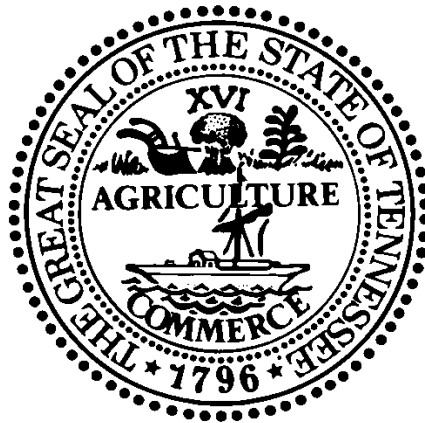


STATE OF TENNESSEE

FISCAL YEAR 2018-19 ANNUAL ACTION PLAN

FOR HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS



TENNESSEE HOUSING DEVELOPMENT AGENCY

TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

TENNESSEE DEPARTMENT OF HEALTH

State of Tennessee

2018-19 Annual Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan serves as the State of Tennessee's annual application to the U.S. Department of Housing and Urban Development (HUD) for the funding of HUD's five formula grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing Trust Fund (HTF), and Housing Opportunities for Persons Living with AIDS (HOPWA) Program. The 2018-19 Action Plan describes actions on behalf of the State of Tennessee to administer and implement the Consolidated Plan grant programs during the Program Year beginning July 1, 2018 through June 30, 2019.

The names of the grant programs, the administering state agencies, and the 2018-19 allocations are listed below.

- Community Development Block Grant (CDBG) administered by the Tennessee Department of Economic and Community Development (ECD), allocation: \$27,437,829
- HOME Investment Partnerships Program (HOME) administered by Tennessee Housing Development Agency (THDA), allocation: \$14,391,943
- Housing Trust Fund (HTF) administered by THDA, allocation: \$3,688,511
- Emergency Solutions Grant (ESG) administered by THDA, allocation: \$2,977,606
- Housing Opportunities for Persons with AIDS (HOPWA) Program administered by the Tennessee Department of Health (DOH), allocation: \$1,243,245

The Annual Action Plan describes the amounts and source of the five formula grant funds to be made available during Program Year 2018-19 and discusses the methods by which funds will be distributed to eligible applicants by the administering agencies. Funds are made available either through a competitive grant process, through a formula basis, or in some cases, both. Also discussed are other federal and non-federal programs administered by THDA which include: Section 8 Housing Choice Voucher Program, Section 8 Contract Administration, the Low Income Housing Tax Credit Program (LIHTC), the Tennessee Housing Trust Fund, the Community Investment Tax Credit (CITC) Program, and the Homeownership Loan Programs.

2. Summarize the objectives and outcomes identified in the Plan

Also contained in the 2018-19 Annual Action Plan are the specific goals the administering agencies, known collectively as the Consolidated Planning Partners, hope to accomplish in the coming year, as they relate to the five-year Consolidated Plan, and the goal outcome indicators by which the administering agencies will measure performance. The specific goals of the 2015-19 Consolidated Plan are:

1. Create and maintain affordable rental and homeownership stock with the construction of new affordable housing, rehabilitate existing affordable housing, provide down-payment assistance, and provide tenant-based rental assistance to eligible populations.
2. Support homeless facilities to ensure they can continue to meet the needs of Tennessee's homeless population and provide resources to support those who are homeless or at risk of homelessness.
3. Provide resources to preserve affordable housing options for those persons with HIV/AIDS.
4. Provide resources to cities and communities to update and repair water and sewer systems. Also, create the base of infrastructure that will provide for a high quality of life for individuals, productive capacity for communities, and that will support economic development.
5. Provide communities with resources to revitalize public and community infrastructure and assets to improve the livability of communities.
6. Provide resources to cities and communities to support job creation, job training, and other job related opportunities.
7. Deliver community development programs in a manner that provides maximum assistance not only to economically disadvantaged individuals, but also to economically disadvantaged or low-to moderate-income areas of the state.
8. Affirmatively further fair housing by providing training and technical assistance to communities, organizations, realtors, lenders, and other stakeholders. Also provide fair housing counseling, outreach, and education to households, organizations, realtors, lenders, and other stakeholders.

For each of the eight goals, action steps were developed in the five-year Consolidated Plan, designed to address these goals. The action steps and the ways in which each of the programs propose to address the goals are also discussed. The Consolidated Planning Partners have developed planning documents, included in the appendix of the Annual Action Plan, to better link HUD's grant objectives to the State of Tennessee's objectives, action steps, activities, and performance measures.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The state is currently implementing the FY 2017-18 Annual Action Plan. Accomplishments for the FY 2017-18 Annual Action Plan will be reported in the FY 2017-18 *Consolidated Annual Performance and*

Evaluation Report (CAPER) in September 2018. The FY 2016-17 CAPER reflects the performance and accomplishments with FY 2016-17 program funding. The CDBG, HOME, ESG, and HOPWA programs received a combined allocation of \$44,712,593. Accomplishments during FY 2016-17 include:

- HOPWA – The Tennessee Department of Health (DOH) awarded \$1,017,145 to the seven project sponsors across the state that directly administer the program. HOPWA funds are used to provide assistance in the following five categories: housing information services; housing assistance (short-term rent, mortgage, and utility payment program); supportive services; permanent housing placement; and ongoing housing assessment plans. The HOPWA program reported activity for 685 households in need of HOPWA services.
- CDBG – A total of 82 contracts were awarded to city governments, county governments, and other subrecipients totaling \$32,235,910 through the CDBG program. This amount included the FY 2016-17 award amount plus additional funds that were recaptured, unspent funds from completed projects from previous years, CDBG loan repayment funds from the CDBG Economic Development Loan Program, and a portion of the unexpended CDBG funds. A total of 214,639 low- and moderate-income (LMI) persons were assisted.
- HOME – In total, THDA distributed \$7,372,020 in program funds during FY 2016-17. A total of 149 housing units were assisted with HOME dollars, funded by previous allocations but completed during FY2016-17. Out of the 149 households assisted during the reporting period, 17 were extremely low-income, 54 were considered very low-income, and 52 were considered low-income.
- ESG – A total of \$4,087,518 was expended through the ESG program for this reporting period. 49 ESG contracts were awarded assisting 15,773 low-, very low-, and extremely low-income persons. Of the ESG beneficiaries that reported income data, 6,127 were extremely low-income persons.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The State solicited public input during the public comment period of March 26 through April 25, 2018. The State of Tennessee solicited citizen participation using email invitations, newsletters, and postings to state websites, development district websites, and social media (Facebook and Twitter). Public notices were translated into Spanish, Arabic, Somali, Burmese, Bosnian, Vietnamese, Badini, and Sorani. Additional accommodations such as translation services into other languages or interpreter services for persons with disabilities were available upon request. Public notices informing communities of the public comment period were also published in the following newspapers:

- Chattanooga Times Free Press – Chattanooga

- The Commercial Appeal – Memphis
- El Crucero de Tennessee – Nashville
- Herald-Citizen – Cookeville
- The Daily Herald - Columbia
- The Jackson Sun – Jackson
- Johnson City Press- Johnson City
- Knoxville News Sentinel – Knoxville
- La Campana – Franklin
- La Presnsa Latina – Memphis
- The Leaf Chronicle – Clarksville
- State Gazette – Dyersburg
- The Tennessean – Nashville

In addition to publicizing the Annual Action Plan, the TDHA Board of Directors discuss and vote on program descriptions for each THDA-administered program. These meetings are open and available to the public.

5. Summary of Public Comments

The State of Tennessee received two comments during the public comment period running March 26 – April 25, 2018. The state received the comments electronically via a Survey Monkey form that which was translated into Spanish, Arabic, Somali, Burmese, Bosnian, Vietnamese, Badini, and Sorani. The form was accessible through a link on the THDA, Department of Economic and Community Development, and Department of Health’s websites. One comment asked about resources and the other had suggestions for improving diversity and inclusion discussions.

6. Summary of comments or views not accepted and the reasons for not accepting them

The State of Tennessee accepted all responses during the public comment period and addressed concerns applicable to the Annual Action Plan throughout the report. Specific comments and State of Tennessee responses are in the appendix of this report.

7. Summary

Significant efforts were undertaken to obtain public input through postings to state websites, social media, newsletters, and newspaper advertisements. All objectives and goals within the plan address specific priority needs identified by extensive data and the public. The state continues to obtain public input throughout the year to ensure the plan is up to date and continues to address current community needs.

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TENNESSEE	Department of Economic and Community Development
HOPWA Administrator	TENNESSEE	Department of Health
HOME Administrator	TENNESSEE	THDA, Community Programs
ESG Administrator	TENNESSEE	THDA, Community Programs
HTF Administrator	TENNESSEE	THDA, Community Programs

Table 1 – Responsible Agencies

Narrative

While the Tennessee Housing Development Agency (THDA) has been designated as the lead agency for Tennessee’s Consolidated Planning requirements, all of the administering agencies of the five grant programs participate in the development of the Annual Action Plan and the implementation of their respective programs. The 2018-19 Action Plan represents the cooperation of these agencies in working together to further affordable housing and community development in Tennessee. In addition, the plan is developed in consultation with the citizens of our state. The draft plan is made available for review and public comment, according to the guidelines developed in the five-year Consolidated Plan and our Citizen Participation Plan.

Consolidated Plan Public Contact Information

Bettie Teasley
Director, Research and Planning
Tennessee Housing Development Agency
Andrew Jackson Building
502 Deaderick Street, Third Floor
Nashville, TN 37243
P – 615.815.2125
F – 615.564.2700
bteasley@thda.org

AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

The State of Tennessee consulted with several local and regional service providers, community organizations, government entities, public and private housing providers, Tennessee Continuum of Care agencies, and residents while developing this annual Action Plan. The consultation process primarily consisted of communication through state websites, social media, newspaper public notices, and email correspondence with these stakeholders. Specifically for the email correspondence with stakeholders, the State of Tennessee included links to the draft Action Plan and sought feedback on specific program modifications, new initiatives, and the funding prioritizations of housing, community, and economic development programs.

These efforts are in addition to periodic consultation throughout the year and the recent public comment period of the state's substantial amendment of the FY 2016-17 Annual Action Plan. The state also solicited comments and feedback during workshops and informational meetings related to the five formula grant programs under this Annual Action Plan.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

All of the above mentioned outreach efforts included staff and representatives from governmental health, mental health, and service agencies. Most specifically, the Department of Health was instrumental in creating our HIV/AIDS assessment and our lead-based poison prevention approach. THDA also serves on several councils and coordinating bodies to ensure cohesive action with respect to housing and other policy areas, including Tennessee Council on Developmental Disabilities, the Mental Health Policy and Planning Council, the Resilience Council, the Livability Collaborative, the Inter-agency Task Force on Homelessness, and the Housing and Aging Collaboration.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

THDA administers the Emergency Solutions Grant (ESG) contracts in areas of the state outside the ESG entitlement areas of Chattanooga, Memphis, and Nashville. Therefore, THDA coordinates ESG program implementation with eight of the 10 Continuum of Care (CoC) in Tennessee. Because service delivery structure and extent of homelessness differ regionally throughout Tennessee, THDA works with local continua regularly while administering the ESG Program. As part of the ESG application review process, THDA coordinates with each Continuum to receive input on each applicant, including the applicant's participation in meetings and activities of the Continuum. THDA also requires the applicant's participation in the Coordinated Entry process and use of the HMIS of the CoC.

Beginning in the Spring of 2018, THDA also is funding the participation of up to three of the 10 CoCs in the Built for Zero initiative operated by Community Solutions so that each may develop or further refine their strategies to achieve functional zero of homeless veterans in their Continuum. THDA is a member of numerous consortia that assist low-income households and those who are homeless in Tennessee. THDA coordinates with these groups to help align services regionally. Specific to the Consolidated Plan and Action Plan, in 2015 THDA communicated with these groups through focus groups and presentations at local events to better understand the needs of the homeless population to include in the Consolidated Plan and Action Plan.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

As previously mentioned, THDA administers the Emergency Solutions Grant (ESG) contracts in areas of the state outside the ESG entitlement areas of Chattanooga, Memphis, and Nashville. Therefore, THDA coordinates ESG program implementation with eight of the 10 Continua of Care in Tennessee. THDA regularly attends CoC meetings and works closely with the CoC to administer the ESG program and address service gaps to homeless populations.

THDA meets with CoC's many times officially and unofficially over the year. Over the last year THDA has helped CoC's reorganize and better train interested agencies. Through workshops, trainings, and other communications, THDA requested feedback from the CoCs during the public comment period for the reporting period of this Action Plan.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HABITAT FOR HUMANITY OF GREATER NASHVILLE
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through the Housing Needs Assessment / Survey and presentation
2	Agency/Group/Organization	TN Commission on Aging and Disability
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through the Housing Needs Assessment / Survey and focus group
3	Agency/Group/Organization	TN Council on Developmental Disabilities
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through the Housing Needs Assessment / Survey and focus group
4	Agency/Group/Organization	Tennessee Department of Mental Health and Substance Abuse Services
	Agency/Group/Organization Type	Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through the Housing Needs Assessment / Survey and focus group

Identify any Agency Types not consulted and provide rationale for not consulting

The State of Tennessee consulted with, or contacted to request comments and input, all relevant agencies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
Tennessee Labor Education Alignment Program (LEAP)	Tennessee State Legislature	The goals of improving the workforce and infrastructure within the state overlap with LEAP's goal to address ongoing problems with poor alignment among key stakeholders in the state's education and workforce development systems.

Table 3 - Other local / regional / federal planning efforts

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The State of Tennessee solicited citizen participation through the use of email correspondence, postings to state and development district websites, and social media accounts (Facebook and Twitter). The state also published newspaper public notices in English and Spanish to inform citizens of the public comment period for the Action Plan. Public notices informing citizens of the public comment period were published in the following newspapers:

- Chattanooga Times Free Press – Chattanooga
- The Commercial Appeal – Memphis
- El Crucero de Tennessee – Nashville
- Herald-Citizen – Cookeville
- The Daily Herald - Columbia
- The Jackson Sun – Jackson
- Johnson City Press – Johnson City
- Knoxville News Sentinel – Knoxville
- La Campana – Franklin
- La Prensa Latina – Memphis
- The Leaf-Chronicle – Clarksville
- State Gazette – Dyersburg
- The Tennessean - Nashville

The Annual Action Plan public comment period coincided with Fair Housing Month and a statewide survey gathering comments and feedback for the Analysis of Impediments to Fair Housing Choice (AI). The AI survey public notice was included in outreach with the Action Plan and 37 survey responses were collected. Flyers with the public notices were handed out at multiple Fair Housing conferences across the State. We conducted a public hearing on April 12. Five people were in attendance and no comments were received. The public hearing was also publicized through email, newspaper ads, social media, and flyers.

