



U.S. Department of Housing and Urban Development

Policy Development and Research

Increasing the Supply of Affordable Housing through Off-Site Construction and Pro-Housing
Reforms Research Grant Program Pre and Full Application

FR-6700-N-92

08/01/2023

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Program Office:

Policy Development and Research

Funding Opportunity Title:

Increasing the Supply of Affordable Housing through Off-Site Construction and Pro-Housing Reforms Research Grant Program Pre and Full Application

Funding Opportunity Number:

FR-6700-N-92

Assistance Listing Number (formerly CFDA Number):

14.506

Due Date for Applications:

08/01/2023

OVERVIEW

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

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

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

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

OMB Approval Number(s):

2528-0299

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

Through this Notice of Funding Opportunity (NOFO), the United States Department of Housing and Urban Development (HUD) is announcing the availability of up to \$4,000,000 for at least five cooperative agreements to study the adoption of innovative solutions that increase the production and supply of quality, affordable housing in the United States.

2. HUD and Program-Specific Goals and Objectives

This NOFO supports [HUD's Strategic Plan for Fiscal Years \(FY\) 2022-2026](#) to accomplish HUD's mission and vision. Each of the five goals in the [Strategic Plan](#) include what HUD hopes to accomplish, the strategies to accomplish those objectives, and the indicators of success. However, of the five goals only those applicable to this NOFO are identified below.

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

Applicable Goals and Objectives from HUD's Strategic Plan

1. Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing

Ensure housing demand is matched by adequate production of new homes and equitable access to housing opportunities for all people.

2. 2A: Increase the Supply of Housing

Enhance HUD's programs that increase the production and supply of housing across the country.

This research aims to address the priorities described in HUD's Strategic Plan Objective 2A: Increase the Supply of Housing. The results from the funded research are meant to inform decision makers, the housing industry, and the public on effective strategies to increase the supply of quality, affordable housing through off-site construction and local land-use, zoning, and other pro-housing reforms.

In addition to supporting the Strategic Plan Goal 2A, this NOFO also references the following documents:

- [HUD's Learning Agenda: FY 2022–2026](#) identifies key research opportunities for HUD and highlights evidence-building priorities for research and data collection from across the Department and aligns with HUD's strategic goals and objectives. The Learning Agenda helps drive HUD's evidence-based policymaking, promoting the best possible policies and programs through accurate data, rigorous research, and sound policy advice. Developed with input from diverse stakeholder groups, the Learning Agenda outlines the department's most policy-relevant and timely research questions and evidence-building challenges in the fields of housing and community development. Relevant to this funding opportunity, the Learning Agenda contains several questions related to increasing housing supply.
- [Offsite Construction for Housing: Research Roadmap](#): includes key concepts in offsite construction for housing, as a complement to HUD's Learning Agenda, and identifies key knowledge gaps that, if filled, could unleash the potential of offsite construction to help meet the country's growing housing needs. The Research Roadmap brought together

many industry stakeholders, including builders, remodelers, trade contractors, material and product suppliers, financial representatives, codes and standards officials, and public sector R&D sponsors. The Research Roadmap identified a number of issues and barriers in offsite construction including regulatory barriers, financing gap concerns, material supply chain disruptions, design to manufacture software incompatibility, workflow obstacles, factory pipeline inconsistencies, cultural and social barriers, and transportation complications.

Background

As the nation continues to grapple with a housing affordability crisis, decision makers at all levels of government seek to find viable solutions that increase the production, supply, and availability of quality, affordable homes for all American families. Evidence has shown that housing production is severely impacted by supply chain disruptions, local zoning and land use requirements, the lack of feasible financing structures, labor market challenges, and compliance with building codes and standards.

Innovative building technologies, such as offsite construction and factory-built housing, can help expand production by allowing homes to be built more quickly and at a lower cost than conventional construction methods. In addition, communities across the country are experimenting with reforms to local zoning and land-use regulations aimed at increasing the supply of affordable housing and expand housing choices and opportunities for low- and moderate-income households. However, the research and evidence on the effectiveness of both sets of interventions remains thin, and even less is known about how to bring effective solutions to scale to address the nation's growing shortage of quality, affordable homes.

Summary

This NOFO aims to support research that fills crucial knowledge gaps and to help build the evidence base to accelerate the adoption of effective practices and policies to increase the production and supply of quality, affordable housing in the United States.

Specifically, the purpose of this research grant program is: (1) to assess the potential for off-site construction methods to increase housing supply, lower the cost of construction and/or reduce housing expenses for low- and moderate-income owners and renters; and (2) to study how reforms to local zoning and other land-use regulations can increase the supply of quality, affordable housing and expand housing choices and opportunities for low- and moderate-income households.

The Office of Policy Development and Research (PD&R) invites researchers from a broad range of disciplines—including but not limited to architecture, data science, economics, engineering, environmental science, finance, geography, law, planning, political science, public health, public policy, sociology and urban studies—to submit applications that clearly address HUD's Strategic Objective 2A: Increase the Supply of Housing, which is available in [HUD's FY 2022-2026 Strategic Plan](#).

Applicants will have the opportunity to select from the categories of research that are relevant to both the departmental Strategic Plan Goal 2A and relevant, housing supply-focused sections of HUD's Learning Agenda. Applicants are also invited to submit proposals that address research questions listed in PD&R's [Offsite Construction for Housing: Research Roadmap](#). Applicants

must clearly identify the priority research category (or categories) described below that their proposal addresses and clearly describe how their proposed research would make a valuable contribution to HUD's Strategic Plan and Learning Agenda goals related to affordable housing supply.

Other Goals and Objectives

Applicants are invited to select topics under one or both of the two priority research categories below: (1) offsite construction methods and/or (2) zoning and land-use reforms to increase affordable housing supply. Under both categories, HUD encourages research projects that not only study the effects of interventions, but also suggest pathways and strategies for adopting or scaling effective interventions, whether through public policy or industry practice. Proposals shall include a clear description of proposed analysis and discuss how results from the research builds on existing evidence or scholarship, effectively addresses the statement of the problem, and offers feasible policy solutions and recommendations to the Department, policymakers and the industry for facilitating the production and supply of affordable housing.

Research Category 1 – Offsite Construction Methods

HUD's Strategic Plan Goal 2A and HUD's Learning Agenda include questions to explore the feasibility of off-site construction methods and opportunities to apply these methods to increase the supply of affordable housing. HUD invites applicants to submit proposals that address the core questions from those documents:

- To what extent can modular or other off-site construction methods produce affordable, accessible rental units?
- How do off-site methods compare with site-built housing?

Building upon HUD's Strategic Plan and the Learning Agenda, the Office of Policy Development and Research (PD&R) recently released a research agenda-setting report, *Offsite Construction for Housing: Research Roadmap*, which offers a number of recommended research topics and knowledge gaps that, if filled, could help overcome barriers to the uptake of offsite construction methods in the U.S.^{[11](#)}

In addition to focusing research on the two core questions above, HUD invites applicants to consider submissions of proposals which address research questions from the Offsite Construction Research Roadmap, including but not limited to the following:

Research Topic 1: Regulatory Frameworks– includes research topics on overcoming the barriers posed by building codes and zoning regulations, exploring effective solutions to the permitting and inspection process, examining the impact of standards on project delivery outcomes, and quantifying the challenges of offsite construction. Research in these areas should provide a clearer understanding of the obstacles and opportunities for improvement. Recommended research questions from Regulatory Frameworks include:

- How do third-party inspections impact the cost and schedule of offsite construction for housing?
- How effective are states' enclosed and modular regulations in fostering offsite construction use?

