18, 2021!** (Revised April 12th)



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Overview of Rating Factors

Rating Factor Scoring Summary

Rating Factor 1: Capacity of the Applicant and Relevant Organizational Experience	34 points
Rating Factor 2: Program Strategy and Management	48 points
Rating Factor 3: Budget Proposal	16 points
Section 3	2 points
Preference Points	2 points
Total Points Possible	102 points

Rating Factor 1- Capacity & Experience

Ability, capacity, and organizational resources needed to successfully implement proposed activities

HUD will consider:

- ✓ **The Capability and Qualifications of Key Personnel** (12 points)
 - ✓ Program Manager, Project Direct, Financial Manager (hired w/in 60 days)
 - ✓ Resumes, Job Descriptions, Letter of Commitment
- ✓ **Organizational Experience** (10 points)
 - ✓ 3 years+ experience servicing older adults and conducting home modifications
 - ✓ Previous relevant grant experience
- ✓ **Partnerships** (5 points)
 - ✓ Existing or past collaborations with public private/partnerships in the community you serve
 - ✓ Lasting enhancements of the local infrastructure or program services that resulted from your activities
- ✓ **Sub recipient and Sub grantee** (6 points)
 - ✓ List and describe the services/activities they will deliver to beneficiaries
 - ✓ Organizations Qualifications & Experience, Identify Key Personnel, DUNS number
- ✓ **Financial Capacity** (1 point)
 - ✓ Capacity to cover cost for 30 days while awaiting reimbursement from HUD



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Rating Factor 2-Program Strategy & Management

- ✓ **Urban/rural area designation**
 - ✓ Target area **must be designated** as substantially rural or urban
 - ✓ [Substantially Rural Community Lookup Tool](#)
 - ✓ May be more than one U.S. Census-defined county, county subdivision, or place
- ✓ **Within-target-area flexibility**
 - ✓ Assertion that you are willing and able to work in alternate target area, if necessary
- ✓ **Program Strategy**
 - ✓ Succinct overview of your proposed program structure
 - ✓ How it meets the unique goals of each client and promotes “aging in place”
 - ✓ Why you selected the community you are targeting, recruitment strategy
 - ✓ Most common home modifications for beneficiaries in your target area
- ✓ **Client and Home Assessments**
 - ✓ Procedures for assessing the needs of clients and for identifying necessary modifications
- ✓ **Number of Beneficiaries**

Rating Factor 2-Program Strategy & Management

- ✓ **Addressing Additional Needs of Clients**
 - ✓ Policies and procedures when homes are in need of major repairs
 - ✓ Local referral network to include home care agencies, social service agencies
- ✓ **Program Administration and Oversight**
 - ✓ Existing/Expanding administrative capacity
 - ✓ How funds will flow down
 - ✓ Electronic management system
 - ✓ Examples of current financial reports
- ✓ **Contractor Capacity**
 - ✓ Recruit and retain contractor firms and workers
 - ✓ Section 3 postings to advertise need
- ✓ **Sustainability**
 - ✓ Build community capacity for home modification programs and services after the grant ends
- ✓ **Project timeline**

Rating Factor 3-Budget Proposal

- ✓ **Budget Justification Narrative (Required Attachments)**
 - ✓ Estimate a detailed plan for all applicable costs—direct, indirect, and administrative
 - ✓ How funds will be used to ensure the maximum number of homes are modified
 - ✓ Justify the allocation of funds
- ✓ **Fiscal Oversight and Financing Strategy Narrative**
 - ✓ Home modification financing strategy
 - ✓ Establishing, administering, overseeing financial process as described in Rating Factor 2
 - ✓ Controlling costs per unit to maximize program reach

HUD_424_CBW: HUD-Detailed Budget Worksheet for yourself and each partner receiving more than 10 percent of the federal budget request (required)



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Notable Inquiries—*What Everyone Wants to Know!*

\$5,000/home...How does that work?

Per the NOFA, each home repair project cannot exceed \$5,000, without approval from HUD. Does the \$5,000 include all costs, such as indirect costs, admin costs, costs of the Occupational Therapist and direct costs of materials and labor?

- No, the \$5,000/home only applies to the direct costs of materials and labor involved in the home modification project, it does not include the salary of the OT, OT Assistant or Certified Aging-in-Place Specialist
- \$5,000/home amount is not a cap for direct cost for an individual home
- \$5,000/home is an average grantees need to meet for all units addressed by their program overall.

Example:

- You are awarded \$50,000 under OAHMP to complete modifications in 10 homes
- Direct modification costs in one home totals \$3,000 and another home totals \$7,000
- Addressing issues in both homes does not change your \$5,000 average cost/home
- But you would need to obtain approval from HUD before beginning work in the home with a total cost of \$7,000

Home Assessments...Who's authorized to complete?

Is there flexibility in using a "Certified Aging-in-Place" Specialist to complete the assessment, then having the assessment and Scope or Work reviewed by the OT?

- Yes, it is allowable to have the home assessment and modification plan completed by a licensed OT Assistant or Certified Aging-in-Place Specialist
- The assessment and proposed modification plan must be reviewed and approved by a licensed Occupational Therapist prior to initiating work in a unit

Income Verification...What's required?

Question: What are guidelines for documenting income of beneficiaries?

- You should describe how you plan to verify beneficiary income in your application
- If awarded, the income verification process described in the application becomes part of your program's policies and procedures and implemented accordingly and consistently
- Research programs in your area servicing similar populations and adopt or modify existing guidelines

Environmental Review Requirements

- **Who is responsible for completing the environmental reviews?**
 - HUD – 24 CFR Part 50 Protection and Enhancement of Environmental Quality
- **When is an environmental review required?**
 - Prior to commitment or expenditure of any funds toward the aggregate rehabilitation or repair project, HUD must complete the environmental review and provide project approval



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Environmental Review Requirements

- **What is the difference between Maintenance and Rehab/Repair and why does that matter?**
 - Projects meeting the definition of maintenance will not require an environmental review or approval by HUD and the grantee may proceed with project implementation
 - Maintenance activities 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
 - Repair or rehabilitation may have an impact on the environment or the environment may pose a health/safety impact on the structure and/or residents
 - HUD analyzes environmental impacts, requires mitigation measures, or in rare cases, project rejection

Environmental Review Requirements

- **If we stage the work** by completing rehab first, with other funding sources, then come in with OAHMP to do maintenance-level work, **are we exempt from HUD's environmental review requirement?**
 - **NO**, the scope of the environmental review relates to the nature and extent of the aggregate rehab/repair activities
 - A project is defined as all activities that are geographically, functionally and integrally related – projects may not be segmented to circumvent environmental review requirements
- **What does HUD look for in the environmental review?**
 - Floodplain Management, Flood Insurance, Historic Preservation, Noise Abatement, Toxic Chemicals and Radioactive Materials, and Wetlands Protection



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Q & A

Older Adults Home Modification Program (OAHMP)

Resources:

[OAHMP on Grants.gov](#) —Apply Here

[OAHMP Funding Opportunity Homepage](#) —FAQs, Lookup Tool, NOFA
[Household Income Limits FY 2021](#)

Email Takiyah.K.Worthy@hud.gov with questions re: OAHMP



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THANK YOU!