The State of Tennessee received two comments during the public comment period running from March 26 – April 25, 2018. The state received the comments electronically via a Survey Monkey form that was translated into Spanish, Arabic, Somali, Burmese, Bosnian, Vietnamese, Badini, and Sorani. The form was accessible through a link on the THDA, Development Districts, Department of Economic and Community Development, and Department of Health’s websites. Accommodations such as translation services or interpreter services for persons with disabilities were available upon request. One comment asked about resources and the other had suggestions for improving diversity and inclusion discussions.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Newspaper ad was published in the Chattanooga Times Free Press.	No comments were received.	N/A	
2	Newspaper Ad	Non-targeted/broad community	Newspaper ad was published in The Commercial Appeal in Memphis TN.	No comments were received.	N/A	
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Newspaper ad was published in El Crucero De Tennessee in Nashville	No comments were received.	N/A	
4	Newspaper Ad	Non-targeted/broad community	Newspaper ad was published in Herald-Citizen in Cookeville TN.	No comments were received.	N/A	
5	Newspaper Ad	Non-targeted/broad community	Newspaper ad was published in The Jackson Sun in Jackson TN.	No comments were received.	N/A	
6	Newspaper Ad	Non-targeted/broad community	Newspaper ad was published in Johnson City Press in Johnson City TN.	No comments were received.	N/A	
7	Newspaper Ad	Non-targeted/broad community	Newspaper ad was published in Knoxville News Sentinel in Knoxville TN	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Newspaper ad was published in La Campana in Franklin TN	No comments were received.	N/A	
9	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Newspaper ad was published in La Prensa Latina in Memphis TN	No comments were received.	N/A	
10	Newspaper Ad	Non-targeted/broad community	Newspaper ad was published in The Leaf-Chronicle in Clarksville TN	No comments were received.	N/A	
11	Newspaper Ad	Non-targeted/broad community	Newspaper ad was published in State Gazette in Dyersburg TN	No comments were received.	N/A	
12	Newspaper Ad	Non-targeted/broad community	Newspaper ad was published in The Tennessean in Nashville TN	No comments were received.	N/A	
13	Newspaper Ad	Non-targeted/broad community	Newspaper ad was published in The Daily Herald in Columbia TN	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Internet Outreach	Non-targeted/broad community	Public notice published on State of Tennessee websites: THDA, DOH, ECD, TN.gov	Two comments were received and accepted. A full summary is included in the appendix.	N/A	https://thda.org/about-thda/public-notice-and-comment

15	Internet Outreach	Non-targeted/broad community	Public notice published on each Tennessee Development District website	No comments were received.	N/A	http://www.etdd.org/services/community-development/housing/ https://maagov.org/press/now-accepting-public-comments-2018-19-annual-action-plan-fair-housing-march-26-april-25-2018/ http://www.sedev.org/housing-program/ http://www.sctdd.org/content/comdev/php/index.php?page=4 http://swtdd.org/images/uploads/site-documents/18_19_Public_Notice.pdf http://nwtd.org/nwtd/regional-planning/affordable-housing-programs/ http://www.ftdd.org/public-notices/ http://ucdd.org/now-accepting-public-comments-on-the-2018-19-annual-action-plan-and-fair-housing-march-26-april-25-2018/ https://www.gnrc.org/now-accepting-public-comments-on-the-2018-19-annual-action-plan-and-fair-housing/
----	-------------------	------------------------------	--	----------------------------	-----	---

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

The following table summarizes the anticipated resources, broken down by program type, allocated by the State of Tennessee during year four of the Consolidated Plan's planning period (FY 2015-2019).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	27,437,829	308,671.48	1,428,083.08	29,174,583.60	25,000,000	TNECD receives CDBG funds for the non-entitlement areas of the state. These funds and any program income or recovered funds are used primarily for public facility projects across the state. Program income will be applied to the funding of additional regular round activities. At least \$1,000,000 of recovered funds from prior activities will be held for funding imminent threat projects during the year. At the end of the year excessive balances will be allocated for use in the next program year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Homeowner rehabilitation; Second mortgage assistance; and the Development of housing for sale to low and moderate income home buyers.	14,391,943	20,671.55	1,238,053.74	15,650,668	10,000,000	THDA receives HOME funds for the cities, counties and nonprofits outside of local participating jurisdictions (PJs). The funds and any program income or recovered funds are used to promote the production, preservation and rehabilitation of single family housing for low-income households.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,243,245	0	0	1,243,245	1,500,000	TDOH receives HOPWA funds for housing activities that benefit low-income persons living with HIV/AIDS and their families.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,977,606	0	463,000	3,440,606	4,000,000	THDA receives ESG funds to provide the services necessary to help homeless persons or those at risk of being homeless quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.
Housing Trust Fund	public - federal	Multifamily rental new construction Multifamily rental rehab	3,688,511	0	0	3,688,511	3,000,000	The Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.
LIHTC	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab	170,000,000	0	0	170,000,000	150,000,000	The LIHTC program allocates federal tax credits to developers of low income rental housing. Allocations are made on the front end for 10 years. The dollars reflected above are the 10-year values of the allocations to be made during the ConPlan period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other – CDBG-DR	public - federal	Acquisition Economic Development Homeowner rehab Housing Public Improvements Other	0	0	863,725.38	863,725.38	15,000,000	Funding from 2008, 2010 and 2013 disasters were provided to TN, totaling \$137,234,407. TNECD expects to close, or at least be in the process of closing, the 2008 disaster grant (B-08-DI-47-0001) by the end of the FY17-18 leaving no prior year resources for this grant. TNECD is allocating to the remainder of the 2010 disaster grant (B-10-DF-47-0001) funds, approximately \$863,000 to the Stanton Wastewater Reroute project that was funded as part of last year's unexpended fund allocation. The final allocation of B-13-DS-47-0001 funds, in the amount of \$4,610,000 has been obligated, and the activities will be completed and funds disbursed by the September 30, 2019 deadline. TNECD was also awarded \$44,502,374 as a recipient of the CDBG-NDR grant (B-13-DS-47-0002), and plans to have the funds expended by September 30, 2022.
Other	public - federal	Other	450,000	0	0	450,000	450,000	Leveraged Ryan White funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Rental Assistance	172,100,000	0	0	172,100,000	172,100,000	The Section 8 Contract Administration Division of THDA administers the Project Based Section 8 Program. THDA administers the Section 8 Housing Assistance Payments (HAP) Contracts and is responsible for approving and making the monthly payment to property owners throughout the state. At the end of calendar year 2017, the Division had 381 contracts, representing 28,687 units, and monthly HAPs averaging approximately \$14.3 million per month.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Homebuyer assistance	700,000	0	0	700,000	700,000	THDA requires homebuyer education for one of our home loan programs and encourages it for everyone considering homeownership. The purpose of homebuyer education is not only to assist people with purchasing homes, but also to help them become successful homeowners. THDA provides approved local nonprofit organizations and UT Extension agents with materials to teach first-time homebuyer education classes and hosts certification training for homebuyer education providers. In FY 18-19 THDA hired three new HUD certified counselors to provide foreclosure prevention counseling and assist with homebuyer education activities. In FY 17-18, Network partners will train approximately 3,000 households who have loans funded by THDA. In March 2018, 24 new counselors were trained at the annual Train the Trainer event. In June 2018, approximately 100 counselors will attend the annual Housing Symposium.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Short term or transitional housing facilities Transitional housing	8,000,000	0	0	8,000,000	8,000,000	The Tennessee Housing Trust Fund (HTF) funds six programs to address unmet housing needs in Tennessee. The Competitive Grants program targets rental housing needs across the state for low, very low, and extremely low-income residents. Other programs provide rural housing needs, housing modifications for persons with disabilities, home repair for the elderly, new home construction and purchase for low income Tennesseans, and assistance for communities impacted by weather related incidents. In FY 17-18 THDA implemented the Challenge Grant Program that provides initial seed funding to support the fundraising efforts of nonprofit organizations across Tennessee to implement housing activities that represent unique milestones, are part of a broad community initiative, or are part of a significant expansion of work outside the normal day to day activities of the organization. Selected proposals must generate cash leverage of at least 500% within nine months of THDA's commitment of Challenge Grant resources to the housing initiative.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Other	4,000,000	0	0	0	4,000,000	CITC - Financial institutions may obtain a credit against the franchise and excise tax liability when qualified loans, investments, grants, or contributions are extended to eligible nonprofit organizations, development districts, public housing authorities, or THDA for activities that create or preserve affordable housing, help low-income Tennesseans obtain affordable housing, or activities that help build the capacity of eligible nonprofit organizations who provide housing opportunities for low income Tennesseans.
Other	Public - federal	Rental Assistance	36,291,078	0	0	36,291,078	31,000,000	Housing Choice Vouchers

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME Investment Partnerships Program: For HOME, THDA added a scoring item in 2017 that encourages the submission of applications that include match resources eligible under the federal HOME program regulations. Up to 20 points are available for applications that will contribute eligible match resources that will assist the State in meeting its match obligations required by the program. For sub-grantees not supplying match, THDA will continue to provide the required federal match. Although no local match is required from applicants, THDA will count toward its matching requirement any nonfederal project funds that qualify as match under the HOME rule. In the scoring matrix, any project that has leveraged funds will receive additional points. For 2018, CHDO grantees will be required to provide a 25 percent match.

Emergency Solutions Grant Program (ESG): The ESG program requires that grantees provide a dollar for dollar match for ESG funds. Each grantee must provide a certification of matching funds. All grantees must supplement their ESG funds with equal amounts of funds or in-kind support from non-ESG sources. Certain other federal grants contain language that may prohibit their being used as a match. Matching

funds or in-kind support must be provided after the date of the grant award to the recipient and within the period of the ESG contract with THDA. The recipient may not include funds used to match any previous ESG grant.

Housing Opportunities for Persons with AIDS/HIV (HOPWA): HOPWA does not require a match for their grants.

Housing Trust Fund (HTF): THDA will provide a preference for applications that include the use of non-THDA, federal and non-federal resources towards the development of the housing. THDA will not consider rental assistance provided for the purposes of this category. THDA will award points based on the actual percentage of other non-THDA funds in the project against the total development costs of the project. In order to receive points, written documentation committing the non-THDA funds must be included in the application.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The TN CDBG program awards many projects each year that will be completed on publicly-owned property, particularly water and sewer system improvement projects where work is often done at water and wastewater treatment plants or other similar properties.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Sort Order	Goal Name	Start Year	End Year	Category	Geograph ic Area	Needs Addressed	Funding	Goal Outcome Indicator
---------------	-----------	---------------	-------------	----------	---------------------	--------------------	---------	------------------------

1	Creation and preservation of affordable housing	2015	2019	Affordable Housing	Non-Entitlement Statewide Grant Allocation Priority	Fair housing Infrastructure, disinvestment, disaster recovery Limited housing opportunities	CDBG: \$1,000,000 HOME: \$14,388,943 Housing Trust Fund: \$3,688,511 LIHTC: \$170,000,000 Community Investment Tax Credits: \$4,000,000 Homebuyer Education: \$425,000 Housing Choice Vouchers: \$36,291,078 Section 8 Project Based Contract Administration: \$172,100,000 Tennessee Housing Trust Fund: \$8,000,000	10. Homeowner Housing Rehabilitated: __10__ Household Housing Unit 7. Rental units constructed: __34__ Household Housing Unit 8. Rental units rehabilitated: __15__ Household Housing Unit TN HTF 7. Rental units constructed: __141__ Household Housing Unit 8. Rental units rehabilitated: 27__ Household Housing Unit 9. Homeowner Housing Added: __30__ Household Housing Unit 10. Homeowner Housing Rehabilitated: 315__ Household Housing Unit CITC 7. Rental units constructed: __346__ Household Housing Unit 8. Rental units rehabilitated: __771__ Household Housing Unit 9. Homeowner Housing Added: __30__ Household Housing Unit 10. Homeowner Housing Rehabilitated: __7__ Household Housing Unit 11. Direct Financial Assistance to Homebuyers: __98__ Households Assisted HCV 12. Tenant-based rental assistance / Rapid Rehousing: __6146 plus 50
---	---	------	------	--------------------	---	---	---	--

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								mainstream vouchers ___ Households Assisted Homebuyer Education 11. Direct Financial Assistance to Homebuyers: ___3,000___ Households Assisted Other: ___24___ Other LIHTC 7. Rental units constructed: ___950___ Household Housing Unit 8. Rental units rehabilitated: ___870___ Household Housing Unit
2	Preserve homeless facilities & supportive services	2015	2019	Homeless	Non-Entitlement Statewide Grant Allocation Priority	Limited housing opportunities	ESG: \$3,426,712	Tenant-based rental assistance / Rapid Rehousing: ___3,047___ Households Assisted Homeless Person Overnight Shelter: ___6,351___ Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: ___0___ Beds Homelessness Prevention: ___1,358___ Persons Assisted
3	Preserve housing for persons with AIDS/HIV	2015	2019	Affordable Housing Non-Homeless Special Needs	Non-Entitlement Statewide Grant Allocation Priority	Fair housing Limited housing opportunities Limited non-housing supportive services	HOPWA: \$1,096,514	Tenant-based rental assistance / Rapid Rehousing: ___7___ Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: ___4___ Beds Jobs created/retained: ___4___ Jobs Housing for People with HIV/AIDS added: ___320___ Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Physical infrastructure development	2015	2019	Non-Housing Community Development	Non-Entitlement Statewide Grant Allocation Priority	Fair housing Infrastructure, disinvestment, disaster recovery	CDBG: \$22,209,673 CDBG-DR: \$863,725.38	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 350,000__ Persons Assisted
5	Revitalize disinvested areas & improve livability	2015	2019	Non-Housing Community Development	Non-Entitlement Statewide Grant Allocation Priority	Infrastructure, disinvestment, disaster recovery	CDBG: \$4,505,000 CDBG-DR: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: _180,000__ Persons Assisted
6	TA, Job/Business Development, Administration	2015	2019	Non-Housing Community Development	Non-Entitlement Statewide Grant Allocation Priority	Infrastructure, disinvestment, disaster recovery Limited non-housing supportive services	CDBG: \$654.910.56	
7	Target economic distress	2015	2019	Non-Housing Community Development	Non-Entitlement Statewide Grant Allocation Priority	Infrastructure, disinvestment, disaster recovery	CDBG: \$800,000	Businesses assisted: _35__ Businesses Assisted
8	Fair housing	2015	2019	Affordable Housing Public Housing Homeless	Non-Entitlement Statewide Grant Allocation Priority	Fair housing Limited housing opportunities	CDBG: \$5,000 HOPWA: \$0 HOME: \$3,000 Homebuyer Education: \$275,000	Other: 1500 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Creation and preservation of affordable housing
	Goal Description	<p>Create and maintain affordable rental and homeownership stock with the construction of new affordable housing, rehabilitate existing affordable housing, provide down payment assistance and provide tenant-based rental assistance to eligible populations.</p> <p>CDBG Annual Allocation: \$974,400 CDBG Prior Year: \$25,600</p>
2	Goal Name	Preserve homeless facilities & supportive services
	Goal Description	<p>Preserve homeless facilities to ensure they can continue to meet the needs of Tennessee's homeless population and provide resources to support those who are homeless or at risk of homelessness.</p>