Research Topic 2: Standards and System Performance- including topics such as standards and system performance, testing processes of materials and assemblies, and supply-chain disruptions by developing clear and evolving guidelines, improving productivity performance, and fostering reliability and redundancy in the material supply chain. Recommended research questions from Standards and System Performance include:

- What materials and products cause problems for offsite construction due to the lack of precision, supply chain issues, or inconsistent quality?
- What is the measurable lifecycle cost impact of offsite versus onsite residential construction?
- What methods could offsite manufacturers use to make manufacturing line flow more predictably and securely?

Research Topic 3: Capital, Finance & Insurance – including research on solutions to overcome the offsite construction risk profile challenge, provide greater market confidence, and identify how public funding projects can support the evolution of offsite construction for housing. Recommended research questions from Capital, Finance, & Insurance include:

- How can offsite manufacturers develop more confidence among lenders that provide upfront finance?

Research Category 2 – Zoning and Land Use Reforms

PD&R invites applicants to submit research proposals that address an overarching question that, if answered, could help HUD, state and local governments, and housing industry stakeholders address the nation’s growing housing supply shortage and affordability challenges:

- How can reforms to restrictive zoning and other land-use regulations and processes increase the supply of quality, affordable housing and expand housing choices and opportunities for low- and moderate-income households?

This question is central to the Department’s efforts to increase the production of and access to safe, high quality, and affordable housing under HUD’s Strategic Objective 2A, which includes solutions that reduce or eliminate regulatory and exclusionary barriers that prevent the development of affordable housing options across a broad range of neighborhoods and communities.

HUD’s Strategic Objective 2A and Learning Agenda both include specific research questions related to the effects of zoning and land use regulations and reforms on housing supply and strategies to lift barriers to affordable housing development, including:

- How do zoning, subdivision regulations, procedural processes, and local land use conditions affect housing supply, and what regulatory reforms are most effective at matching housing supply to demand in a way that promotes inclusive communities? (HUD Strategic Plan Objective 2A and HUD Learning Agenda)
- To what extent do land use policies and other regulatory factors drive differences in rents and production of affordable rental units? (HUD Learning Agenda)
- How successful have laws aimed at increasing duplexes, Accessory Dwelling Units, and other low-density, infill housing typologies been at creating new housing supply? (HUD Learning Agenda).

In addition, through other HUD-supported research and consultation with industry leaders and key stakeholders, HUD has identified the following four additional priority research questions which could be addressed in response to this NOFO²¹:

- What are the unintended consequences of zoning and land use reforms for affordability and equity, and what policies and practices can help mitigate them?
- How can land use and other regulatory reforms be aligned with subsidies, financing mechanisms, and incentives to achieve the deeper affordability necessary to meet the needs of cost-burdened renters and improve access to homeownership?
- What are the administrative and political processes outside the zoning code that determine which projects are entitled? How can these processes be improved?
- How have or could building code provisions be changed by state and local governments to produce or preserve affordable housing, while maintaining important public health, safety, and environmental protections?

Eligible Activities

In support of the objectives listed in the section above, applicants are being asked to undertake a variety of research and evaluation activities that include: articulating research questions and developing a research design; establishing appropriate methods for testing and data analysis; communicating research findings and recommending informational tools and resources to improve practice and policy.

Deliverables

At a minimum, HUD expects the award recipient to produce the deliverables listed and described in this section. The Government Technical Representative (GTR) and/or relevant HUD staff, will work closely with the awardee to ensure that the requirements are clearly defined and understood. HUD shall review and comment prior to final approval. Deliverables shall not reveal trade secrets or other confidential information as part of the reporting requirements. However, testing data and other results are expected to be reported to help evaluate the effectiveness of any proprietary technologies.

1. **Management and Work Plan (MWP):** The MWP shall outline the overall strategy for completing the research within the budget and timeframe allotted. Specifically, the plan shall describe activities to be undertaken, identify assigned staff with clearly defined roles and responsibilities, and provide a schedule of key tasks. A draft MWP must be submitted with the application. Following award, HUD will provide comments on the initial draft. A final MWP must be submitted to HUD within two weeks of the receipt of comments. A revised final budget may also be required to accompany the final MWP.
2. **Research Design (RD):** The RD shall describe the methodology to be used to complete the proposed effort, including data collection, management, and analysis. If appropriate, the research design shall describe the protocol for testing, data analysis and communicating the results. Following award, HUD will provide feedback on the initial RD two weeks following receipt of the initial draft. A final RD shall be submitted to HUD within four weeks of the receipt of HUD comments.
3. **Quality Control Plan (QCP):** A draft QCP that addresses all potential points of a Quality Control lapse shall be delivered within two weeks following the grant award. Following a

review and comment period, the final QCP shall be submitted for GTR approval within six weeks following grant award. The awardee shall receive the GTR's acceptance in writing of any proposed change to the QCP. If there is additional feedback or instruction, the revisions shall be integrated into the final QCP and submitted to the GTR within five working days.

4. Quarterly Progress Reports: Quarterly Progress Reports shall clearly document and discuss activities completed in the most recent reporting period, planned activities for the upcoming reporting period, and budget expenditures by line item (including hours worked for specific staff). Progress reports must be submitted quarterly and shall be aligned with the submission of draw down requests. Should there be any changes in personnel or budget, the grantee shall clearly explain, in writing, how the changes will impact the timely submission of deliverables.
5. Interim and Final Briefings – Grantees shall deliver an Interim briefing on the early findings of the research at the midpoint of the performance period. A final briefing shall take place at least one month prior to the delivery of the final report. Feedback from the briefing shall be incorporated into the final report.
6. Draft Final Report - Grantees will also be required to submit a draft final report that summarizes the entire work, achievements, and findings conducted under the award. The report format and style requirements are provided at <https://www.huduser.gov/portal/About/style-guide-for-reports.pdf>. HUD will have 4 weeks to review the draft final report and return comments to the grantee.
7. Final Report – Grantees shall submit a final report that adequately addresses HUD comments. The final report shall be delivered prior to the end of the period of performance.

[1] Access the Offsite Roadmap report here:

<https://www.huduser.gov/portal/publications/Offsite-Construction-for-Housing-Research-Roadmap.html>

[2] These questions build upon foundational work PD&R has done, including through our report on [Eliminating Regulatory Barriers to Affordable Housing: Federal, State, Local, and Tribal Opportunities](#), as well as relevant issues of [Evidence Matters](#) and [Cityscape](#).

3. Changes from Previous NOFO

This is a new NOFO.

4. Definitions

a. Standard Definitions

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

The duty to affirmatively further fair housing extends to all program participant's activities and programs relating to housing and urban development.

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

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

Expanded Authorized Organization Representative is a user in Grants.gov who is authorized by the E-Biz POC to perform the functions of a Standard AOR, initiate and submit applications on behalf of your organization, and is allowed to modify organization-level settings and certifications in Grants.gov.

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

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

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

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

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

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

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

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

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

E-Business Point of Contact (E-Biz POC) is an organization applicant who is responsible for the administration and management of grant activities for his or her organization. The E-Biz POC is likely to be an organization's chief financial officer or authorizing official. The E-Biz POC authorizes representatives of their organization to apply on behalf of the organization (see Authorized Organization Representative definition). There can only be one E-Biz POC per unique entity identifier (see definition of Unique Entity Identifier below).

