

HUD Older Adults Home Modification Program

✓ 1. What the Program Does

- **Purpose:** Helps low-income seniors age in place by funding **low-cost, high-impact home modifications** that reduce fall risks, improve safety, and increase accessibility.
 - **Typical Modifications:** Grab bars, handrails, lever-handle faucets, handheld shower heads, raised toilet seats, non-slip flooring, improved lighting, temporary ramps, tub/shower transfer benches.
 - **Goal:** Prevent injuries, maintain independence, and avoid costly nursing home placement. [[housingfor...ouston.com](#)], [[theinspect...ngroup.com](#)]
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✓ 2. Who Qualifies

OAHMP Beneficiary Criteria

- **Age:** 62 or older.
 - **Income:** Low-income (typically ≤80% Area Median Income).
 - **Residency:** Home is owned or rented as a primary residence.
 - **Home Type:** Some jurisdictions do not allow rental properties, and for those that do, exceptions may apply to rental properties. In South Dakota, a rental does not qualify for OAHMP if it is paid through subsidized funds (Section 8, etc). Please contact us with questions if you're unsure whether your rental property qualifies. [[housingfor...ouston.com](#)], [[omb.report](#)]
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✓ 3. What Can and Can't Be Done

Allowed under OAHMP

- Grab bars, railings, ramps (temporary or non-permanent), lever handles, improved lighting, non-slip flooring, tub/shower modifications, adaptive equipment.
- Must be **low-cost, high-impact** and focused on safety/accessibility. [[housingfor...ouston.com](#)], [[picf.org](#)]

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Prohibited or Restricted under OAHMP

- Major structural repairs or full renovations.
 - Work beyond basic maintenance requires **HUD environmental review** (24 CFR §50.4). [[housingfor...ouston.com](#)]
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4. Eligibility Checklist for Individuals

- Age 62+
 - Proof of homeownership (deed or mortgage statement) or rental contract
 - Proof of primary residence (utility bill, driver's license)
 - Household income documentation (tax return, pay stubs)
 - Home meets basic safety standards (not condemned) [[omb.report](#)]
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Required Documents

- Government-issued photo ID
 - Proof of age (ID or birth certificate)
 - Proof of income (IRS 1040, pay stubs, Social Security award letter)
 - Proof of homeownership or lease
 - Utility bill for address verification
 - Any medical documentation supporting need (optional but helpful) [[omb.report](#)]
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