3	Goal Name	Preserve housing for persons with AIDS/HIV
	Goal Description	<p>The State of TN HOPWA program is administered by the Tennessee Department of Health who provides four major programs to preserve housing for persons with HIV/AIDS. In FY 2018-19, the State of TN HOPWA program will assist an estimated 300 households to access or maintain housing. In addition, the State's goal is to improve access to care and support, including the following supportive services: mental health, transportation, nutritional, housing information system, and non-case management services. HOPWA has four major programs through which they provide services:</p> <ul style="list-style-type: none"> - Short term rent, mortgage and utility assistance (STRMU) provides short term assistance to maintain a stable living environment for households who are experiencing a financial crisis and the potential loss of their housing arrangement. - Tenant Based Rental Assistance (TBRA) provides assistance to eligible clients and their beneficiaries until they are able to secure affordable and stable housing. - Supportive Services include dental, nutrition, transportation, case management, housing, alcohol and drug abuse services, advocacy, child care, employment assistance, life skills, emergency assistance for payment of utility bills, and other services. - The Permanent Housing Placement program helps clients with costs related to application fees, credit checks, and reasonable security deposits. <p>Housing Information System- Assisting clients in finding housing, brochures, fair housing info and landlord and tenant act info, etc.</p> <p>In FY 2018-19, the State of TN HOPWA program will assist 20 households with FBH- Transitional/Short-term Facilities to house clients in emergency shelters using the Hotel/Motel Voucher. In addition to the above aforementioned HOPWA services, the State of TN HOPWA program will begin to offer Housing Information Systems which allows staff to compile a resource database to assist eligible households as well as clients who are not eligible due to living in section 8 housing but need additional housing resources, fair housing information, or other resources. When applicable, the 7 regional HOPWA project sponsors (Chattanooga CARES, Columbia CARES, Nashville CARES, Positively Living, Frontier- Hope of Tennessee, WTLS-West Tennessee Legal Services, UCHRA-Upper Cumberland Human Resource Agency) will leverage resources using Ryan White Part B (payer of last resort) and other federal, state, local and private and in-kind resources for the provision of HIV/AIDS housing services to HOPWA clients.</p>

4	Goal Name	Physical infrastructure development
	Goal Description	<p>Provide resources to cities and communities to update and repair water and sewer systems. Also, create the base of infrastructure that will provide for a high quality of life for individuals, productive capacity for communities, and that will support economic development.</p> <p>Program Income (PI) will be used for Urgent Need activities</p> <p>CDBG Annual Allocation: \$21,209,673</p> <p>CDBG-DR: \$0</p> <p>CDBG Program Income: \$308,671.48</p> <p>CDBG Prior Year: \$691,328.52</p>
5	Goal Name	Revitalize disinvested areas & improve livability
	Goal Description	<p>Provide communities with resources to revitalize public and community infrastructure and assets to improve the livability of communities.</p> <p>CDBG Annual Allocation: \$4,000,000</p> <p>CDBG-DR: \$0</p> <p>CDBG Program Income: \$0</p> <p>CDBG Prior Year: \$505,000</p>
6	Goal Name	TA, Job/Business Development, Administration
	Goal Description	<p>Provide resources to cities and communities to support job creation, job training, and other job related opportunities.</p> <p>CDBG Annual Allocation: \$648,756 (Administration)</p> <p>CDBG Program Income: \$6,154.56</p>
7	Goal Name	Target economic distress
	Goal Description	<p>Deliver community development programs in a manner that provides maximum assistance not only to economically disadvantaged individuals, but also to economically disadvantaged or low- to moderate-income areas of the state.</p> <p>CDBG Annual Allocation: \$600,000</p> <p>CDBG Prior Year: \$200,000</p>
8	Goal Name	Fair housing
	Goal Description	<p>Affirmatively furthering fair housing by providing training and technical assistance to communities, organizations, realtors, lenders and other stakeholders. Also provide fair housing counseling, outreach, and education to households, organizations, realtors, lenders and other stakeholders.</p>

Table 7 – Goal Descriptions

AP-25 Allocation Priorities – 91.320(d)

Introduction

Tennessee will address the strategic housing and community needs as articulated in the Consolidated Plan through the five Consolidated Planning grants and other resources that the state and HUD provide to address this need.

Funding Allocation Priorities

	Creation and preservation of affordable housing (%)	Preserve homeless facilities & supportive services (%)	Preserve housing for persons with AIDS/HIV (%)	Physical infrastructure development (%)	Revitalize disinvested areas & improve livability (%)	TA, Job/Business Development, Administration (%)	Target economic distress (%)	Fair housing (%)	Total (%)
CDBG	4	0	0	75	17	2	2	0	100
HOME	99	0	0	0	0	0	0	1	100
HOPWA	0	0	100	0	0	0	0	0	100
ESG	0	99	0	0	0	0	0	1	100
Housing Trust Fund	100	0	0	0	0	0	0	0	100
LIHTC	100	0	0	0	0	0	0	0	100
Other CDBG-DR	0	0	0	22	78	0	0	0	100
Other Community Investment Tax Credits	100	0	0	0	0	0	0	0	100
Other Homebuyer Education	50	0	0	0	0	0	0	50	100
Other Housing Choice Vouchers	100	0	0	0	0	0	0	0	100
Other Leveraged Funds Ryan White	0	0	100	0	0	0	0	0	100
Other Section 8 Project Based Contract Administration	100	0	0	0	0	0	0	0	100

Other Tennessee Housing Trust Fund	100	0	0	0	0	0	0	0	100
---	-----	---	---	---	---	---	---	---	-----

Table 8 – Funding Allocation Priorities

Reason for Allocation Priorities

Affordable housing and community development are the central needs addressed by the Consolidated Plan. The allocation priorities reflect the deep need for affordable housing in Tennessee both with the HUD resources provided to the state and other state resources dedicated to improving affordability and quality in housing for extremely low-, very low-, low- and moderate-income Tennesseans. As described in the Needs Assessment, Market Analysis, and Housing & Community Needs Survey responses, there is a continuing need for additional affordable housing opportunities across the state.

The majority of Tennessee’s housing stock, 35 percent of owner-occupied and 40 percent of renter-occupied housing, was built between 1950 and 1979. Furthermore, 10.3 percent of the total units were built prior to 1950 (ACS 5yr, 2015). Based on the age of most of the housing stock alone, there is a need for rehabilitation of both rental and ownership units. Further, feedback from stakeholders collected in the Housing & Community Needs Survey states a general need for owner- and rental-occupied housing rehabilitation. According to the Housing Affordability table in section MA-15, there were 187,325 renter households with less than 30 percent of AMI in Tennessee from 2007-2011. During the same time period, there were 70,610 rental units affordable to households in this income level (this does not include public housing, HVC, or other subsidized housing). In addition to the general needs for affordable housing, there is a high need for the development, rehabilitation, and provision of associated housing services and facilities for homeless and non-homeless special populations, especially persons with disabilities and rural homeless. As noted in the Needs Assessment of the Consolidated Plan, there are needs for accessible units, homeless facilities, and housing assistance to adequately serve these populations.

Additionally, based on stakeholder and citizen feedback, there is a general need for infrastructure, community facilities, and economic development activities through business assistance and development programs and downtown revitalizations. Many communities in Tennessee have delayed improvements and maintenance to infrastructure and community facilities, heightening the need for these activities. Many communities in Tennessee are still recovering from the economic recession and recent natural disasters, resulting in a need for continued economic development and revitalization activities.

HOPWA: the proposed distribution of funds address all of our priority need housing areas to include but not limited to preserving affordable housing, provide suitable living environments, permanent housing placement- PHP, short term rent, mortgage and utility assistance STRMU, tenant-based rental assistance –TBRA, Supportive Services- SS to the extent that it is driven by applicant demand of these activities and federal and State statutory or regulatory requirements for the use of these funds to prevent and or

alleviate homelessness among people living with HIV/AIDS.

Disaster Recovery Needs: The State will continue the use of the Disaster Recovery funds to rebuild, reestablish, and improve communities that were impacted by presidentially declared disasters in 2008, 2010, and 2011. The State will also utilize funding awarded as part of the National Disaster Resilience Competition to develop and build a mindset of using HUD and other leveraged funds to become more resilient to natural and economic disasters.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

Each of the five Consolidated Planning Programs has its own method of distribution. Each method is intended to ensure that all non-entitlement areas can compete for these funds. Program specific need-based preferences can be found in these methods of distribution.

Since 2014, Tennessee's HOME Program allows only homeowner rehabilitation, reconstruction and homebuyer down payment assistance in its Urban/Rural allocations and the development of units for homeownership by Community Housing Development Organizations (CHDOs) in its CHDO set-aside. Rental development is currently not an eligible activity with the state HOME funds. Rental development previously eligible under the state's HOME Program can be addressed with funds from the Housing Trust Fund and the THDA Housing Trust Fund Competitive Grants. There is a deep need in all of these types of housing, and the provision of state funds in the rental housing sector is a reflection of our commitment to address each of these needs.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction

Each of the five Consolidated Planning Programs has its own method of distribution. Each method is intended to ensure that all eligible areas can compete for these funds and statewide for the Housing Trust Fund. Program specific need-based preferences can be found in these methods of distribution.

Distribution Methods

Table 9 - Distribution Methods by State Program

1	State Program Name:	CDBG - Regular Round
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The State of Tennessee holds an annual round of applications open to all non-entitlement jurisdictions that do not have a grant open at the time of application. A public meeting was held in September of 2017 to discuss the application and award process of the 2018 grants. All local officials from eligible non-entitlement jurisdictions, along with administrators and engineers who frequently work with CDBG projects, were invited to participate and offer comments. More than 50 people were in attendance.

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>All applications must meet four criteria, before being scored:</p> <ol style="list-style-type: none"> 1. Meet a National Objective 2. Be an eligible activity 3. Be a non-entitlement jurisdiction 4. Be an eligible community development objective <ul style="list-style-type: none"> • Physical Infrastructure Development - to create the base of infrastructure that will provide for a high quality of life for individuals and productive capacity for communities. • Community Livability Development - to develop an improved community livability by enhancing emergency and protective services or making improvements to the physical environment. • Target Economic Distress - to deliver community development programs in a manner that provides maximum assistance not only to economically disadvantaged individuals, but also to economically disadvantaged areas of the state. • Maximize Grantees - to use the resources available to the state in a manner which will maximize the number of grantees and, therefore, beneficiaries of the programs. <p>For State Fiscal Year 2018-19, applicants may apply for funding from one of five different program categories: Economic Development, Water/Sewer, Housing Rehabilitation, Community Livability and Commercial Façade Improvements. All Urgent Need/Imminent Threat projects must also fall into one of the program categories.</p> <p>Applications are scored based on the following criteria:</p> <ol style="list-style-type: none"> 1. Community Need <ul style="list-style-type: none"> • Latest annual county unemployment rate. • Target area/Census per capita income • 2007-2016 average county unemployment rate • 2015 5 Year ACS per capita income 2. Project Need: Project need points measure the degree to which there is a need for the project (no existing facilities or existing facilities are inadequate). Due to the different types of projects, project need points are structured differently based on project type. 3. Project Feasibility: Project Feasibility is not scored and is instead a threshold for water/sewer projects. The feasibility of Community
--	--	--

		<p>Livability projects are based on 1) quality of design, 2) cost effectiveness, 3) Alternatives, 4) Adequacy of operating budget, 5) Quality of documentation that the project will solve the problem. Housing feasibility is based on the assessment of the amount of work needed as proposed and the magnitude of the problems.</p> <p>4. Project Impact: Project Impact is scored on the CDBG cost per person and the CDBG cost per LMI person (based on county LMI percentage) for all applications. The rate factor is also included for water/sewer applications.</p> <p>5. Project Essentialness: Project essentialness points apply only to community livability projects and are designed to assess the degree to which the project is essential for the maintenance of safe and tolerable living conditions. Scores of three ECD reviewers will be averaged.</p> <p>6. Economic Development: Up to 10 additional points are available to applications that exhibit economic development impacts as a result of the project.</p>
	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>All CDBG manuals and applications materials are available on the ECD website and by request.</p>

	Describe how resources will be allocated among funding categories.	<div> <div>Water and Sewer Projects</div> <div>\$20,500,000</div> </div> <div> <div>Community Livability Projects</div> <div>\$4,000,000</div> </div> <div> <div>Housing Projects</div> <div>\$925,600</div> </div> <div> <div>Commercial Façade Projects</div> <div>\$700,000</div> </div> <div> <div>Administration and Tech. Assistance</div> <div>\$606,154.56</div> </div> <div> <div>Total</div> <div>\$26,736,754.56</div> </div> <p>Program income (\$308,671.48) will be applied to the funding of additional regular round activities. At least \$1,000,000 of recovered funds from prior activities will be held for funding imminent threat projects during the year. At the end of the year, excessive balances will be allocated for use in the next program year.</p>
	Describe threshold factors and grant size limits.	Community Livability grants have a maximum threshold request of \$300,000. Water, sewer, and housing have thresholds of \$500,000. Commercial Façade grants have a threshold of \$100,000. Community Livability projects have the potential of \$15,000 bonus and water/sewer \$25,000 bonus based on if the applicant is located in a ThreeStar county.
	What are the outcome measures expected as a result of the method of distribution?	<p>Number of projects expected to be completed under each of the activity descriptions based on prior grant years. Additionally, the CDBG program tracks each project upon close as meeting on the following outcome categories:</p> <ul style="list-style-type: none"> • Accessibility/Availability • Affordability • Sustainability
2	State Program Name:	ESG - Set Aside
	Funding Sources:	ESG

	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The ESG Program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. THDA will spend up to 7.5 percent of its ESG allocation for administrative and planning expenses. THDA will share the amount available for administration with selected small city entitlement communities that do not receive their own ESG allocation from HUD as well as other successful local government applicants. Nonprofit agencies are not eligible to receive funds for administration.</p> <p>THDA will allocate \$150,000 each to the cities of Clarksville, Johnson City, Knoxville, and Murfreesboro. Each of these jurisdictions have either recently lost their direct ESG allocation from HUD or are the location of a major entity serving veterans, a key priority under the Tennessee State Plan to End Homelessness. Each program will operate its ESG program in accordance with its approved Consolidated Plan. Eligible activities include street outreach, shelter activities, homeless prevention, rapid re-housing, Homeless Management Information Systems (HMIS) and administration activities.</p>
	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Agencies applying for ESG funding must include in their application documentation that is supported by data showing: 1) need for the program; 2) evidence of homelessness or at-risk of homelessness population within the community; 3) a plan that summarizes how funds will be used to address the unmet needs of their community; and 4) evidence that the applicant has collaborated with the local Continuum of Care (CoC) and that activities selected will help the CoC to meet its goals to address and end homelessness.</p> <p>For complete criteria, please consult the ESG Program Description and Policies and Procedures Manual at http://thda.org/business-partners/esg</p>

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Nonprofits compete in the competitive round of ESG funds (see below). However, local government recipients may distribute all or a part of their ESG funds to eligible, private 501(c)(3) nonprofit organizations for allowable ESG activities.</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>The funding categories within ESG are: Street Outreach; Emergency Shelter; Prevention; Rapid Re-housing; and Data Collection.</p> <p>Expenditure limits of combined Street Outreach and Emergency Shelters cannot exceed 60 percent of the maximum grant of \$150,000.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>Threshold criteria includes: submission of a complete application; proposal of an eligible activity; proposal of a project that in the opinion of THDA is physically, financially and administratively feasible; proposal of a project that meets the requirements of 24 CFR Part 576 and 91, as amended.</p> <p>An applicant must apply for at least \$35,000 and may apply for a maximum of \$150,000 in ESG funding.</p>