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

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

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

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

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

(1)

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

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

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

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

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

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

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

Green and Resilient Building Standard means an industry-recognized standard incorporating both:

(1) Certification under (i) Enterprise Green Communities, (ii) Leadership in Energy and Environmental Design (LEED) (New Construction, Homes, Midrise, Existing Buildings Operations and Maintenance, or Neighborhood Development), (iii) International Code Council (ICC)-700 National Green Building Standard Green+ Resilience; or the (iv) Living Building Challenge, or (v) a regional standard such as Earth Advantage New Homes; or any other equivalent comprehensive green building program acceptable to HUD; and

(2) Minimum energy efficiency requirements, such as those defined in (i) ENERGY STAR (Certified Homes or Multifamily High-Rise), (ii) DOE Zero Energy Ready Home; (iii) regional or local certifications such as EarthCraft House, EarthCraft Multifamily; Greenpoint Rated New Home, Greenpoint Rated Existing Home (Whole House or Whole Building label); (iv) Passive House Institute Passive Building or EnerPHit certification from the Passive House Institute US (PHIUS), International Passive House Association.

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

Minority-Serving Institutions (MSIs) are

(1) a part B institution (as defined in [20 U.S.C. 1601](#));

(2) a Hispanic-serving institution (as defined in [20 U.S.C. 1101a\(5\)](#));

(3) a Tribal College or University (as defined in [20 U.S.C. 1059c](#));

(4) an Alaska Native-serving institution or a Native Hawaiian-serving institution (as defined in [20 U.S.C. 1059d\(b\)](#));

(5) a Predominantly Black Institution (as defined in [20 U.S.C. 1059e](#));

(6) an Asian American and Native American Pacific Islander-serving institution (as defined in [20 U.S.C. 1059g](#)); or

(7) a Native American-serving nontribal institution (as defined in [20 U.S.C. 1059f](#)).

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

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

Racial Equity is the elimination of racial disparities, and is achieved when race can no longer predict opportunities, distribution of resources, or outcomes – particularly for Black and Brown persons, which includes Black, Latino, indigenous, Native American, Asian, Pacific Islander, and other persons of color.

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

Resilience is a community’s ability to minimize damage and recover quickly from extreme events and changing conditions.

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

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

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

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

Threshold Requirements are eligibility requirements that must be met for an application to be reviewed, rated, and ranked. Threshold requirements are not curable, except for documentation

of applicant eligibility, which are listed in Section III.D., Threshold Eligibility Requirements. Similarly, there are eligibility requirements under Section III.E., Statutory and Regulatory Requirements Affecting Eligibility.

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

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

b. Program Definitions.

Affordable Housing: Affordable housing is defined as any housing in which the occupant pays no more than 30 percent of gross income for housing costs, including utilities. For the purpose of this NOFO this definition encompasses, but is not limited to, public-funded or federally subsidized housing.

Factory-built housing and components: This term refers to a range of residential building products that are produced in a factory at a location other than the location of final installation. These products include, but are not limited to, manufactured housing, modules, panels, etc.

Homebuilding: The design and construction of housing. In this NOFO, we are primarily interested in homebuilding of single-family attached or detached homes and multifamily homes with three stories or less (homes of this type generally use similar design approaches, products, and trades).

Innovation: The introduction of something new that results in an improvement of function or performance. For the purposes of this announcement, homebuilding innovations can include new construction methods, materials, techniques, processes or products, that greatly increase the production and supply of quality and affordable housing. The terms "innovation" and "technology" are used interchangeably in this NOFO.

Low and Moderate Income means family or household annual income less than the Section 8 Low Income Limit, generally 80 percent of the area median income, as established by HUD.

Manufactured housing: Homes built entirely in the factory under the Federal Manufactured Home Construction and Safety Standards which are administered by the U.S. Department of Housing and Urban Development (HUD).

Modular (housing): Modular homes and/or industrialized buildings are constructed in factories and then transported to and assembled on-site. Sometimes called “box houses” because they are built complete with attached walls, floors, and ceilings and come already wired and ready for plumbing, modular homes tend to be the most affordable factory-built home. Modular structures fall under state and local level regulatory review.

Panelized Building Systems: The structural components of a home (e.g., walls, roofs and floors) are constructed in a factory and then transported to the planned site where it is assembled

or installed much like the conventional site-built or “stick-built” home. Panelized homes are subject to both state and federal building code requirements.

Quality Control Lapse: A quality control lapse is a failure to meet deadlines, or accomplish quality or quantity goals, because of a failure of communication, collaboration, coordination, or supervision among the human beings involved in the project.

Quality Control Plan: A quality control plan is a schedule or practice of meetings, reviews, or inspections to ensure that quality control lapses do not occur.

Regulatory Barriers: Generally defined as regulations and processes that guide housing development and (1) the costs of implementing or complying with the regulation or process exceed the social benefits; (2) complex, non-transparent development processes limit entry to the market; and (3) restrictive land use regulations near employment and services may limit labor mobility, harming households and the national economy.

Technology: The application of scientific knowledge for practical purposes. The terms "innovation" and "technology" are used interchangeably in this NOFO.

B. 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 Consolidated Appropriations Act, 2022 (Public Law 117-103, approved March 15, 2022).

II. AWARD INFORMATION

A. Available Funds

Funding of approximately **\$4,000,000** is available through this NOFO.

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

B. Number of Awards

HUD expects to make approximately 5 awards from the funds available under this NOFO.

C. Minimum/Maximum Award Information

Estimated Total Funding:

\$4,000,000

Minimum Award Amount:

\$150,000

Per Project Period

Maximum Award Amount:

\$500,000

Per Project Period

D. Period of Performance

Estimated Project Start Date:

10/07/2023

Estimated Project End Date:

10/07/2025

Length of Project Periods:

24-month project period and budget period

Length of Periods Explanation of Other:

N/A

E. Type of Funding Instrument

Funding Instrument Type:

CA (Cooperative Agreement)

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

1. Review and suggestion of amendments to the study design, including study objectives; field sampling plan; data collection methods; sample handling and preparation; and sample and data analysis.
2. Review and provision of technical recommendations in response to quarterly progress reports (e.g., amendments to study design based on preliminary results).
3. Review and provision of technical recommendations on the journal article(s) and final study report.

Awardees are expected to make reasonable efforts to incorporate HUD suggestions and recommendations when provided.

III. ELIGIBILITY INFORMATION

A. Eligible Applicants

00 (State governments)

01 (County governments)

02 (City or township governments)

04 (Special district governments)

05 (Independent school districts)

06 (Public and State controlled institutions of higher education)

07 (Native American tribal governments (Federally recognized))

08 (Public housing authorities/Indian housing authorities)

11 (Native American tribal organizations (other than Federally recognized tribal governments))

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 Institution

Historically Black Colleges and Universities (HBCUs)

Tribally Controlled Colleges and Universities (TCCUs)

Alaska Native and Native Hawaiian Serving Institutions

Additional Information on Eligibility

Limits on Submissions by Principal Investigators

HUD does not restrict the number of proposals submitted by a research organization or institutions, but does restrict the number of proposals submitted by a single individual Principal Investigator. HUD will only accept and review up to one proposal from a single individual Principal Investigator, under this announcement.

Faith-based organizations

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

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

(3) A faith-based organization may not use direct financial assistance from HUD to support or engage in any explicitly religious activities except where consistent with the Establishment Clause and any other applicable requirements. Such an organization also may not, in providing services funded by HUD, discriminate against a beneficiary or prospective program beneficiary on the basis of religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice.

B. Ineligible Applicants

Individuals, foreign entities, federal entities, and sole proprietorship organizations are not eligible to compete for, or receive, awards made under this announcement.

C. Cost Sharing or Matching

This Program does not require cost sharing or matching.

D. Threshold Eligibility Requirements

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

1. Resolution of Civil Rights Matters

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

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

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

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

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

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

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

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

- (1) Current compliance with a voluntary compliance agreement signed by all the parties;
- (2) Current compliance with a HUD-approved conciliation agreement signed by all the parties;
- (3) Current compliance with a conciliation agreement signed by all the parties and approved by the state governmental or local administrative agency with jurisdiction over the matter;
- (4) Current compliance with a consent order or consent decree;
- (5) Current compliance with a final judicial ruling or administrative ruling or decision; or
- (6) Dismissal of charges.

2. Timely Submission of Applications

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

3. Responsiveness to Research Questions

Proposals must be responsive to the project described within this Announcement. Applications that do not clearly respond to the research objectives of the project described in this announcement will be ineligible and will not be considered for funding. The requested funding level must be within the range given above.

4. Limits on Submissions by Principal Investigators

HUD will only accept and review up to one proposal from a Principal Investigator for this NOFO. HUD does not restrict the number of proposals submitted by a research organization or institution. However, researchers can only serve as a Principal Investigator for one research proposal.

E. Statutory and Regulatory Requirements Affecting Eligibility

Eligibility Requirements for Applicants of HUD's Financial Assistance Programs

The following requirements affect applicant eligibility. Detailed information on each requirement is found in the [“Eligibility Requirements for Applicants of HUD's Financial Assistance Programs” document on HUD's Funding Opportunities page.](#)

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

In addition, each applicant under this NOFO must have the necessary processes and systems in place to comply with the Award Term in Appendix A of [24 CFR part 170](#) if the applicant receives an award, unless an exception applies as provided in [2 CFR 170.110](#).

F. Program-Specific Requirements

Advancing Racial Equity

In accordance with Executive Order [13985](#), *Executive Order On Advancing Racial Equity and Support for Underserved Communities Through the Federal Government*, and federal fair housing and civil rights laws, you must submit a narrative demonstrating the following:

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

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

Given the nature of this research, in order for applicants to analyze the racial composition of persons or households who are expected to benefit, applicants should consider the persons or households who will be the subject of the research or likely to benefit from the outcome of the research under this NOFO.

Applicants must submit a narrative to address this requirement, in accordance with the instructions in Section IV.B.

G. Criteria for Beneficiaries.

None.

IV. APPLICATION AND SUBMISSION INFORMATION

A. Obtain an Application Package

Instructions for Applicants

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

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

Name:
 Katina Jordan
 Email:
 Katina.L.Jordan@hud.gov
 HUD Organization:
 PD&R
 Street:
 451 7th Street, SW - Room 8226
 City:
 Washington
 State:
 DC DISTRICT OF COLUMBIA
 Zip:
 20410

B. Content and Form of Application Submission

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

Submission of an application that is otherwise sufficient, under the wrong Assistance Listing and Funding Opportunity Number is a Non-Curable Deficiency, unless otherwise stated under the Threshold requirements section.

1. Content

Forms/Assurances/Certifications	Submission Requirement	Notes/Description
Application for Federal Assistance (SF-424)	Review section IV.G. of this NOFO for detailed submission requirements.	
Applicant and Recipient Assurances and Certifications (HUD 424-B)	Review section IV.G. of this NOFO for detailed submission requirements.	

Forms/Assurances/Certifications	Submission Requirement	Notes/Description
Applicant/Recipient Disclosure/Update Report (HUD 2880)	Review section IV.G. of this NOFO for detailed submission requirements	
Disclosure of Lobbying Activities (SF-LLL)	Review section IV.G. of this NOFO for detailed submission requirements.	Federally recognized Indian tribes and tribally designated housing entities (TDHEs) established by federally recognized Indian tribes as a result of the exercise of the tribe’s sovereign power are excluded from coverage of the Byrd Amendment, but state-recognized Indian tribes and TDHEs established only under state law shall comply with this requirement.
Grant Application Detailed Budget Worksheet (HUD424-CBW)	HUD will provide instructions to grantees on how the form is to be submitted.	HUD will provide instructions to grantees on how the form is to be submitted

Applicants must submit an attachment of one narrative (maximum of two pages, double-spaced, 12 pt font) of written answers directly responding to each of the three (3) equity requirements contained in this NOFO:

1. Advancing Racial Equity (Section III.F requirement)
2. Affirmatively Furthering Fair Housing (AFFH) (Section IV.G requirement).
3. Experience Promoting Racial Equity (Section V.B.3 requirement).

This narrative will be evaluated for sufficiency and will not change the applicant’s score or rank as compared to other applicants.

Additionally, your complete application must include the following narratives and non-form attachments.

a. Pre-Applications:

The preliminary application must be formatted as per section IV.B.2.a below. Any

description/narrative more than this limit will not be read. The preliminary application shall consist of:

- Cover Sheet (1-page maximum) with the project title, the name and contact information for the applicant/Principal Investigator, the abstract, and the estimated total funding that would be requested in a full application if successful.
 - Abstract: In 200 words or less, include a clear identification of the research category and questions that the proposal addresses, list the study objectives and methods, discuss the knowledge gap that the study will address, and describe how the research (if funded) could contribute to changes in policy or practice.
- Narrative (5-page maximum) addressing the relevant rating factors for pre-applications, which must not exceed 5 pages in length (excluding the cover sheet, with abstract). Note that although submitting pages more than the page limit will not disqualify the pre-application, HUD will not consider the information on any page beyond the 5-page limit.
- Appendix (3-page maximum) with biographical sketches for the principal investigator and up to two additional team members and identifies any partner organizations and their roles.
- A list of references that are cited in the responses to the rating factors.

HUD will use the response to the factors at V.A.1.a below to rate, rank, and invite a subset of eligible pre-applicants to submit a full application. The responses provided to the factors in your preliminary application are the only source of information that will be evaluated in determining whether you are invited to submit a full application.

b. Full Applications:

Selected pre-applicants will be invited to submit a full application, which must contain the items listed in this section. These items include the standard forms that are applicable to this funding announcement (collectively referred to as the "standard forms"). Copies of these forms are available online at www.grants.gov/web/grants/applicants/apply-for-grants.html. The required items are:

- Application Abstract (two-page maximum, see section on Format and Form below, for the page layout requirements). An abstract with the project title, the names and affiliations of the Principal Investigator and all members of the research team; identification of any partner organizations and their roles; a summary of the objectives, study design, and expected results; and the total funds requested. Information contained in the abstract will not be considered in the evaluation and scoring of your application and will not be counted towards the 20-page maximum. Any information you wish to be considered in scoring of the application must be provided under the appropriate rating factor response.
- Response to Rating Factors. A project description/narrative statement addressing the rating factors for award, which are identified in section V.A.1.b. The narrative statement must be identified in accordance with each factor for award (Rating Factors 1 through 5). The full application must be formatted as per section IV.B.2.b. The project description or narrative must be included in the responses to the rating factors. Any description/narrative not included in response to the rating factors will be disregarded.