	What are the outcome measures expected as a result of the method of distribution?	<p>The Tennessee ESG Policies and Procedures Manual instructs grantees to adopt performance standards consistent with HUD and THDA program requirements. Examples of outcome measures expected are: reducing the average length of time a person is homeless; reducing returns to homelessness; improving program coverage; reducing the number of homeless individuals and families; reducing the number of chronically homeless individuals and families; improving employment rate and income amounts of program participants; reducing first time homelessness; preventing homelessness and achieving independent living in permanent housing for families and youth defined as homeless under other Federal programs.</p> <p>Although THDA understands many sub-recipients have chosen to provide one-time emergency rent or utility assistance to prevent homelessness, sub-recipients receiving ESG funds should use all available resources that will ensure the ongoing housing stability of program participants.</p>
3	State Program Name:	ESG Competitive Grants
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	<p>The ESG Program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.</p> <p>THDA will allocate \$150,000 each to the cities of Clarksville, Johnson City, Knoxville, and Murfreesboro in a set-aside. 7.5 percent of the ESG funding is made available for the administration of activities by local governments and THDA. The remaining ESG funds will be allocated to eligible applicants in a competitive grant application process.</p>
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>ESG applicants are scored on the following sets of criteria, and given scoring points accordingly: PROGRAM DESIGN (up to 25 points); APPLICANT CAPACITY (up to 25 points); FISCAL INFORMATION (up to 25 points); PERFORMANCE (up to 15 points); COORDINATION WITH COC PRIORITIES (up to 5 points); and HOUSING FIRST MODEL (up to 5 points).</p> <p>For complete criteria, please consult the ESG Program Description and Policies and Procedures Manual at http://thda.org/business-partners/esg</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Nonprofits compete in the competitive round of ESG funds. Additionally, local government recipients may distribute all or a part of their ESG funds to eligible, private 501(c)(3) nonprofit organizations for allowable ESG activities. Once a year, THDA hosts grantee workshops three locations in state, website, notify CoC lead agencies to distribute that include community and faith based organization. Nonprofit organizations are eligible to receive funds only if such funding is approved by the local government jurisdiction where programs are based.</p> <p>Nonprofits must be an eligible nonprofit agency as defined in the ESG Program Description.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>The funding categories within ESG are: Street Outreach; Emergency Shelter; Prevention; Rapid Re-housing; and Data Collection.</p> <p>Expenditure limits of combined Street Outreach and Emergency Shelters cannot exceed 60 percent of the entire ESG allocation. THDA reserves the right to adjust applicants' budgets, if needed, to remain within this requirement.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Threshold criteria includes: submission of a complete application; proposal of an eligible activity; proposal of a project that meets the requirements of 24 CFR Part 576 and 91, as amended; Programs with established written ESG Standards, Habitability Standards, and Confidentiality and Privacy Policies; and compliance with and participation in the applicable Continuum of Care, including its Coordinated Entry system.</p> <p>Nonprofit applicants must also upload required organizational documentation through THDA's Participant Information Management System (PIMS).</p> <p>An applicant must apply for at least \$35,000 and may apply for a maximum of \$150,000 in ESG funding.</p>

	What are the outcome measures expected as a result of the method of distribution?	The Tennessee ESG Policies and Procedures Manual instructs grantees to adopt performance standards consistent with HUD and THDA program requirements. Examples of outcome measures expected are: reducing the average length of time a person is homeless; reducing returns to homelessness; improving program coverage; reducing the number of homeless individuals and families; reducing the number of chronically homeless individuals and families; improving employment rate and income amounts of program participants; reducing first time homelessness; preventing homelessness and achieving independent living in permanent housing for families and youth defined as homeless under other Federal programs.
4	State Program Name:	HOME - CHDO Round
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	Activities under the HOME Program must address the housing needs of low-income households. Eligible activities include: <i>Housing Rehabilitation</i> - the use of HOME funds will be limited to the rehabilitation or reconstruction of existing housing units A maximum investment per unit will be limited by both (1) the federal maximum HOME subsidy limit as adjusted by the number of bedrooms per unit and (2) the after rehabilitation value of the unit permitted under the federal regulations By regulation, the after rehabilitation value may not exceed 95% of the median purchase price for the area. <i>Homeownership programs</i> - are restricted to a soft second mortgage necessary to qualify the household for permanent financing; <i>CHDO Operating Expenses, Developer's Fees and CHDO Proceeds</i> ; and <i>Project Soft Costs</i> - in planning their programs, applicants may include the costs for progress review inspections and work write-ups as a project-related soft cost. There is a limit to these costs of 7% of the hard costs of the rehabilitation or construction, not to exceed \$2,500 or be less than \$500.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<ol style="list-style-type: none"> 1. CAPABILITY Up to 50 points: The proposed project demonstrates exceptional planning and readiness and the organization demonstrates sufficient capacity beyond threshold. 2. NEED Up to 40 points: THDA has calculated need factors using housing statistics for counties. Factors are based on percentages rather than absolute numbers. For homeowner projects, the need factors used are percentage of owner households that are low income; the percentage of low income owner households with cost burden or other problems; and the percent of affordable owner units built before 1960. For multi-county projects, the need score is calculated proportionately according to the number of units proposed for each county. 3. DISASTER AREAS 10 points: THDA shall award 10 additional points to applications for projects located in counties that have been declared a presidential disaster area under the Robert T. Stafford Disaster Relief and Emergency Assistance Act in the year prior to the application due date. 4. LEVERAGE Up to 10 points: THDA shall award up to 10 additional points to applications that include the use of funds from other sources. THDA will award point in this category based on the actual percentage of other funds in the project. Leveraged funds counted in one program year do not qualify again as leverage in subsequent years. In order to receive point, there must be written documentation for the leveraged funds in the application. 5. ENERGY CONSERVATION/UNIVERSAL DESIGN: For acquisition/rehabilitation and sale type homeownership projects, THDA shall award up to 10 points to applications that, to the extent feasible, include at least three energy conservation measures beyond that required by THDA's Design Standards for Rehabilitation in the rehabilitation of each unit. For new construction homeownership projects, THDA shall award up to 10 points to applications that agree to construct each single family unit in accordance with the following standards beyond that which is required by THDA's Design Standards for New Construction. <p>Applications must receive a minimum threshold score equal to 50% of the total points available under the applicable scoring matrix.</p>
--	--

	Describe how resources will be allocated among funding categories.	<p>CHDO Set-aside. Eighteen percent (18%) of 2018 HOME allocation will be reserved for eligible applications from CHDOs, including CHDOs located in Local PJs. The THDA HOME funding to successful CHDO applicants in the Local PJs will be reduced by the amount of funding the CHDO receives from the Local PJs to keep within the \$500,000 maximum grant.</p> <p>Beginning with the 2015 HOME allocation, HUD no longer considers a PJ as meeting its 24-month CHDO commitment through a cumulative total of CHDO commitments since 1992, and each grant year must meet its own 24-month commitment deadline. In addition, the execution of a HOME Working Agreement and the establishment of a CHDO sub-grant in IDIS is insufficient to meet this requirement. Thus, a successful CHDO that receives an allocation of 2018 CHDO funds, must commit those funds to specific units no later than June 30, 2020. Any 2017 HOME funds awarded to an organization must be committed to specific units no later than June 30, 2019. HUD will recapture any 2017 CHDO funds not committed to specific CHDO activities by June 30, 2019 and will recapture any 2018 CHDO funds not committed to specific CHDO activities by June 30, 2020. CHDO applicants need to be aware of these dates and have a pipeline of eligible home buyers so they can begin their projects as soon as the environmental reviews are completed. If in the opinion of THDA, the applications submitted do not contain viable proposals or are from a CHDO that lacks the organizational potential to comply with all HOME affordability requirements, THDA may choose not to award any or all of the funds set-aside for CHDOs in the current application round.</p> <p>THDA will not make any funding awards for units in a jurisdiction where the unit cannot be inspected by a state certified building inspector or by a provider as permitted under State law.</p>
	Describe threshold factors and grant size limits.	An applicant must apply for at least \$100,000 and may apply for a maximum HOME grant of \$500,000. There is a \$750,000 limit on the amount of HOME funds that can be awarded in any one county. The THDA HOME funding to successful CHDO applicants in the Local PJs will be reduced by the amount of funding the CHDO receives from the Local PJs to keep within the \$500,000 maximum grant.
	What are the outcome measures expected as a result of the method of distribution?	The expected outcome measure is that the activities under the HOME Program effectively address the housing needs of low-income households.
5	State Program Name:	HOME Program
	Funding Sources:	HOME

	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Activities under the HOME Program must address the housing needs of low-income households. Eligible activities include: <i>Housing Rehabilitation</i> - the use of HOME funds will be limited to the rehabilitation or reconstruction of existing housing units. A maximum investment per unit will be limited by both (1) the federal maximum HOME subsidy limit as adjusted by the number of bedrooms per unit and (2) the after rehabilitation value of the unit permitted under the federal regulations By regulation, the after rehabilitation value may not exceed 95% of the median purchase price for the area. <i>Homeownership programs</i> - are restricted to a soft second mortgage necessary to qualify the household for permanent financing.</p>
--	---	---

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<ol style="list-style-type: none"> 1. PROGRAM DESIGN Up to 50 points: The proposed program demonstrates exceptional planning, readiness and administrative capability. All necessary components to accomplish the project have been identified in the application 2. NEED Up to 40 points: THDA has calculated need factors using housing statistics for counties. Factors are based on percentages rather than absolute numbers. For homeowner projects, the need factors used are the percentage of owner households that are low income; the percentage of owner households with cost burden; the percentage of affordable owner units built before 1960; the percentage of homes lacking complete kitchen facilities; the percentage of homes lacking complete plumbing facilities; and the percentage of food stamp recipient households in the county. For multi-county projects, the need score is calculated proportionately according to the number of units proposed for each county 3. NOT PROPORTIONALLY SERVED Up to 40 points: THDA shall award up to 40 additional points to applications submitted from areas where the amount of prior THDA and HOME funding is below the state average. The formula for awarding these points is based on the percentage of HOME dollars awarded in each county during the previous 10 year period. 4. DISASTER AREAS : 10 points THDA shall award 10 additional points to applications for projects located in counties that have been declared a presidential disaster area under the Robert T. Stafford Disaster Relief and Emergency Assistance Act in the year prior to the application due date. 5. LEVERAGE Up to 10 points: THDA shall award up to 10 additional points to applications that include the use of funds from other sources. THDA will award points in this category based on the actual percentage of other funds in the project. Leveraged funds counted in one program year do not qualify again as leverage in subsequent years. In order to receive points, there must be written documentation of the leveraged funds in the application. 6. MATCH Up to 20 points: THDA shall award up to 20 points to applications that include a committed contribution of eligible match resources towards the project implementation. A commitment of eligible match contribution from an external source must be documented in the application from the source providing the contribution. To determine the points awarded,
--	--	--

		<p>THDA will not round the percentage calculated. For more details about points, please refer to the HOME Program Description in the Appendix.</p> <p>7. ENERGY CONSERVATION Up to 10 points: THDA shall award up to 10 additional points to applications for rehabilitation that include an independent energy audit and, to the extent feasible, incorporate the recommendations of the audit report in the rehabilitation work write-up.</p> <p>8. TENNESSEE GROWTH POLICY ACT 10 points: TCA Section 6-58-109(c) requires THDA to award 10 points on a 100 point scale or a comparable percentage on a different point scale to municipalities or counties with approved growth plans when the local communities apply for HOME funds. Applications from counties not subject to the Tennessee Growth Policy Act will also receive these points.</p> <p>Applications must receive a minimum threshold score equal to 50% of the total points available under the applicable scoring matrix.</p>
--	--	---

<p>Describe how resources will be allocated among funding categories.</p>	<p>HOME funds committed to the State of Tennessee, through THDA, will be allocated as provided in the State of Tennessee's Consolidated Plan, as amended. The amount of the 2018 HOME allocation is \$14,391,943. Additionally, THDA has approximately \$1,800,000 in funds left over from its 2017 Urban/Rural Matrix competition that will be made available for the 2018 HOME Program. Finally, THDA anticipates the availability of approximately \$223,000 in its 2017 HOME allocation set-aside available to CHDOs that will be made available under the CHDO Matrix. THDA will spend up to 10% of its 2018 HOME allocation for administrative and planning expenses (four percent (4%) of these funds for its own administrative expenses and the remaining six percent (6%) is available to pay the administrative costs of local governments and non-CHDO nonprofit grant recipients). The balance of THDA's FY 2018 HOME allocation, not including the 10% for administration and the 5% for CHDO operating expenses, will be divided as follows:</p> <p>Urban/Rural Allocation. Sixty seven percent (67%) of the 2017 and 2018 HOME funds available will be allocated for eligible projects in Urban and Rural areas of the State. The urban areas include the following counties: Anderson, Blount, Bradley, Carter, Coffee, Dyer, Gibson, Hamilton, Hamblen, Haywood, Loudon, Madison, Maury, Montgomery, Putnam, Roane, Rutherford, Sumner, Unicoi, Williamson and Wilson. All other counties are considered Rural. The urban allocation is 45% of the remaining 70% of the funding, and the rural allocation is 55%. The percentages are based on the low-income population in the designated urban and rural counties. However, the urban areas do not include the low income populations of the local participating jurisdictions of Chattanooga, Clarksville, Jackson, Knox County, Knoxville, Memphis, Metropolitan Nashville-Davidson County, Shelby County, Sullivan County, and Washington County, excluding the Town of Jonesborough. THDA will score, rank and fund urban and rural applications separately. THDA may re-allocate funding between the Urban and Rural matrices should an insufficient number of applications receive the minimum threshold score necessary to award all funds allocated under either of the respective matrices. To be considered for funding, an application must receive a minimum threshold score of 95, an amount equal to 50% of the total points available under the urban or rural matrices. All applications will be ranked in descending order from highest to lowest score and HOME funds will be awarded until all funds are awarded or until the lowest scoring application that meets the threshold score is funded. There will be an urban and a rural matrix and the applicants will be scored, ranked and Applications that do not meet the threshold score will not be considered for funding.</p>
--	---

		<p>There is a \$750,000 maximum grant per county. Grants to successful applicants in the same county will be reduced proportionately should there be multiple successful applicants from the same county with a minimum grant of \$250,000, however, the THDA Board of Directors may award less than \$250,000 should there be more than three successful applicants from the same county.</p> <p>HOME awards will be in the form of a grant. Grantees will be required to repay any HOME funds expended on projects that are not completed and ready for occupancy within three years of the date the Written Agreement is executed between the Grantee and THDA. Grantees may also be required to repay HOME funds as described in the Working Agreement.</p> <p>THDA will not make any funding awards for units in a jurisdiction where the unit cannot be inspected by a state certified building inspector or by a provider as permitted under State law.</p>
	Describe threshold factors and grant size limits.	An applicant must apply for at least \$100,000 and may apply for a maximum HOME grant of \$500,000. There is a \$750,000 limit on the amount of HOME funds that can be awarded in any one county.
	What are the outcome measures expected as a result of the method of distribution?	The outcome measure is that the activities under the HOME Program effectively address the housing needs of low-income households.
6	State Program Name:	HOPWA
	Funding Sources:	HOPWA

	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The State is divided into seven (7) HOPWA regions (East Tennessee, North East Tennessee, Upper Cumberland, Mid Cumberland, Mid Cumberland, South Central Tennessee, West Tennessee and South East Tennessee). For FY 2016-17, the HOPWA allocation will be distributed through a formula process based on the reported HIV and AIDS case data provided by CDC. And further adjusted base on the seven (7) State of TN HOPWA Regions listed below for FY 2016-2017:</p> <ul style="list-style-type: none"> • East Tennessee (Positively Living) - \$296,500 • North East Tennessee (Frontier Health – HOPE for TN) - \$118,000 • Upper Cumberland (UCHRA) - \$72,200 • Mid Cumberland (Nashville CARES) - \$83,200 • South Central Tennessee (Columbia CARES) - \$111,100 • West Tennessee (WTLS) - \$155,500 • South East Tennessee (Chattanooga CARES) - \$252,400
	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Pursuant to HOPWA regulations, changes in eligibility jurisdictions for HOPWA may occur if a metropolitan area reaches a population of more than 500,000 and has a least 1,500 cumulative AIDS cases. The State’s method of distributing selects projects and proposals targeted at meeting local needs and taking steps to affirmatively further fair housing during implementation and supportive service gaps.</p>

	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Sponsors are solicited through grant proposals that include grass roots faith-based and other community-based organizations. The purpose of this Request for Grant Proposal (RFGP) is to define the State's minimum requirements, solicit grant proposals and gain adequate information from which the State can evaluate the services potential project sponsors propose to provide. The RFGP process for HOPWA is based on a five-year cycle, which was last issued in 2016 and will end June 30th, 2021. The contracts for these agencies are for one year with the option to renew for four additional years. However, the State reserves the right to terminate a contract should there be substandard performance by a project sponsor. In the event a contract is terminated the State will solicit new agency proposals. The Department of Health will contract with established not-for-profit agencies that continually show both the capability to plan for, as well as the ability to provide direct intervention and housing assistance to eligible clients and their families. Proposals are evaluated on criteria such as technical services, organization, experience, and budget to name a few. Funds were awarded to sponsors who submitted proposals that best met, or exceeded the required criteria and provided a detailed budget, which best met the needs of HOPWA clients.</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>To address urgent needs of People living with AIDS/HIV and to assist in meeting the State's goal, project sponsors may select from the following eligible HOPWA activities:</p> <ul style="list-style-type: none"> • STRMU- Short term rent, mortgage and utility assistance - \$500,000 • TBRA- Tenant based rental assistance - \$19,000 • Supportive Services to include nutrition, transportation, housing information services, and non-medical case management - \$200,000 • PHP- Permanent Housing Placement - \$14,300 • Facility-Based Short-term/Transitional Housing - \$5,000 <p>Project sponsor may also use funds for allocation of indirect cost of no more than 7% for grant administration.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>Project sponsors may also use funds for allocation of indirect cost of no more than 7% for grant administration. Also, the Tennessee Department of Health will not exceed the 3% administrative cap for the HOPWA program.</p>

	What are the outcome measures expected as a result of the method of distribution?	The state envisions the use of STRMU services and permanent housing placement to enhance the availability and sustainability by way of prevention of homelessness. HOPWA is also exploring the opportunity to provide tenant-based rental assistance to prevent homelessness among this population. The seven project sponsors across the State will implement supportive services of various types to prevent homelessness. Our goal include meeting more with Project sponsors by leading the development of resources needed to advance services adequately and timely to prevent homelessness. This will be accomplished through monthly conference calls and training and through bi-annual statewide meetings to discuss challenges, barriers, outcomes and new ideas to improving care. For additional information to HOPWA goals see AP-70 HOPWA Goals-90.320(k)(4) in the State's action plan.
7	State Program Name:	Housing Trust Fund
	Funding Sources:	Housing Trust Fund
	Describe the state program addressed by the Method of Distribution.	The Housing Trust Fund (HTF) is an affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Geographic Diversity. THDA will accept/consider proposals that are consistent with the State's certification to AFFH. THDA will establish a minimum score threshold that must be received to be eligible for HTF funding. This minimum score ensures that sound, well-designed, and financially viable rental housing will be financed using the HTF. THDA will rank applications by TN grand division that receive the minimum score. THDA will select the highest scoring application from each grand division. If additional funding is available, THDA will rank all remaining applications in a single ranking score. Those remaining applications that receive the highest score will be selected until funding runs out. Given the limited funding available statewide and to disperse the HTF across Tennessee, THDA reserves the right to limit funding to only one award per county. THDA reserves the right not to select a proposed project if sufficient funding is not available to award all funds requested by the applicant. In such instances and at its sole and absolute discretion, THDA may move to the next lower scoring project to meet its commitment obligations under the HTF.</p> <p>Ability to obligate NHTF funds. THDA will evaluate the experience of the entire proposed team with owning, developing and managing projects of similar size and scope serving the intended population proposed. Applicants and their development team must undergo an evaluation by THDA of their capacity to carry out the proposed housing project. THDA will evaluate the experience and capacity of the organization to ensure compliance with the requirements and regulations of all Federal, State and local housing programs used in conjunction with HTF funds; THDA will evaluate the history of the applicant and their team in serving the community in which the HTF-assisted housing is proposed.</p> <p>Ability to undertake eligible activities in a timely manner. Applicant must be capable of undertaking and completing HTF-funded activities in a timely manner. THDA will evaluate past performance of the applicant in completing THDA funded activities.</p> <p>For rental housing, the extent to which the project has Federal, State or local project-based rental assistance so rents are affordable to extremely low-income families. THDA will provide a preference for applications which propose to preserve existing housing with project-based rental assistance and for proposals with binding commitments of project-based vouchers to the project.</p> <p>For rental housing, the duration of the units' affordability period. All rental developments assisted with HTF resources will have a 30 year affordability period.</p>
--	--

	<p>Merits of the application in meeting the State's priority housing needs. THDA will prioritize applications in counties with a higher rental housing need based on variables determined by THDA, which may include, but is not limited to, percent of extremely low-income renters, population growth rate, vacancy rate, and the pipeline of rental housing under construction. Additionally, THDA will provide a priority for applications located in census tracts of opportunity based on variables to be determined by THDA, which may include median gross rent, high cost burden, proximity to employment, high workforce participation, low levels of abandoned housing, rental market vacancy rate, and the pipeline of rental housing under construction.</p> <p>Extent to which application makes use of non-federal funding sources. To encourage the diversity of funding, THDA will provide a preference for applications that include the use of non-THDA, federal and non-federal resources towards the development of the housing. THDA will not consider rental assistance provided for the purposes of this category. THDA will award points based on the actual percentage of other non-THDA funds in the project against the total development costs of the project.</p>
Describe how resources will be allocated among funding categories.	In total, 10% of funding will serve as an administrative fee for THDA. Up to 33% of funding may be used for operating cost assistance and operating cost assistance reserves for HTF assisted housing for which project-based rental assistance is not available. The State reserves the right to reallocate uncommitted operating funds to development costs if qualified applications for operating funds are insufficient to award all operating funds.
Describe threshold factors and grant size limits.	The grant minimum is \$250,000 and the grant maximum is \$900,000. There is no difference in minimum or maximum for non-entitlement, entitlement, urban and rural jurisdictions. THDA reserves the right to limit the number of grants per county to ensure that needs in a range of counties are met.
What are the outcome measures expected as a result of the method of distribution?	The outcome measure is that the activities under the HTF effectively address the housing needs of extremely low-income households.

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

NA

Acceptance process of applications

NA

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

NA

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

Funds are directed to the areas of the state with greatest need and/or areas that have had disproportionately fewer funds made available to them. HOME uses the Not Proportionally Served measure to advantage counties not receiving as much funds per capita as other counties. The HOME competition divides the resources between urban and rural counties so as to ensure a mixture of urban/city served by the state's HOME program.

All applicants for the TN CDBG program are considered and scored in the same way. All applicants (other than those considered under the slums and blight and urgent need national objectives) must serve at least 51% LMI households. There is not a specific geographic distribution planned.

HTF: Public Housing Authorities (PHAs), nonprofit and for-profit entities in both entitlement and non-entitlement jurisdictions statewide are eligible to apply for HTF dollars however there will be a preference for areas of the state with the greatest need and/or projects that develop housing for extremely low-income households (residents earning less than 30% AMI) in areas of opportunity, as defined by the opportunity score developed by THDA.

Geographic Distribution

Target Area	Percentage of Funds
Non-Entitlement Statewide Grant Allocation Priority	100

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG: In the past, geographic location was not part of the method of distribution for CDBG. Projects are selected based solely on how they compare to the other similar projects and if the eligible applicants have open projects.

HOME: Is competitive within certain categories. HOME funds are made available for competition as follows: 18% to the CHDO set-aside, and 67% allocated for urban and rural areas of the state, based upon the percentage of low-income households in the designated urban and rural counties, excluding local HOME Participating Jurisdictions (PJs). The urban allocation is 45% of the funds allocated to urban and rural areas and the rural allocation is 55% of the funds allocated to urban and rural areas. Local PJs are local governments in Tennessee that receive HOME funds directly from HUD: Bristol, Johnson City, Bluff City, Kingsport, Sullivan County, Washington County, Chattanooga, Clarksville, Jackson, Knoxville, Memphis, Nashville-Davidson, Knox County and Shelby County. Urban and rural designations are based on the percent of the county's population who live in

areas designated as rural. THDA will spend up to ten percent (10%) of its 2018 HOME allocation for administrative and planning expenses, (four percent (4%) for its own administrative expenses and six percent (6%) is available to pay the administrative costs of local governments and non-CHDO nonprofit grant recipients).

ESG: THDA will spend up to 7.5% of its ESG allocation for administrative and planning expenses. THDA will share the amount available for administration with the small city entitlement communities that do not receive their own ESG allocation from HUD as well as other successful local government applications in the Competitive Round. Nonprofit agencies are not eligible to receive funds for administration. For FY18 THDA will allocate \$150,000 each to the cities of Clarksville, Johnson City, Knoxville, and Murfreesboro. Each of these jurisdictions have either recently lost their direct ESG allocation from HUD or are the location of a major entity serving veterans, a key priority under the Tennessee State Plan to End Homelessness. Each program will operate its ESG program in accordance with its approved Consolidated Plan. Eligible activities include street outreach, shelter activities, homeless prevention, rapid re-housing, Homeless Management Information Systems (HMIS) and administration activities. The remaining ESG funds after the Small Cities Set-Aside and administration are will be allocated to eligible applicants in a competitive grant application process.

HOPWA: Pursuant to HOPWA regulations, changes in eligible jurisdictions for HOPWA may occur if a metropolitan area reaches a population of more than 500,000 and more than 2,000 persons living with HIV or AIDS and states with more than 2,000 persons living with HIV or AIDS outside of eligible metropolitan areas. EMSAs receive HOPWA funds directly from HUD annually. At the inception of State HOPWA, it was determined that State HOPWA would serve non-EMSAs only. The State is divided into seven HOPWA regions (East Tennessee, North East Tennessee, Upper Cumberland, Mid Cumberland, Mid Cumberland, South Central Tennessee, West Tennessee and South East Tennessee). The State has entered into a grant agreement with the seven regions for FY18-19. The formula for regional distribution of funds will be determined by the ratio of HIV/AIDS cases reported in each region to the total number of cases reported statewide.

HTF: Nonprofit and for-profit entities in entitlement and non-entitlement jurisdictions statewide are eligible to apply for HTF funds. In total, 10% of funds will serve as an administrative fee for THDA. Up to 33% may be used for operating cost assistance and operating cost assistance reserves for HTF assisted housing for which project-based rental assistance is not available. The State reserves the right to reallocate uncommitted operating funds to development costs if qualified applications for operating funds are insufficient to award all operating funds.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction

The state supports multiple housing goals with the Consolidated Plan programs. A summary of the one-year goals is presented below.

One Year Goals for the Number of Households to be Supported	
Homeless	7,824
Non-Homeless	0
Special-Needs	0
Total	7,824

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	320
The Production of New Units	34
Rehab of Existing Units	14
Acquisition of Existing Units	0
Total	368

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

A number of other affordable housing activities taken on by the state are not reflected in the numbers above. Much of the ESG assistance provided is not a dedicated unit, as is required to be reported above, but instead is support for a person experiencing homelessness. In all, we expect to assist directly or indirectly around 12,280 homeless persons.

HTF: The State of Tennessee estimates that it will develop 48 affordable housing units for extremely low-income households with funds from this program year.

AP-60 Public Housing - 24 CFR 91.320(j)

Actions planned during the next year to address the needs to public housing

THDA supports Tennessee's Public Housing Authorities (PHAs) participating in HUD's Rental Assistance Demonstration (RAD) program. During this Consolidated Planning period, we met with PHAs on the RAD waiting list and drafted language preferencing RAD developments in the Public Housing Authority Set-Aside for the 2018 Low Income Tax Credit (LIHTC) Qualified Allocation Plan (QAP). THDA has supported RAD development all of the last five QAPs. Tennessee RAD developments are often, if not always, located in Qualified Census Tracts (QCTs) and through RAD preferences, THDA is able to assist PHAs redevelop housing in these areas serving lower-income households.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

THDA manages the Family Self Sufficiency (FSS) program for its Housing Choice Voucher (HCV) Program participants, which includes financial counseling and pre-purchase homeownership counseling for participants. THDA also offers a homeownership voucher option to participants of the FSS program. THDA is not able to offer these services to families participating in other PHA public housing or HCV programs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

NA

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The objectives of the ESG program are:

1. To help improve the quality of emergency shelters for the homeless;
2. To help meet the costs of operating and maintaining emergency shelters;
3. To provide essential services so that homeless individuals have access to the assistance they need to improve their situation;
4. To provide street outreach services to the homeless; and
5. To provide emergency intervention assistance and rapid re-housing services to prevent homelessness and to obtain permanent housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Eligible street outreach activities among ESG grantees include: Essential services to eligible participants provided on the street or in parks, abandoned buildings, bus stations, campgrounds, and in other such settings where unsheltered persons are staying. Staff salaries related to carrying out street outreach are also eligible.

Eligible Program Participants: Unsheltered individuals and families who qualify as homeless under Category 1 of HUD's Definition of Homelessness

Allowable Activities:

- *Engagement* – Activities to locate, identify, and build relationships with unsheltered homeless persons for the purpose of providing immediate support, intervention, and connections with homeless assistance programs and/or social services and housing programs. Eligible costs include: initial assessment of need and eligibility; providing crisis counseling; addressing urgent physical needs; and actively connecting and providing information and referral. Eligible costs also include the cell phone costs of outreach workers during the performance of these activities
- *Case Management* – Assessing housing and service needs, and coordinating the delivery of individualized services. Eligible costs include: using a Continuum of Care centralized or coordinated assessment system; initial evaluation including verifying and documenting eligibility; counseling; helping to obtain Federal, State and local benefits; providing information and referral to other providers; and developing an individualized housing/service plan
- *Emergency Health Services* – Outpatient treatment of urgent medical conditions by licensed medical

- professionals; and providing medication and follow-up services
- *Emergency Mental Health Services* – Outpatient treatment of urgent mental health conditions by licensed professionals; medication costs and follow up services
- *Transportation* – Travel by outreach workers or other service providers during the provision of eligible outreach activities; costs of transportation of clients to emergency shelters or other service providers; and costs of public transportation for clients.
- *Services to Special Populations* – Essential Services that have been tailored to address the needs of **homeless youth, victims of domestic violence, and related crimes/threats, and/or people living with HIV/AIDS** who are literally homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

Eligible emergency shelter activities among ESG grantees include: Essential services and operational expenses.

Eligible Participants: Individuals and families who qualify as homeless under Categories 1 and 4 of HUD's Definition of Homelessness.