The points you receive for each rating factor will be based on the portion of your narrative statement that you submit in response to that particular factor, supplemented by any appendices that are referenced in your narrative response to the rating factor. Supporting materials that are not referenced or discussed in your responses to the individual rating factors will not be considered. Additional materials (e.g., appendices) can be submitted with your application. The footer on the pages of these materials should identify the rating factor that they are supporting.

- Supporting Materials. Include, as appendices any required materials that are needed to support your responses to the rating factors. These will not be counted towards the Rating Factors narrative 20-page limit.
- The resumes of the PI and up to four other key personnel. Each resume shall not exceed three pages and is limited to information that is relevant in assessing the qualifications and experience of key personnel to conduct and/or manage the proposed technical study.
 - Organizational chart.
 - Letters of commitment from any proposed partners.
 - List of references cited in your responses to the rating factors.
- Additional Information. The additional optional materials must not exceed 20 pages. Any pages more than this limit will not be read. The additional information should not be a continuation of the rating factor narrative but provide further clarification if needed, of statements made in the rating factor narrative. Additional information that is a continuation of rating factor narrative will not be considered.
- Budget. Include a total budget using form HUD424CBW (<https://www.hudexchange.info/resource/304/hud-form-424cbw/>) included in the Instructions download at Grants.gov, with supporting budget justification of up to four pages, which will cover all budget categories of the federal grant request. The budget justification is a written narrative explanation covering each of the components of the budget, which justifies the cost in terms of the proposed work. This information will not be counted towards the Rating Factors narrative 20-page limit. Use the budget format discussed in Rating Factor (3), Section V.A.1.b.(3).(d).(i) below. In completing the budget forms and budget justifications, you should address the following elements:
 - Direct Labor costs, including all full- and part-time staff required for the planning and implementation phases of the project. These costs should be based on full time equivalent (FTE) or hours per year (hours/year) (i.e., one FTE equals 2,080 hours/year);
 - Allowance for two trips to HUD Headquarters in Washington, DC, during the period of performance of your grant, planning each trip for 1-2 people, as needed. In planning your trips, you should assume one or two overnight stays depending on your location;
 - A separate budget form and budget justification for each sub-recipient receiving more than 10 percent of the total federal budget request;
 - Supporting documentation for salaries and prices of materials and equipment, upon request.

2. Format and Form

Narratives and other attachments to your application must follow the following format guidelines. The narrative and other attachments must be formatted to fit an 8 1/2 by 11-inch page, with one-inch margins, using standard Times New Roman 12-point font, and a minimum of single-line spacing.

5 page (pre) and 20 pages (full) Pages maximum length of narratives

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

1. SAM Registration Requirement

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

2. UEI Requirement

As of April 4, 2022, entities doing business with the federal government must use the UEI created in SAM.gov. Also, you must provide a valid UEI, registered and active at www.sam.gov in the application. For more information, see: <https://www.gsa.gov/about-us/organization/federal-acquisition-service/office-of-systems-management/integrated-award-environment-iae/iae-systems-information-kit/unique-entity-identifier-update>.

3. Requirement to Register with Grants.gov

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

D. Application Submission Dates and Times

1. Application Due Date Explanation

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

08/01/2023

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

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

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

“Validated by Grants.gov” means the application has been accepted and was not rejected with errors. You can track the status of your application by logging into Grants.gov, selecting

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

HUD strongly recommends you submit your applications at least **48 hours before the deadline** and during regular business hours to allow enough time to correct errors or overcome other problems.

2. Grants.gov Customer Support

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

3. Grants.gov Application Submission

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

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

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

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

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

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

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

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

4. Amending or Resubmitting an Application

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

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

5. Grace Period for Grants.gov Submissions

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

6. Late Applications

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

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

7. Corrections to Deficient Applications

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

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

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

You must email corrections of Curable Deficiencies to applicationsupport@hud.gov within the time limits specified in the notification. The time allowed to correct deficiencies will be no less than 48 hours and no more than 14 calendar days from the date of the email notification. The start of the cure period will be the date stamp on the email sent from HUD. If the deficiency cure

deadline date falls on a Saturday, Sunday, Federal holiday, or on a day when HUD's Headquarters are closed, then the applicant's correction must be received on the next business day HUD Headquarters offices in Washington, DC are open.

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

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

8. Authoritative Versions of HUD NOFOs

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

9. Exemptions

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

E. Intergovernmental Review

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

F. Funding Restrictions

An organization may not conduct research or an evaluation of 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.

No person may be listed as a principal investigator on more than one application under this announcement.

Indirect Cost Rate

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

Applicants other than state and local governments. If you have a Federally negotiated indirect cost rate, your application must clearly state the approved rate and distribution base and must

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

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

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

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

G. Other Submission Requirements

1. Standard Application, Assurances, Certifications and Disclosures

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

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

By signing the forms in the SF-424 either through electronic submission or in paper copy submission (for those granted a waiver), you and the signing authorized organization representative affirm that you both have reviewed the certifications and assurances associated with the application for Federal assistance and (1) are aware the submission of the SF-424 is an assertion that the relevant certifications and assurances are established and (2) acknowledge that the truthfulness of the certifications and assurances are material representations upon which HUD will rely when making an award to the applicant. If it is later determined the signing authorized organization representative to the application made a false certification or assurance,

caused the submission of a false certification or assurance, or did not have the authority to make a legally binding commitment for the applicant, the applicant and the individual who signed the application may be subject to administrative, civil, or criminal action. Additionally, HUD may terminate the award to the applicant organization or pursue other available remedies. Each applicant is responsible for including the correct certifications and assurances with its application submission, including those applicable to all applicants, those applicable only to Federally recognized Indian tribes, or Alaskan native villages and those applicable to applicants other than Federally recognized Indian tribes, or Alaskan native villages.

Assurances (HUD 424-B)

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

Applicant Disclosure Report Form 2880 (HUD 2880)

The form HUD 2880 is required if you are applying for assistance within the jurisdiction of HUD to any project subject to Section 102(d) of the [HUD Reform Act](#). Assistance is provided directly by HUD to any person or entity, but not to subrecipients. It includes assistance for the acquisition, rehabilitation, operation, conversion, modernization, renovation, or demolition of any property containing five or more dwelling units that is to be used primarily for residential purposes. It includes assistance to independent group residences, board and care facilities, group homes and transitional housing but does not include primarily nonresidential facilities such as intermediate care facilities, nursing homes and hospitals. It also includes any change requested by a recipient in the amount of assistance previously provided, except changes resulting from annual adjustments in Section 8 rents under Section 8(c)(2)(A) of the United States Housing Act of 1937 ([42 U.S.C. 1437f](#)). [See HUD Reform Act regulation for additional information.](#)

Code of Conduct

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

updates to your written standards, after the application period, should be submitted as directed by the HUD program contact for this NOFO.

Affirmatively Furthering Fair Housing

With some exceptions for Federally recognized Indian tribes and their instrumentalities, the application must discuss how the applicant will carry out the proposed activities in a manner that affirmatively furthers fair housing in compliance with the Fair Housing Act and its implementing regulations, and how applicants will meet the requirements of the definition of AFFH at 24 CFR 5.151. Applicants may propose activities that are consistent with their jurisdiction's Analysis of Impediments (AI), an Assessment of Fair Housing (AFH), or other means of fair housing planning that meaningfully supports their AFFH certification.

If the applicant will carry out proposed activities in a jurisdiction with an AFH, the proposed activities should be consistent with the AFH's fair housing goals and with fair housing strategies specified in the jurisdiction's Consolidated Plan or Public Housing Agency Plan.

Applicants must submit a narrative that discusses how their proposed NOFO activities are aligned with AFFH requirements, in accordance with the instructions in Section IV.B., for example, by describing how the proposed research will affirmatively further fair housing or will inform or assist HUD grantee efforts to affirmatively further fair housing.

2. Other Program-Specific Requirements

None.

V. APPLICATION REVIEW INFORMATION

A. Review Criteria

1. Rating Factors

a. Rating Factors for PRELIMINARY Applications

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

Each of the three factors are weighted as indicated by the number of points that are assigned to it. Subfactors that are not applicable to a specific application (e.g., community involvement) will be scored as "NA" (Not Applicable) and the points for the subfactor will be redistributed to other subfactors under that rating factor. The maximum score that can be attained, including preference points, is 102 points. Applicants should be certain that each of the factors is adequately addressed within the 5-page narrative and accompanying materials submitted in response to the rating factors. To the extent feasible, include all the needed information within your response to each rating factor. If your response to a particular rating factor cites information provided in your response to another rating factor, clearly indicate where the information is located so that the reviewer can easily locate it. Applicants shall submit responses to the rating factors on consecutively numbered pages.

Rating Factor 1: Need for the Effort (Maximum 45 Points).

Minimum points needed for funding consideration is 18 of 45 possible maximum points for this rating factor.

(a). The scope of the proposed project (15 points). Explanation of the importance of the specific topic that your proposed study addresses. Please specify the eligible research categories described in this NOFO and specific research questions that the project will address. Successful applications must clearly state and address one or more of the research categories described in this NOFO.

(b). The significance of the work, including its relationship to past efforts (15 points). Clearly and succinctly discuss the need for the proposed research based on the extent that it addresses one or more key research gap(s), citing published literature where possible.

(c). Describe the potential of your expected study findings to advance policies and/or program practice related to the research priority goal to increase the supply of affordable housing (15 points). Provide details and discuss the potential impacts of research and findings, including the broader impact expected and implications for policy and practice.

Rating Factor 2: Experience of Key Personnel (Maximum 20 Points).

Minimum points needed for funding consideration is 8 of 20 possible maximum points for this rating factor.

(a). Qualifications of Staff (10 points). Include a concise description of the qualifications and relevant professional experience of KEY staff involved in carrying out the proposed research. Applicants shall provide names, titles, and explain the responsibilities of the Principal Investigator(s), Primary Researcher(s), and the Research Team.

(b). Past Performance (10 points). Include a brief description of the academic qualifications and professional experience (including publications) of key study personnel that is relevant to the proposed study.

Rating Factor 3: Soundness of Approach (Maximum 35 Points).

Minimum points needed for funding consideration is 18 of 35 possible maximum points for this rating factor.

(a). Quality of Effort (20 Points). Describe how the project proposes to accomplish the work. Clearly state the objectives and strategies of the proposed effort. Describe and explain the appropriateness of methodology to be used to complete the proposed effort including data collection, management, and analysis.

(b). Work Plan (15 Points). Clearly and succinctly describe the design of your proposed technical study, identifying major study milestones. Include sufficient detail to demonstrate feasibility and the likelihood that you will achieve the stated objectives, such as a schedule of deliverables that describes specific tasks and activities involved in the proposed project. Where appropriate, discuss the interrelationships between tasks.

Full Application

Maximum Points: 102

b. Rating Factors for FULL Applications

Note: You should respond to the following only if you received a notification inviting you to

submit a full application. If you respond to the full-application rating factors in your pre-application submittal, your response to them will not be rated. If your pre-application submittal includes the pre- and full-application rating factors and is longer than the pre-application length limit (see section V.A.1.a), any description/narrative more than the pre-application limit will not be reviewed (see section IV.B.1).

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

Each of the five factors, detailed below, is weighted as indicated by the number of points that are assigned to it. The maximum score that can be attained, including preference points, is 102 points. The minimum score for an application to be considered for funding is 75 points, excluding preference points. Applicants should be certain that each of these factors is adequately addressed in the project description and accompanying materials. To the extent feasible, include all the needed information within your response to each rating factor. If your response to a particular rating factor cites information provided in your response to another rating factor, clearly indicate where the information is located so that the reviewer can easily locate it.

(1). Rating Factor 1: Need for the Effort (Maximum 30 Points).

Minimum points needed for funding consideration is 15 of 30 possible maximum points for this rating factor.

This factor addresses the extent to which there is a need for the proposed research and clear implications for policy and practice. Applicants shall describe why HUD funding is required and how it will help both the Department, state and local government, and the housing development industry and/or other relevant stakeholders to increase the supply and improve the affordability of housing.

In reviewing this factor, HUD will determine the extent to which the applicant's proposal clearly addresses the following:

- a. The scope of the proposed project. (10 points).
 - i. Explanation of the importance of the specific topic that your proposed study addresses.
 - ii. Successful applications must clearly identify and address one or more of the research categories identified in this NOFO.
- b. The significance of the work including its relationship to past efforts. (10 points).
 - i. Clearly describe how the work builds on existing knowledge and addresses knowledge gaps, and how it will foster innovation in homebuilding in or land-use regulatory frameworks and policies in the future.
 - ii. Reviewers will consider the extent to which the proposal makes a clear and compelling case for the project.
- c. The expected outcomes and projected potential impact of research. (10 points).
 - i. Describe the potential of your expected study findings to advance policies and/or program practice related to housing supply and affordability, including the broader

- impact expected and implications for policy and practice.
- ii. Describe the specific audiences for the research and discuss why the information is likely to be accepted by them.

Rating Factor 2: Experience of Key Personnel (Maximum 20 Points).

Minimum points needed for funding consideration is 10 of 20 possible maximum points for this rating factor.

In reviewing this factor, HUD will determine the extent to which the applicant demonstrates adequate qualifications of the key personnel conducting the work. The applicant must clearly address the following:

a. Qualifications of Staff (10 points).

1. The applicant shall provide a narrative detailing the background, skills and expertise of KEY staff involved in carrying out the proposed research.
2. Applicants shall demonstrate that they either have sufficient personnel or the ability to procure qualified experts or professionals with the requisite knowledge, skills, and abilities to prepare and deliver the products the proposed research is expected to produce.
3. The narrative shall provide names, titles, and explain the responsibilities of the Principal Investigator(s), Primary Researcher(s), and the Research Team.

b. Past Performance (10 points).

1. Applicants shall discuss relevant experiences and past activities completed by the KEY personnel (listed under Factor 2.a) within the last five (5) years.
2. Applicants should specifically note any activities relevant to the subject area or research category chosen for this proposal, including, but not limited to: publications; authored or co-authored books; peer-reviewed journal articles, chapters, or books; unpublished articles issued during meetings or conference proceedings; and any other articles, text and poster presentations made within the last five (5) years.
3. If applicable, the applicant should highlight research projects that were within the last 5 years, describing deliverables and project outcomes.
4. Applicants should describe challenges they faced in executing past research projects and strategies implemented to overcome them.

Rating Factor 3: Soundness of Approach (Maximum 35 Points)

Minimum points needed for funding consideration is 20 of 35 possible maximum points for this rating factor.

This factor will be evaluated based on the extent to which the proposed effort demonstrates the following:

a. Quality of Effort. (20 Points) Describe how the project proposes to accomplish the work.