Allowable Activities:

Essential Services - This includes services concerned with employment, health, drug abuse, education and staff salaries necessary to provide these services and may include, but are not limited to: Assistance in obtaining permanent housing; Medical and psychological counseling and supervision; Employment counseling; Nutritional counseling; Substance abuse treatment and counseling; Assistance in obtaining other Federal, State and local assistance including mental health benefits; employment counseling; medical assistance; Veteran's benefits; and income support assistance such as Supplemental Security Income, Food Stamps and Aid to Families with Dependent Children; Other services such as child care, legal services, life skills training, transportation, job placement and job training; and Staff salaries necessary to provide the above services. Operating expenses - Payment of eligible operation costs related to the operation of emergency and transitional housing, including but not limited to, maintenance, operation, rent, repair, security, fuel, equipment, insurance, utilities, food and furnishings.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Eligible rapid-rehousing activities among ESG grantees include: Activities related to help a homeless individual or

family to move into permanent housing.

Eligible Participants: Individuals and families who meet the definition of “homeless” who live in an emergency shelter or other place described in the definition provided by HUD.

Allowable Activities for Prevention and Rapid Re-Housing: Financial Assistance – Rental application fee (excludes pet deposit); moving costs; security deposit for rental or utility; payment of rental arrears up to six months; and short-term (up to 3 months) or medium-term (up to 9 months) rental and/or utility assistance.

Short and Medium Term Rental Assistance Requirements and Restrictions

- Compliance with Fair Market Rents (FMR) and Rent Reasonableness;
- For purposes of calculating rent, the rent must equal the sum of the total rent, any fees required for rental (excluding late fees and pet deposits), and, if the tenant pays separately for utilities (excluding telephone) the monthly allowance for utilities as established by the public housing authority for the area in which the housing is located
- Compliance with minimum habitability standards;
- Tenant based rental assistance means that participants select a housing unit in which to live and receive rental assistance. Project based rental assistance means that grantees identify permanent housing units that meet ESG requirements and enter into a rental assistance agreement with the owner to reserve the unit and subsidize it so that eligible program participants have access to the unit;
- A standard and legal lease must be in place;
- No rental assistance can be provided to a household receiving assistance from another public source for the same time period (with the exception of rental arrears); and
- Participants must meet with a case manager at least monthly for the duration of the assistance (participants who are victims of domestic violence are exempt if meeting would increase the risk of danger to client).
- The Grantee must develop an individualized plan to help the program participant remain in permanent housing after the ESG assistance ends.
- *Housing Relocation and Stabilization Services* – Housing search and placement; assessment of housing barriers and needs; landlord mediation; legal services resolving landlord/tenant matters; assistance with submitting rental applications and leases; assessment of housing for habitability, lead-based paint and rent reasonableness; case management; HMIS data collection and submission; credit repair counseling; budget classes; and monitoring and re-evaluating program participants.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from

public or private agencies that address housing, health, social services, employment, education, or youth needs

Eligible prevention activities among ESG grantees include: Activities related to preventing persons from becoming homeless and to assist participants in regaining stability in their current or other permanent housing.

Eligible Participants: Extremely low-income individuals and families with household incomes of at or below 30% of Area Median Income who qualify as homeless under Categories 2, 3 and 4 of HUD’s Definition of Homelessness or any category of HUD’s Definition of “At Risk of Homelessness”.

Allowable Activities for Prevention and Rapid Re-Housing: *Financial Assistance* – Rental application fee (excludes pet deposit); moving costs; security deposit for rental or utility; payment of rental arrears up to six months; and short-term (up to 3 months) or medium-term (up to 9 months) rental and/or utility assistance.

Short and Medium Term Rental Assistance Requirements and Restrictions

- Compliance with FMR (Fair Market Rents) and Rent Reasonableness;
- For purposes of calculating rent, the rent must equal the sum of the total rent, any fees required for rental (excluding late fees and pet deposits), and, if the tenant pays separately for utilities (excluding telephone) the monthly allowance for utilities as established by the public housing authority for the area in which the housing is located;
- Compliance with minimum habitability standards;
- Tenant based rental assistance means that participants select a housing unit in which to live and receive rental assistance. Project based rental assistance means that grantees identify permanent housing units that meet ESG requirements and enter into a rental assistance agreement with the owner to reserve the unit and subsidize it so that eligible program participants have access to the unit;
- A standard and legal lease must be in place;
- No rental assistance can be provided to a household receiving assistance from another public source for the same time period (with the exception of rental arrears); and
- Participants must meet with a case manager at least monthly for the duration of the assistance (participants who are victims of domestic violence are exempt if meeting would increase the risk of danger to client).
- The Grantee must develop an individualized plan to help the program participant remain in permanent housing after the ESG assistance ends.
- *Housing Relocation and Stabilization Services* – Housing search and placement; assessment of housing barriers and needs; landlord mediation; legal services resolving landlord/tenant matters; assistance with submitting rental applications and leases; assessment of housing for habitability, lead-based paint and rent reasonableness; case management; HMIS data collection and submission; credit repair counseling;

budget classes; and monitoring and re-evaluating program participants.

Discussion

Outside of the ESG funding priorities, THDA has a strategic priority to address the housing needs of youth transitioning out of foster care and ex-offenders. To support the development of affordable housing for these populations, THDA has provided competitive grants and additional points to PHAs and other nonprofit housing providers through our Housing Trust Fund to construct units for youth transitioning out of foster care and ex-offenders.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	320
Tenant-based rental assistance	7
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	7
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	4
Total	338

AP-75 Barriers to affordable housing – 91.320(i)

Introduction

The Tennessee Consolidated Planning Partners are committed to affirmatively furthering fair housing. We continue to take steps to remove barriers to affordable housing that are identified in Tennessee's Analysis of Impediments to Fair Housing Choice.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

TNECD supports statewide and local fair housing trainings and other educational events that address the various barriers to fair housing. TNECD supports the implementation of fair housing ordinances and policies for local governments.

The program managers for HOME, ESG and HTF along with other THDA program staff plan to attend Fair Housing trainings and conferences scheduled for Spring 2019. Attendance at these conferences ensures up to date information about fair housing concerns nationally and locally as well as current information on strategies to affirmatively further fair housing.

HOPWA Fair Housing Activities:

West TN Legal Services and Fair Housing and Disability Rights has partnered to provide the State of TN Department of Health, HOPWA Program bi-annual training on tenant and landlord rights and fair housing at our statewide meetings.

For FY18-19, THDA will complete the following actions in support of our Annual Action Plan to affirmatively further fair housing.

- Sponsor, support, participate in, and attend three statewide fair housing conferences across the state.
- Provide THDA fair housing education to all THDA employees through customized program training for program staff and fair housing overview training for other THDA staff.
- New employee onboarding includes Title VI & Fair Housing online training module and quiz. All existing employees participated in this training last year, and all new employees will participate as part of the onboarding process.
- An online training and self-assessment for Title VI & Fair Housing for sub-recipients and other partners has been completed and will be in use during 2018-19.

- THDA's Fair Housing & Title VI page were updated in 2018, and in honor of the 50th anniversary of the Fair Housing Act, articles and links were added to the front page of the THDA website and the Fair Housing & Title VI pages.
- Enhance sub-recipient, owner and managers training by adding fair housing, renters' rights and Title VI training to each THDA sponsored workshop.
- Develop a page to be added to TNHousingSearch.org that identifies fair housing issues and renters' rights responsibilities along with contact information for questions on discrimination. There are also plans to revamp of the Resources page which will include fair housing information.
- Sponsor, support and attend the workshops on Fair Housing Lending conducted by West Tennessee Legal Services in September 2018.
- Sponsor, support and attend the Knoxville Livability Summit to educate persons with disabilities on fair housing issues and help them find accessible housing opportunities.
- THDA plans to expand on previously presented Fair Housing training for future TAHRA workshops.
- A Limited English Proficiency (LEP) Analysis is underway to review where we have LEP language group(s) in areas of the state that constitute five percent or more of the population. The analysis will help guide a revision of our Language Assistance Plan and if as an agency we need take additional actions to serve our LEP population. As part of the analysis, a survey will be conducted with internal staff who interact with the public, sub-recipients/grantees, HBEI providers and lenders to determine their most common LEP encounters.

A full discussion of the Fair Housing Plan is included in the appendix.

Discussion

In addition to the actions we plan to affirmatively further fair housing, we plan to continue participation in the discussion around the taxation of the Low Income Housing Tax Credits in affordable housing developments. As was mentioned in the Consolidated Plan, efforts to study the effect of this taxation on existing and future properties was completed by Tennessee Advisory Council on Intergovernmental Relations. THDA has worked with the General Assembly and other stakeholders to educate the public on the impact to affordability housing that a statewide implementation of this tax may have.

AP-85 Other Actions – 91.320(j)

Actions planned to address obstacles to meeting underserved needs

Tennessee is committed to tackling the needs identified in the Consolidated Plan: affordable housing, community development and infrastructure, and housing and services for the homeless as well as those with special needs. Each program uses the information on need to inform their program actions. Funds are directed to the areas of the state with greatest need and/or areas that have had disproportionately fewer funds made available to them. HOME uses the “Not Proportionally Served” measure to advantage counties not receiving as many funds per capita than other counties. CBDG uses the “Ability to Pay” measure that determines the level of local financial contribution that is required, allowing impoverished communities receiving grants to receive more funds. This ability-to-pay determination includes per capita income, the value of taxable property, and the value of taxable sales. The Housing Trust Fund uses a census tract level opportunity score to promote the production of affordable housing in areas of opportunity. This will enable residents in need to have more access to opportunity and resources. Additionally, the Housing Trust Fund uses a county level needs score.

Actions planned to foster and maintain affordable housing

The State of Tennessee will continue to invest HOME and CDBG funds to promote the production, preservation, and rehabilitation of affordable housing for individuals and families of low- and very low-income. The state will also invest Housing Trust Fund dollars to promote the production, preservation, and rehabilitation of affordable housing for individuals and families of extremely low-income. The state will also invest in community infrastructure to support communities that are home to low income households. ESG and HOPWA also provide affordable housing, both permanent and short term to special needs populations to support their affordable housing needs. The state also maintains relationships with local organizations, which provide alternative housing services to fill the gaps between government-funded programs. This has been an important part to both fostering and maintaining affordable housing throughout the state.

Additional efforts are being made, both through regulatory and development avenues, to find new ways of providing quality, affordable housing. Energy efficiency improvements to the existing housing stock, emergency repair programs, and low-income housing tax credits are just some of the housing considerations being made to foster more housing that is affordable and in close proximity to resources and services. Further, THDA funds the Tennessee Housing Trust Fund which targets assistance to persons of very low income, those earning 50% or less of the area median income. Within the TN Housing Trust Fund, competitive grants support the chronically homeless, persons with mental retardation or mental illness, citizens with developmental disabilities, single mothers recovering from substance addiction or physical abuse, veterans with multiple needs and ex-offenders re-entering society. In 2006, the TN Housing Trust Fund was established with \$12 million of THDA funds over a two-year period. Currently, the Housing Trust Fund is funded at \$7.5 million per year. This allows for

complementary housing activities in addition to those funded with CDBG and HOME funds, providing or maintaining critical affordable housing throughout Tennessee. In FY 17-18 THDA implemented the first year of the Challenge Grant Program which provides initial seed funding to support the fundraising efforts of nonprofit organizations across Tennessee to implement housing activities that represent unique milestones, are part of a broad community initiative, or are part of a significant expansion of work outside the normal day-to-day activities of the organization. This program will provide opportunities to support unique projects that result in significant community or regional impact. THDA developed the Low-Income Housing Tax Credit (LIHTC) Program Qualified Contract Guide to assist buyers that are willing to purchase and maintain properties that are eligible to opt-out of the LIHTC program. THDA is developing a network of qualified purchasers and will market qualified LIHTC properties on their website to find the best sales contracts which will maintain the affordable housing inventory in Tennessee.

Actions planned to reduce lead-based paint hazards

The State of Tennessee addresses the hazards of lead based paint in the state through the following programs/initiatives. Beginning in 1999, the Tennessee Department of Environment and Conservation (TDEC) was given statutory authority to provide lead-based paint training in the state. The legislation also gave TDEC the authority to monitor lead abatement in the state to ensure that contractors and owners of units comply with applicable laws. In 2001, the division of solid waste management of TDEC received authorization from the Environmental Protection Agency (EPA) to administer the lead abatement program in the state. The state has established guidelines for training of lead-abatement contractors and their workers in the state.

Lead-based paint policies are in effect for the CDBG, HTF, and HOME programs in the state. Specifically, sub-grantees must give participants notice of possible lead hazards within the unit when the house was built prior to 1978, informing them of possible lead dangers. For families with children under age seven, grantees must inspect units that might have lead contamination and provide the necessary abatement or encapsulation activities. Families must be given a federally approved pamphlet on lead poisoning prevention.

Housing assisted with ESG funds is subject to the Lead-Based Paint Poisoning Prevention Act and the Act's implementation regulations (24 CFR Part 35, Subparts C through M) for any building constructed prior to 1978. Sub-grantees using ESG funds only for essential services and operating expenses must comply with Subpart K to eliminate as far as practical lead-based paint hazards in a residential property that receives federal assistance for acquisition, leasing, support services or operation activities. Sub-grantees using ESG funds for renovation, major rehabilitation or conversion must comply with Subpart J to eliminate as far as practical lead-based paint hazards that receives federal assistance for rehabilitation. The Lead-Based Paint Regulations are available at https://www.hud.gov/program_offices/healthy_homes/healthyhomes/lead.

The Tennessee Department of Health, Childhood Lead Poisoning Prevention Program, provides lead poisoning information such as lead sources and prevention tips for parents and health care professional. The Prevention Programs requires TennCare, the state's Medicare Program, to test children enrolled in the program. All children, regardless of payer source, with elevated blood lead levels receive case management

services. Children with a blood lead level that repeats elevated or is > 20 µg/dl may receive an environmental investigation per the physician's request. The department works with the Tennessee Department of Environment and Conservation's information on lead assessment and abatement programs.

Actions planned to reduce the number of poverty-level families

The Consolidated Partners work to address housing and community development needs of low-, very low- and extremely low-income households. Through the services provided through the five programs addressed in this plan and the other resources brought to bear on housing and community development needs across the state, the state is working to improve the economic well-being of families through creating and maintaining safe, sound affordable housing and communities.

CDBG – For several years, the CDBG program did not separate extremely low-, very low-, and low-income beneficiary data to show participants below 30 percent of the AMI. ECD is now collecting data on program participants below 30 percent of the AMI. Also, as a part of its scoring mechanism for housing rehabilitation, project need points are awarded based on the number of persons with higher poverty levels in the state, specifically persons 62 years of age or above, and/or female heads-of-household, and/or disabled individuals. ECD does not collect 30% AMI for projects that qualify for meeting LMI based on HUD defined LMI percentages, as these are only provided for 50%, 80% and 120% of AMI.

HOME – The HOME Program serves very low- and low-income households. Very low-income households are defined as those households whose annual income is 50 percent or less of the AMI for the county in which the household resides. Low-income households are defined as those households whose annual income is between 50 percent and 80 percent of the AMI for the county in which the household resides. Additionally, the THDA Board of Directors has expressed intent that very low-income persons be served. In 2016-17, 48 percent of HOME beneficiaries were very low-income households. Of the 71 very low income households served, 23.9% of those were considered extremely low income, earning 0-30% AMI.

HTF - The HTF exclusively serves extremely low-income households earning less than 30% AMI. This is a new program therefore the statistics on previous clients served through this program are not available.

Additionally, the state coordinates resources so that services to households at or below 80% AMI are effectively administered. Continued coordination efforts include plans to further address the housing needs of youth transitioning from foster care and to support the housing needs for non-traditional students pursuing post-secondary education degrees.

Actions planned to develop institutional structure

Please see below.

Actions planned to enhance coordination between public and private housing and social service

agencies

To address this as well as the development of the institutional structure, it is important to recognize the grantees in the Consolidated Planning programs as well as the partnerships each of the state Consolidated Planning partners foster above and beyond these four programs. By using CHDOs, local and regional governments, and social service agencies, the State has invested in the existing structure to implement our programs while requiring and monitoring a level of quality that improves the housing affordability and quality of the units impacted by these funds.

Additionally, THDA remains a strong supporter of the state and regional Affordable Housing Coalitions. We remain committed to providing staffing support to the Coalitions as they continue their transition to full independence from THDA. The Coalition is made up of 251 members. Of these, 100 represent nonprofits, 48 represent municipal entities (including PHA's), 35 represent financial institutions (including CDFI's), 11 are state or Federal government officials, and 57 are other housing stakeholders (including developers, realtors, consultants, property managers, etc.).

THDA has a Lender/Realtor Advisory Board that assists us in ensuring that our programs are responsive to the needs of our consumers and our business partners.

Our sub-grantees are local governments, regional Development Districts and not-for-profits. Each of these partnerships adds strength to the overall institutional structure as well as the strong public-private partnerships that exist throughout the state.

Additionally, THDA promotes participation and the active involvement of HCV residents in all aspects of the Housing Choice Voucher program mission and operation. HCV participants are invited to serve on a Resident Advisory Board to represent their interests. THDA's Resident Advisory Board is composed of active HCV participants who provide supportive assistance to HCV personnel. The Resident Advisory Board consist of a maximum of fifteen (15) members. If more than fifteen (15) persons volunteer for the Board, THDA utilizes a random selection process to ensure proportionate representation from the East, West and Middle divisions of the state. In addition, as required by the federal regulations, the THDA Board of Directors includes one eligible resident board member who is eligible to vote on Housing Choice Voucher program issues. The goal of the Resident Advisory Board is to positively impact the overall quality and delivery of HCV services and improve the overall quality of life for HCV participants.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	308,671.48
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	308,671.48

Other CDBG Requirements

1. The amount of urgent need activities	1,000,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

NA
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for

homebuyer activities as required in 92.254, is as follows:

CHDOs must use HOME funds to develop units for homeownership, including new construction or acquisition and substantial rehabilitation of substandard single-family dwellings. HOME funds *are to be used as the primary method of financing* (without interest cost) *for the development of affordable single-family units*. The CHDO must be the owner-developer of the project. At the time of permanent financing the HOME funds are repaid to the CHDO as CHDO proceeds and are used to develop additional single-family units for homeownership. A CHDO must allow up to \$14,999 of HOME funds to remain with the unit as a soft second mortgage as necessary to qualify the household for permanent financing, but not less than \$1,000. THDA requires that a subsidy remain in the financing when the unit is sold so affordability is based on the less restrictive recapture provision of the HOME regulations. Any homeownership unit developed by a CHDO that cannot be sold to an eligible homeowner within nine months of project completion must be converted to rental housing and rented to an income eligible tenant.

Cities, counties and nonprofit organizations (non-CHDO) – Homeownership programs are restricted to a soft second mortgage necessary to qualify the household for permanent financing.

Soft second mortgages – Any HOME funds used for a soft second mortgage in homeownership programs are limited to the lesser of \$14,999 in HOME funds or the amount of HOME funds necessary to qualify the household for permanent financing, but not less than \$1,000. All grant recipients using HOME for soft second mortgages must use the THDA single-family underwriting template to determine the amount of HOME assistance, and must submit the determination to THDA for review and final approval. If the underwriting template indicates that the homebuyer does not have an unmet need for the soft second mortgage, the grant recipient may not provide direct HOME assistance to that homebuyer. The amount of the soft second mortgage is the “direct HOME subsidy” provided to the homebuyer and subject to recapture.

The soft second mortgage will have an affordability period of five years which is forgiven at the end of the fifth year if the unit remains in compliance, i.e., the unit remains the permanent residence of the initial buyer and is not leased or vacated. If the unit is sold or transferred during the affordability period, the amount of the HOME subsidy subject to recapture will be reduced by twenty percent (20%) per year of occupancy by the initial homebuyer. If the unit is leased or vacated during the affordability period, the entire HOME subsidy must be repaid.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Down Payment Programs by Local Communities or Non-CHDO Nonprofit Orgs: A grant recipient who is a local community or a non-CHDO nonprofit organization may provide down payment and closing cost assistance as a soft second mortgage in an amount equal to the lesser of \$14,999 in HOME funds or the amount of HOME funds necessary to qualify a household for permanent financing, but not less than \$1,000.

There will be an affordability period of 5 years, secured by a Note and Deed of Trust between the grant recipient and the homebuyer. The HOME loan is forgiven at the end of the fifth year if the unit remains in compliance with HOME requirements. This means that the property remains the primary residence of the initial buyer and is not leased or vacated. If the property is sold or transferred at the end of the affordability period, the homebuyer has complied with these recapture provisions. If the unit is sold or transferred during the affordability period, the amount of the HOME subsidy subject to recapture will be reduced by 20% per year of occupancy by the initial homebuyer. If the unit is leased or vacated during the affordability period, the entire HOME subsidy must be repaid. *CHDOS:* At the time of the sale of the unit to an eligible homebuyer, the CHDO must leave up to \$14,999 of HOME funds in the unit as a soft second mortgage in an amount equal to the lesser of \$14,999 in HOME funds or the amount of HOME funds necessary to qualify a household for permanent financing, but not less than \$1,000. There will be an affordability period of five years, secured by a Note and Deed of Trust between the CHDO and the homebuyer. The HOME loan is forgiven at the end of the 5th year if the unit remains in compliance with HOME requirements. This means that the property remains the primary residence of the initial homebuyer and is not leased or vacated. If the property is sold or transferred at the end of the affordability period, the homebuyer has complied with these recapture provisions. If the unit is sold or transferred during the affordability period, the amount of the HOME subsidy subject to recapture will be reduced by 20% per year of occupancy by the initial homebuyer. If the unit is leased or vacated during the affordability period, the entire HOME subsidy must be repaid. *Sale/Transfer of the Property:* The HOME-assisted homebuyer may sell or otherwise transfer the unit on or before the end of the affordability period to any willing buyer at any price, and the amount of the HOME subsidy subject to recapture will be reduced by 20 percent per year of occupancy by the initial buyer. The amount subject to recapture is limited by the availability of net proceeds. The net proceeds are the sales price minus superior non-HOME loan repayments minus closing costs. If the net proceeds are not sufficient to recapture the remaining outstanding principal balance of the HOME Note plus the amount of the down payment made by the homeowner, if any, plus the amount of any capital improvement investment made by the homeowner, then the Grantee shall recapture a pro rata share of the net proceeds of the sale in lieu of the full remaining outstanding principal balance of the HOME Note. "Capital improvement investment" investment means the improvements to the property made at the homeowner's expense (and not through some other form of subsidy), as evidenced by receipts or cancelled checks detailing the capital improvements made. Capital improvements do not include items of maintenance, deferred maintenance or cosmetic improvements. The pro rata amount to be recaptured shall be calculated in accordance with the HOME Program Regulations at 24 CFR 92.254(a)(5)(ii)(A)(3).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

NA

Emergency Solutions Grant (ESG)

Reference 24 CFR 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

The written standards for providing ESG assistance, *The Emergency Solutions Grant Program Policies and Procedures* are attached and can also be found at the THDA website <https://s3.amazonaws.com/thda.org/Documents/Business-Partners/Grant-Administrators/ESG-Program/ESG-Policies-and-Procedures.pdf>

2. If the Continuum of Care (CoC) has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Tennessee has eight Continuums of Care (CoC) under the ESG funding umbrella. Each CoC is attempting to address the coordinated assessment system in a way that meets the needs of the individual region. For instance, the Cities of Murfreesboro and Chattanooga, have centralized physical locations for those needing assistance. While effective for a city, the model does not work for the other CoC regions that cover eight to 23 counties. In Upper East Tennessee, led by Appalachian Regional Homeless Coalition (ARCH), there are three physical intake locations in Bristol, Kingsport and Johnson City at the Salvation Army offices. West Tennessee, led by TN Homeless Solutions, has created a hotline to assess over the phone and refer potential clients to the closest agency for services. The remaining CoCs (Homeless Advocacy for Rural TN, TN Valley Coalition to End Homelessness and Buffalo Valley) have opted for a centralized system of intake for their Continuum agencies. Using the 'No Wrong Door' philosophy each agency within a Continuum uses the same intake process/paperwork within that region.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The method of distribution across the geographic areas both with set asides and competition for funds is described in the AP-30 Method of Distribution section.

The State of Tennessee, through THDA, will accept applications for the ESG program from nonprofit organizations. Nonprofit applicants must submit **PART V: Nonprofit Checklist** with supporting documentation, and **PART VI: Nonprofit Board Composition**.

To be eligible to apply for ESG funding the nonprofit organization must:

- Be organized and existing as a nonprofit agency under Tennessee law, as evidenced by a Certificate of Existence from the Tennessee Secretary of State dated within six months of the application due date OR
- Be organized or existing under the laws of another state but eligible to conduct business in the State of Tennessee;
- Demonstrate at least two (2) years of experience providing affordable housing or affordable housing related services in the state of Tennessee satisfactory to THDA, in its sole discretion.

- Have no part of its net earnings inuring to the benefit of any member, founder, contributor or individual;
- Be established for charitable purposes and whose activities include, but are not limited to, the promotion of social welfare and the prevention or elimination of homelessness, as evidenced in its charter, articles of incorporation, resolutions or by-laws, and experience in the provision of shelter and services to the homeless;
- Have standards of financial accountability that conform to 24 CFR 84.21, Standards of Financial Management Systems; and
- Have an IRS designation under Section 501(c)(3) or Section 501(c)(4) of the federal tax code. A 501(c)(3) nonprofit applicant may not submit an application until they have received their designation from the IRS. A 501(c)(4) nonprofit applicant must provide documentation satisfactory to THDA, in its sole discretion, that the nonprofit has filed the necessary materials with the IRS and received a response from the IRS demonstrating 501(c)(4) status.
- Faith-based organizations receiving ESG funds, like all organizations receiving HUD funds, must serve all eligible beneficiaries without regard to religion.
- Have approved established ESG Written Standards in accordance with Continuum of Care Coordinated Entry process.
- Submit certification of participation in local Continuum of Care activities and HMIS reporting.

Nonprofit organizations are eligible to receive funds for shelter activities only if such funding is approved by the local government jurisdiction where programs are based. Each application from a nonprofit seeking funds for shelter activities should contain **PART VII: Certification of Local Government Approval** specific to housing and service locations that it controls within each jurisdiction. This Attachment must be submitted to THDA at the time of application. If the organization intends to provide homeless assistance in a number of jurisdictions, the certification of approval must be submitted by each of the units of local government in which the projects are to be located.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

It is a requirement for all ESG subrecipients to formulate homelessness participation in their program. It is required information on the application. All grantees either have a homeless or formerly homeless individual on staff or on the board, or they have incorporated a process to involve the homeless to participate in policy-making decisions.

5. Describe performance standards for evaluating ESG.

The Tennessee ESG Policies and Procedures Manual instructs grantees to adopt performance standards consistent with HUD and THDA program requirements.

Performance Standards/Measures: THDA must ensure that programs and activities funded through the ESG

program meet certain Performance Standards as set by the local Continuum of Care, THDA, and HUD. The following is an example of the types of Standards that THDA and its sub-recipients will be required to meet in order to demonstrate success of the ESG program:

- Reducing the average length of time a person is homeless
- Reducing returns to homelessness
- Improving program coverage
- Reducing the number of homeless individuals and families
- Reducing the number of chronically homeless individuals and families
- Improving employment rate and income amounts of program participants
- Reducing first time homelessness
- Preventing homelessness and achieving independent living in permanent housing for families and youth defined as homeless under other Federal programs

Although THDA understands many sub-recipients have chosen to provide one-time emergency rent or utility assistance to prevent homelessness, sub-recipients receiving ESG funds should use all available resources that will ensure the ongoing housing stability of program participants.

Discussion

Please note that each year, TNECD typically funds 2-3 urgent need activities during a program year. This is dependent on circumstances and can change from year-to-year.

Housing Opportunities for Persons with AIDS (HOPWA) 91.320(k)(4)

YES (described below and in AP-30) HOPWA Specific: Does the Action Plan identify the method for selecting project sponsors (including providing full access to grassroots faith-based and other community organizations)?

Description:

The method of selecting sponsors is through soliciting grant proposals to include grass roots faith-based and other community-based organizations. The purpose of this Request for Grant Proposal (RFGP) is to define the State's minimum requirements, solicit grant proposals and gain adequate information from which the State can evaluate the services potential project sponsors propose to provide. The RFGP process for HOPWA is based on a five-year cycle, which was last issued in 2016 and will end June 30th, 2021. The contracts for these agencies are for one year with the option to renew for four additional years. However, the State reserves the right to terminate a contract should there be substandard performance by a project sponsor. In the event a contract is terminated the State will solicit new agency proposals. The Department of Health will contract with established

not-for-profit agencies that continually show both the capability to plan for, as well as the ability to provide direct intervention and housing assistance to eligible clients and their families. Proposals are evaluated on criteria such as technical services, organization, experience, and budget, among others. Funds were awarded to sponsors who submitted proposals that best met, or exceeded the required criteria and provided a detailed budget, which best met the needs of HOPWA clients.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

- ☒ Applications submitted by eligible recipients
- ☐ Subgrantees that are State Agencies
- ☐ Subgrantees that are HUD-CPD entitlement grantees

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The Tennessee Housing Development Agency will distribute HTF funds by selecting applications submitted by eligible recipients. Eligible recipients include organizations, agencies, and other for-profit and non-profit entities. A recipient must:

- Eligible participants will include public housing authorities and both for-profit and nonprofit organizations which are organized and existing to do business in the State of Tennessee, or if organized in another state, must be qualified to do business in the State of Tennessee. All Applicants must demonstrate at least two years of related housing experience in Tennessee.
- Demonstrate the financial capacity necessary to undertake, complete, and manage the proposed project, as demonstrated by its ability to own, construct, or rehabilitate and manage and operate affordable rental housing. THDA will evaluate the experience of the entire proposed team with owning, developing and managing projects of similar size and scope serving the intended population proposed.

Applicants and their development team must undergo an evaluation by THDA of their capacity before the applicant qualifies as an eligible recipient.