1. Clearly state the objectives and strategies of the proposed effort and how it relates to the statement of need as described in Factor 1;
2. Describe, in detail, the proposed project as it relates to the stated objectives described above;

3. Describe and explain the methodology to be used to complete the proposed effort including data collection, management, and analysis. If appropriate, describe the plan for testing and data analysis, specifically relating those actions to the existing codes, standards, and protocols;
4. Explain why the proposed methodology is the most effective and appropriate; and,
5. Describe the quality assurance mechanisms that will be integrated into the proposed effort to ensure the validity and quality of the results. Detail strategies that you will undertake to address any potential challenges or obstacles that may arise.

b. Work Plan. (15 Points) The proposal must include a schedule of deliverables that describes specific tasks and activities involved in the proposed project.

1. The schedule must identify all the major tasks and deliverables to successfully complete the proposed effort.
2. The tasks must be presented in a logical sequence of steps and phases, indicating the sequence in which these tasks will be performed.
3. Identify the key individuals responsible for carrying out each of the specific tasks or activities outlined in the schedule. Furthermore, applicants must submit in the appendix an organizational chart that shows the project's KEY personnel, their reporting relationships, and their responsibilities.

Note: The sequence and duration of this effort should be presented in quarterly (3 month) intervals for the entire life of the grant (use of a Gantt chart to present this information is preferred).

Rating Factor 4: Budget (Maximum 5 Points).

The proposed budget shall thoroughly estimate all applicable direct and indirect costs. HUD is not required to approve or fund all proposed activities and reserves the right to negotiate or redistribute funds as appropriate. You must thoroughly document and justify all budget categories and costs (Form HUD-424-CBW) and all major tasks, for applicant, sub-recipients, major subcontractors, joint venture participants, or others contributing resources to the project. A separate budget must be provided for partners who are proposed to receive more than 10 percent of the federal budget request. Your application will be evaluated on the extent to which your resources are appropriate for the scope of your proposed study.

Your budget justification associated with these budgeted costs should be submitted as part of the Total Budget but is not included in the 20-page limit for this submission. The budget justification is a written narrative explanation covering each of the components of the budget, which justifies the cost in terms of the proposed work. Separate budget justifications should be submitted for partners that are submitting separate budgets.

Rating Factor 5: Program Management (Maximum 10 Points).

This factor emphasizes HUD's commitment to ensuring that applicants keep promises made in their applications. The performance of successful applicants will be assessed quarterly to ensure that performance goals are met.

The application should include a discussion of the following:

- a. Identify potential obstacles, or delays in maintaining the proposed schedule and achieving the study objectives (e.g., recruitment and/or retention) and discuss adjustments that will be taken to respond to these potential obstacles and delays to ensure timely completion of the study. (5 points).
- b. Include plans and schedules for preparation and submission of a final report. (5 points). Describe the proposed plan for dissemination of the research findings and final report. Include details identifying potential target audiences and discuss the methodology for ensuring adequate reach to the desired stakeholders and groups. The PD&R publication, “Guidelines on Preparing a Report for Publication (available at https://www.huduser.gov/portal/About/GTR_Guide1.pdf)” provides specific information and requirements regarding the format of written materials intended for publication.

This program does not offer points for Section 3.

2. Other Factors

Preference Points

This NOFO supports the following policy initiatives. If your application demonstrates the appropriate information for the policy initiative, your application will receive up to two (2) points for each initiative, and will receive no more than a total of four (4) points. These points are added to your application's overall score.

Minority-Serving Institutions (2 points)

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

This program does not offer points for Climate Change

This program does not offer points for Environmental Justice.

This program does not offer preference points related to HBCUs.

Minority-Serving Institutions

Pursuant to Executive Orders [13985](#), [14041](#), [14045](#), and [14031](#), you may receive up to two (2) preference points if you are an applicant designated as a minority-serving institution (MSI) or if your application proposes one or more partnerships with minority-serving educational institutions that have been historically underserved.

An applicant designated by the U.S. Department of Education as an MSI will receive up to two (2) preference points when the application includes documentation of the applicant’s status as an [HBCU](#), [Hispanic-serving institution](#), [Tribal-controlled postsecondary institution](#), [Alaska Native-serving or Native-Hawaiian-serving institution](#), [Predominantly Black Institution](#), [Asian and](#)

[Native American Pacific Islander-serving institution](#) or Native American-serving nontribal institution.

An applicant partnering with an [HBCU](#), [Hispanic-Serving Institution](#), [Tribal-controlled postsecondary institution](#), Alaskan Native-serving or Native-Hawaiian-serving institution, Predominantly Black Institution, [Asian and Pacific Islander-serving institution](#), or Native American-serving nontribal institution will receive up to two (2) Preference Points when the application includes a Letter of Commitment certifying that a partnership is in place and signed by an authorizing official of the MSI and documentation of the college or university's status as an [HBCU](#), [Hispanic-serving institution](#), [Tribal-controlled postsecondary institution](#), [Alaska Native-serving or Native-Hawaiian-serving institution](#), [Predominantly Black Institution](#), [Asian and Native American Pacific Islander-serving institution](#), or Native American-serving nontribal institution.

This program does not offer Promise Zone preference points.

B. Review and Selection Process

1. Past Performance

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

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

Timely use of funds received from HUD

Timely submission and quality of reports submitted to HUD

Meeting program requirements

Meeting performance targets as established in the grant agreement

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

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

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

2. Assessing Applicant Risk

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

(1) Financial stability;

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

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

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

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

3. Experience Promoting Racial Equity

In evaluating applications for funding, HUD will consider the extent to which the application demonstrates that the applicant has the experience and the resources to effectively address the needs of underserved communities, particularly Black and Brown communities. This may include experience successfully working directly with such groups, experience designing or operating programs that equitably benefit such groups, or experience successfully advancing racial equity in other ways. This may also include experience soliciting, obtaining, and applying input from such groups when designing, planning, or implementing programs and activities.

Applicants must submit written responses addressing this requirement in a narrative, in accordance with the instructions in Section IV.B., which includes discussion of their experience in conducting research and working directly with Black and Brown communities and/or designing research to advance equity.

VI. AWARD ADMINISTRATION INFORMATION

A. Award Notices

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

1. Final Grant

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

2. Adjustments to Funding

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

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

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

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

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

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

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

3. Funding Errors

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

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

Unless otherwise specified, the following [Administrative, National and Department Policy Requirements and Terms for HUD Financial Assistance Awards](#) apply. Failure to comply with these requirements may impact your ability to receive or retain a financial assistance award from HUD. Read the requirements carefully as the requirements are different among HUD's programs.

1. Compliance with The Fair Housing Act ([42 U.S.C. 3601-3619](#)) and implementing regulations at [24 CFR part 100 et seq](#)
2. Compliance with Title VI of the Civil Rights Act of 1964, [42 U.S.C. 2000d-2000d-4](#) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at [24 CFR part 1](#)
3. Compliance with the Age Discrimination Act of 1975 ([42 U.S.C. 6101-6107](#)) and implementing regulations at [24 CFR part 146](#)
4. Compliance with Section 504 of the Rehabilitation Act of 1973 ([29 U.S.C. 794](#)) and implementing regulations at [24 CFR part 8](#)

5. Compliance with the Americans with Disabilities Act, [42 U.S.C. 12101 et seq](#)
6. Compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, including those listed on HUD's [Affirmatively Furthering Fair Housing](#) webpage
7. Compliance with Economic Opportunities for Low-and Very Low-income Persons (Section 3) requirements, including those listed at [24 CFR part 75](#)
8. Compliance with Improving Access to Services for Persons with Limited English Proficiency (LEP) requirements, including those listed within [Federal Register Notice, FR-4878-N-02](#) (also see [HUD's webpage](#))
9. Compliance with Accessible Technology requirements, including those listed on in [HUD's Policy on Section 508 of the Rehabilitation Act and Accessible Technology](#)
10. Compliance with Equal Access Requirements (see [24 CFR 5.105\(a\)\(2\)](#) and [5.106](#))
11. Compliance with Ensuring the Participation of Small Disadvantaged Business, and Women-Owned Business requirements at [2 CFR 200.321](#)
12. Compliance with Energy Efficient, Sustainable, Accessible, and Free from Discrimination by Design
13. Compliance with Real Estate Acquisition and Relocation requirements (see [49 CFR part 24](#) and applicable program regulations)
14. Compliance with Participation in HUD-Sponsored Program Evaluation (see [Federal Register Notice, FR-6278-N-01](#))
15. Compliance with OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (see [2 CFR part 200](#))
16. Compliance with Drug-Free Workplace requirements (see [2 CFR part 2429](#), which is HUD's implementation of [41 U.S.C. 701, et seq.](#))
17. Compliance with the requirements related to safeguarding resident/client files
18. Compliance with the Federal Funding Accountability and Transparency Act of 2006 ([2 CFR part 170](#)) (FFATA), as amended
19. Compliance with Eminent Domain
20. Compliance with Accessibility for Persons with Disabilities requirements on [HUD's Disability Overview](#) webpage
21. Compliance with Violence Against Women Act at [24 CFR part 5](#), subpart L and applicable program regulations
22. Compliance with Conducting Business in Accordance with Ethical Standards/Code of Conduct, including [2 CFR 200.317](#), [2 CFR 200.318\(c\)](#) and other applicable conflicts of interest requirements
23. Compliance with the [Build America, Buy America \(BABA\) Act](#) procurement requirements and [implementing guidance available on HUD's dedicated webpage](#)
24. Compliance with System for Award Management and Universal Identifier Requirements at [2 CFR part 25](#)
25. Compliance with [section 106\(g\) of the Trafficking Victims Protection Act of 2000 \(TVPA\), as amended \(22 USC 7104\(g\)\)](#) and implementing regulations at [2 CFR part 175](#) (Award Term for Trafficking in Persons)
26. Compliance with Award Term and Condition for Recipient Integrity and Performance Matters (see [Appendix XII to 2 CFR part 200](#))
27. Compliance with Suspension and Debarment (see [2 CFR part 2424](#) and [2 CFR part 180](#))
28. Compliance with environmental justice requirements under Executive Orders [12898](#) and [14008](#), and OMB Memorandum [M-21-28](#), which implements the Justice40 Initiative, section 223

of Executive Order [14008](#).

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

30. Compliance with equity requirements, which include compliance with racial equity and underserved communities and LGBTQ+ requirements under Executive Orders [13985](#) and [13988](#)

31. Compliance with waste, fraud, and abuse requirements, including whistleblower protections (see [HUD's webpage](#))

Environmental Review

In accordance with 24 CFR 50.19(b)(1) and (3) activities funded under this NOFO are exempt or categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321) and not subject to environmental review under related laws and authorities.

Prohibition on Surveillance

Compliance with [2 CFR 200.216, Prohibition on Certain Telecommunication and Video Surveillance Services or Equipment](#) is required.

Remedies for Noncompliance

HUD may terminate a Federal award, in whole or in part, for any of the reasons specified in [2 CFR 200.340, Termination](#).

Lead-Based Paint Requirements

Not Applicable

C. Reporting

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

1. Recipient Integrity and Performance Matters

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

2. Race, Ethnicity and Other Data Reporting

HUD requires recipients that provide HUD-funded program benefits to individuals or families to report data on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households who are applicants for, participants in, or beneficiaries or potential beneficiaries of HUD programs in order to carry out the Department's responsibilities under the Fair Housing Act, Executive Order 11063, Title VI of the Civil Rights Act of 1964, and Section 562 of the Housing and Community Development Act of 1987. These authorities prohibit discrimination in housing and in programs receiving financial assistance from the Department and direct the Secretary to administer the Department's programs and activities in a manner affirmatively to further these policies and to collect certain data to assess the extent of compliance with these policies. Each recipient shall keep such records and submit

to the Department timely, complete, and accurate compliance reports at such times, and in such form and containing such information, as the Department may determine to be necessary to enable it to ascertain whether the recipient has complied or is complying with 24 CFR parts 1 and 121. In general, recipients should have available for the Department data showing the demographics of beneficiaries of federally-assisted programs.

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

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

4. Program-Specific Reporting Requirements

1. Quarterly Progress Reports: Quarterly Progress Reports shall clearly document and discuss activities completed in the most recent reporting period, planned activities for the upcoming reporting period, and budget expenditures by line item (including hours worked for specific staff). Progress reports must be submitted quarterly and shall be aligned with the submission of draw down requests. Should there be any changes in personnel or budget, the grantee shall clearly explain, in writing, how the changes will impact the timely submission of deliverables.
2. Interim and Final Briefings – Grantees shall deliver an Interim briefing on the early findings of the research at the midpoint of the performance period. A final briefing shall take place at least one month prior to the delivery of the final report. Feedback from the briefing shall be incorporated into the final report.
3. Draft Final Report - Grantees will also be required to submit a draft final report that summarizes the entire work, achievements, and findings conducted under the award. The report format and style requirements are provided at <https://www.huduser.gov/portal/About/style-guide-for-reports.pdf>. HUD will have 4 weeks to review the draft final report and return comments to the grantee.
4. Final Report – Grantees shall submit a final report that adequately addresses HUD comments. This report is expected to be submitted prior to the expiration of the grant period of performance.

D. Debriefing

For a period of at least 120 calendar days, beginning 30 calendar days after the public announcement of awards under this NOFO, HUD will provide a debriefing related to their application to requesting applicants. A request for debriefing must be made in writing or by email by the AOR whose signature appears on the SF-424 or by his or her successor in office and be submitted to the POC in Section VII Agency Contact(s) of this NOFO. Information provided

during a debriefing may include the final score the applicant received for each rating factor, final evaluator comments for each rating factor, and the final assessment indicating the basis upon which funding was approved or denied.

VII. AGENCY CONTACT(S)

HUD staff will be available to provide clarification on the content of this NOFO. Questions regarding specific program requirements for this NOFO should be directed to the POC listed below.

Name:

Katina Jordan

Phone:

202-402-7577

Email:

Katina.L.Jordan@hud.gov

Individuals who are deaf or hard of hearing, or who have speech and other communication disabilities may use a relay service to reach the agency contact. To learn more about how to make an accessible telephone call, visit the webpage for the [Federal Communications Commission](#). Note that HUD staff cannot assist applicants in preparing their applications.

VIII. OTHER INFORMATION

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

This NOFO does not direct, provide for assistance or loan and mortgage insurance for, or otherwise govern or regulate, real property acquisition, disposition, leasing (other than tenant-based rental assistance), rehabilitation, demolition, or new construction, or establish revise or provide for standards for construction or construction materials, manufactured housing, or occupancy. Accordingly, under [24 CFR 50.19\(c\)\(1\)](#), this NOFO is categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321).

2. Web Resources.

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

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

3. Program Relevant Web Resources

None.

APPENDIX