- Have demonstrated understanding of the Federal, State and local housing programs used in conjunction with HTF funds to ensure compliance with all applicable program requirements and regulations.
- Not be debarred or excluded from receiving federal assistance or THDA assistance prior to selection or entering into a Written Agreement or closing the loan.
- Certify that housing units assisted with the HTF will comply with HTF program requirements during the entire period that begins upon selection and ending upon the conclusion of all HTF - funded activities.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

- Eligible participants will include public housing authorities and both for-profit and nonprofit organizations which are organized and existing to do business in the State of Tennessee, or if organized in another state, must be qualified to do business in the State of Tennessee. All Applicants must demonstrate at least two years of related housing experience in Tennessee.
- Demonstrate the financial capacity necessary to undertake, complete, and manage the proposed project, as demonstrated by its ability to own, construct, or rehabilitate and manage and operate affordable rental housing. THDA will evaluate the experience of the entire proposed team with owning, developing and managing projects of similar size and scope serving the intended population proposed. Applicants and their development team must undergo an evaluation by THDA of their capacity before the applicant qualifies as an eligible recipient.
- Have demonstrated understanding of the Federal, State and local housing programs used in conjunction with HTF funds to ensure compliance with all applicable program requirements and regulations.
- Not be debarred or excluded from receiving federal assistance or THDA assistance prior to selection or entering into a Written Agreement or closing the loan.
- Certify that housing units assisted with the HTF will comply with HTF program requirements during the entire period that begins upon selection and ending upon the conclusion of all HTF - funded activities.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Tennessee will select recipients of HTF resources through a competitive selection process that will evaluate the following factors:

1. Geographic Diversity

THDA will accept and consider proposals for HTF resources that will serve communities across the state consistent with the State's certification to affirmatively further fair housing. THDA will establish a minimum score threshold that must be received in order to be eligible for NHTF funding. This minimum score will be determined to ensure that sound, well-designed, and financially viable rental housing will be financed using HTF resources. THDA will rank all applications by Tennessee's three Grand Divisions – East, Middle, and West - that receive the minimum score. THDA will select the highest scoring application from each Grand Division. If additional funding is available, THDA will then rank all remaining applications in a single ranking by score. Those remaining applications that receive the highest score will be selected until funding runs out. Given the limited funding available statewide and to disperse HTF funding across Tennessee, THDA reserves the right to limit funding to only one award per county. THDA also reserves the right to not select a proposed project if sufficient funding is not available to award all funds requested by the applicant. In such instances and at its

sole and absolute discretion, THDA may move to the next lower scoring project(s) in order to meet its commitment obligations under the HTF program.

2. Applicant Capacity to obligate HTF funds and undertake eligible activities in a timely manner

THDA will evaluate the experience of the entire proposed team with owning, developing and managing projects of similar size and scope serving the intended population proposed. Applicants and their development team must undergo an evaluation by THDA of their capacity to carry out the proposed housing project before the applicant qualifies as an eligible recipient. THDA will also evaluate the experience and capacity of the organization to ensure compliance with the requirements and regulations of all Federal, State and local housing programs used in conjunction with HTF funds; THDA will also evaluate the history of the applicant and project team in serving the community in which the HTF - assisted housing is proposed. The applicant must be capable of undertaking and completing HTF - funded activities in a timely manner. THDA will evaluate the past performance of the applicant in completing THDA funded development activities.

3. Project-Based Rental Assistance

For rental housing, the extent to which the project has Federal, State or local project-based rental assistance so rents are affordable to extremely low-income families: THDA will provide a preference for applications which propose to preserve existing housing with project-based rental assistance and for proposals with binding commitments of project-based vouchers to the project.

4. Duration of Affordability Period

For rental housing, the duration of the units' affordability period: All rental developments assisted with HTF resources will have a 30-year period of affordability. No additional consideration is proposed for developments that will extend the period of affordability beyond this minimum requirement.

5. Priority Housing Needs of the State

The merits of the application in meeting the State's priority housing needs: THDA will provide a priority for applications in counties with a higher rental housing need based on variables determined by THDA, which may include, but is not limited to, percent of extremely low-income renters, population growth rate, vacancy rate, and the pipeline of rental housing under construction. Additionally, THDA will provide a priority for applications located in census tracts of opportunity based on variables to be determined by THDA, which may include median gross rent, high cost burden, proximity to employment, high workforce participation, low levels of abandoned housing, rental market vacancy rate, and the pipeline of rental housing under construction.

6. Leveraging

The extent to which application makes use of non-federal funding sources: THDA manages federal resources, including the HOME Investment Partnership Program and the Housing Choice Voucher Program. In order to encourage the diversity of funding sources, THDA will provide a preference for applications that include the use of non-THDA, federal and non-federal resources towards the development of the housing. THDA will not consider rental assistance provided for the purposes of this category. THDA will award points based on the actual percentage of other non-THDA funds in the project against the total development costs of the project. In order to receive points, written documentation committing the non-THDA funds must be included in the application.

7. Other

(1) Applications that propose housing in which more than 20% of the assisted units will be set aside for individuals with disabilities must meet the qualities of settings that are eligible for reimbursement under the Medicaid home and community-based services that were established by the Centers for Medicare and Medicaid Services (CMS) in the final rule dated January 16, 2014:

<https://www.federalregister.gov/articles/2014/01/16/2014-00487/medicaid-program-state-planhome- and->

[community-based-services-5-year-period-for-waivers-provider](#). The final rule requires that all home and community-based settings meet certain qualifications, including:

- The setting is integrated and supports full access to the greater community;
- Is selected by the individual from among setting options;
- Ensures individual rights of privacy, dignity, and respect, and freedom from coercion and restraint;
- Optimizes autonomy and independence in making life choices; and,
- Facilitates choice regarding services and who provides them. Additionally for provider owned or controlled residential settings, the following additional requirements apply:
 - The individual has a lease or other legally enforceable agreement providing similar protections;
 - The individual has privacy in their unit including lockable doors, choice of roommates, and freedom to furnish or decorate the unit;
 - The individual controls his/her own schedule, including access to food at any time;
 - The individual can have visitors at any time; and,
 - The setting is physically accessible

(2) THDA will evaluate the design of the proposed project for the population to be served, including unit configuration, on-site amenities and services, integration with mixed income housing options, and access to community services, including education, transportation, medical, support, recreation, and other activities of daily living.

(3) THDA will evaluate the firm financial commitments available for the proposed project as well as the extent that site control of the proposed project location(s) has been obtained.

(4) THDA will evaluate the inclusion of universal design features into the housing design.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

THDA will accept and consider proposals for HTF resources that will serve communities across the state consistent with the State's certification to affirmatively further fair housing. THDA will establish a minimum score threshold that must be received in order to be eligible for NHTF funding. This minimum score will be determined to ensure that sound, well-designed, and financially viable rental housing will be financed using HTF resources. THDA will rank all applications by Tennessee's three Grand Divisions – East, Middle, and West - that receive the minimum score. THDA will select the highest scoring application from each Grand Division. If additional funding is available, THDA will then rank all remaining applications in a single ranking by score. Those remaining applications that receive the highest score will be selected until funding runs out. Given the limited funding available statewide and to disperse HTF funding across Tennessee, THDA reserves the right to limit funding to only one award per county. THDA also reserves the right not to select a proposed project if sufficient funding is not available to award all funds requested by the applicant. In such instances and at its sole and absolute discretion, THDA may move to the next lower scoring project(s) in order to meet its commitment obligations under the HTF program.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

THDA will evaluate the experience of the entire proposed team with owning, developing and managing projects of similar size and scope serving the intended population proposed. Applicants and their development team must undergo an evaluation by THDA of their capacity to carry out the proposed housing project before the

applicant qualifies as an eligible recipient. THDA will also evaluate the experience and capacity of the organization to ensure compliance with the requirements and regulations of all Federal, State and local housing programs used in conjunction with HTF funds; THDA will also evaluate the history of the applicant and project team in serving the community in which the HTF - assisted housing is proposed.

The applicant must be capable of undertaking and completing HTF-funded activities in a timely manner. THDA will evaluate the past performance of the applicant in completing THDA funded development activities.

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

For rental housing, the extent to which the project has Federal, State or local project-based rental assistance so rents are affordable to extremely low-income families: THDA will provide a preference for applications which propose to preserve existing housing with project-based rental assistance and for proposals with binding commitments of project-based vouchers to the project.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

For rental housing, the duration of the units' affordability period: All rental developments assisted with HTF resources will have a 30 year period of affordability. No additional consideration is proposed for developments that will extend the period of affordability beyond this minimum requirement.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The merits of the application in meeting the State's priority housing needs: THDA will provide a priority for applications in counties with a higher rental housing need based on variables determined by THDA, which may include, but is not limited to, percent of extremely low income renters, population growth rate, vacancy rate, and the pipeline of rental housing under construction. Additionally, THDA will provide a priority for applications located in census tracts of opportunity based on variables to be determined by THDA, which may include median gross rent, high cost burden, proximity to employment, high workforce participation, low levels of abandoned housing, rental market vacancy rate, and the pipeline of rental housing under construction.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The extent to which application makes use of non-federal funding sources: THDA manages federal resources, including the HOME Investment Partnership Program and the Housing Choice Voucher Program. In order to encourage the diversity of funding sources, THDA will provide a preference for applications that include the use of non-THDA, federal and non-federal resources towards the development of the housing. THDA will not consider rental assistance provided for the purposes of this category. THDA will award points based on the

actual percentage of other non-THDA funds in the project against the total development costs of the project. In order to receive points, written documentation committing the non-THDA funds must be included in the application.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds. The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

To implement the Housing Trust Fund program, THDA will follow HUD the interim policy issued for the HOME Program that requires the use of the Section 234-Condominium Housing, elevator-type, basic mortgage limits as the maximum per unit subsidy limits for the Housing Trust Fund program. Effective as of November 7, 2017 and until it is amended, superseded, or rescinded, the maximum per unit subsidy for the HOME program is as follows:

Minimum HOME Dollars
\$1,000 Per Unit Limit

Maximum HOME Dollars
\$60,021 - Efficiency

\$68,806 - 1 Bedroom
\$83,667 - 2 Bedrooms
\$108,239 - 3 Bedrooms
\$118,812 - 4+ Bedrooms

For the Housing Trust Fund, the State of Tennessee adopted the limits used in the HOME program in order to have consistency among the federal grant programs that we administer. These limits have proven to be successful for the HOME program and, due to the similarities between programs, we believe they will also be successful for the HTF program.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

All HTF units must meet the specific Design Standards as prescribed by THDA in the Program description. These standards are specific to rehabilitation of existing units and new construction. In addition, all HTF units must meet all applicable local, state and federal building codes. See Appendix.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

___ The grantee will use the HUD issued affordable homeownership limits.

___ The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

N/A

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

The State will not limit beneficiaries and/or give preferences to any segments of the extremely low income population.

12. Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

The State will not permit the refinancing of existing debt.

List of Appendices

Appendix A: SF-424s

Appendix B: State Certifications

Appendix C: Fair Housing Plan

Appendix D: HOME Program Description

Appendix E: HTF Program Description

Appendix F: ESG Program Description

Appendix G: Consultation

- Website Notices

- Social Media and Email Outreach

- Translations

- Newspaper Tear Sheets

Appendix H: Public Comments

Appendix A:

SF-424's

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

State of Tennessee

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

62-6001445

*** c. Organizational DUNS:**

8790159230000

d. Address:

*** Street1:**

312 Rosa L. Parks Avenue, 26th Floor

Street2:

*** City:**

Nashville

County/Parish:

Davidson

*** State:**

TN: Tennessee

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

37243

e. Organizational Unit:

Department Name:

TN Dept of Econ/Community Dev

Division Name:

Policy & Federal Programs

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Kent

Middle Name:

*** Last Name:**

Archer

Suffix:

Title:

Director of Federal Programs

Organizational Affiliation:

*** Telephone Number:**

615-354-3591

Fax Number:

615-253-1870

*** Email:**

kent.archer@tn.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-228

CFDA Title:

Community Development Block Grants/State's program and Non-Entitlement Grants in Hawaii

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

State Community Development Block Grant Small Cities Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="27,437,829.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="27,437,829.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

State of Tennessee

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

62-6001445

*** c. Organizational DUNS:**

8780474890000

d. Address:

*** Street1:**

502 Deaderick Street, 2nd Floor

Street2:

*** City:**

Nashville

County/Parish:

Davidson

*** State:**

TN: Tennessee

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

37243

e. Organizational Unit:

Department Name:

TN Housing Development Agency

Division Name:

Community Programs

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Don

Middle Name:

*** Last Name:**

Watt

Suffix:

Title: Director of Community Programs

Organizational Affiliation:

*** Telephone Number:** 615-815-2032

Fax Number: 615-564-2700

*** Email:** dwatt@thda.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnerships Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

State HOME Investment Partnerships Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="14,391,943.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="14,391,943.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

State of Tennessee

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

62-6001445

*** c. Organizational DUNS:**

8780474890000

d. Address:

*** Street1:**

502 Deaderick Street, 2rd Floor

Street2:

*** City:**

Nashville

County/Parish:

Davidson

*** State:**

TN: Tennessee

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

37243

e. Organizational Unit:

Department Name:

TN Housing Development Agency

Division Name:

Community Programs

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Don

Middle Name:

*** Last Name:**

Watt

Suffix:

Title:

Director of Community Programs

Organizational Affiliation:

*** Telephone Number:**

615-815-2032

Fax Number:

615-564-2700

*** Email:**

dwatt@thda.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.275

CFDA Title:

Housing Trust Fund

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

State of Tennessee - Housing Trust Fund

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="3,688,511.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="3,688,511.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:


Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

State of Tennessee

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

62-6001445

*** c. Organizational DUNS:**

8780474890000

d. Address:

*** Street1:**

502 Deaderick Street, 2nd Floor

Street2:

*** City:**

Nashville

County/Parish:

Davidson

*** State:**

TN: Tennessee

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

37243

e. Organizational Unit:

Department Name:

TN Housing Development Agency

Division Name:

Community Programs

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Don

Middle Name:

*** Last Name:**

Watt

Suffix:

Title:

Director of Community Programs

Organizational Affiliation:

*** Telephone Number:**

615-815-2032

Fax Number:

615-564-2700

*** Email:**

dwatt@thda.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grant Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

State Emergency Solutions Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,977,606.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="2,977,606.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

State of Tennessee

* b. Employer/Taxpayer Identification Number (EIN/TIN):

62-6001445

* c. Organizational DUNS:

1726362680000

d. Address:

* Street1:

710 James Robertson Parkway, 4th Floor

Street2:

* City:

Nashville

County/Parish:

Davidson

* State:

TN: Tennessee

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

37243

e. Organizational Unit:

Department Name:

TN Dept. of Health

Division Name:

HIV/AIDS/STD Section

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Trang

Middle Name:

* Last Name:

Wadsworth

Suffix:

Title:

Director of HIV/STD Program

Organizational Affiliation:

* Telephone Number:

615-532-7914

Fax Number:

615-741-3691

* Email:

trang.wadsworth@tn.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-241

CFDA Title:

Housing Opportunities for Persons with AIDS

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Housing Opportunities for Persons with AIDS (HOPWA)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

 Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,243,245.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,243,245.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

 Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

State of Tennessee

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

62-6001445

*** c. Organizational DUNS:**

8790159230000

d. Address:

*** Street1:**

312 Rosa L. Parks Avenue, 26th Floor

Street2:

*** City:**

Nashville

County/Parish:

Davidson

*** State:**

TN: Tennessee

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

37243

e. Organizational Unit:

Department Name:

TN Dept of Econ/Community Dev

Division Name:

Policy & Federal Programs

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Kent

Middle Name:

*** Last Name:**

Archer

Suffix:

Title:

Director of Federal Programs

Organizational Affiliation:

*** Telephone Number:**

615-354-3591

Fax Number:

615-253-1870

*** Email:**

kent.archer@tn.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-228

CFDA Title:

Community Development Block Grants/State's program and Non-Entitlement Grants in Hawaii

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

State Community Development Block Grant Small Cities Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="27,437,829.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="27,437,829.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number:

Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** State of Tennessee

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

62-6001445

*** c. Organizational DUNS:**

8780474890000

d. Address:

* Street1: 502 Deaderick Street, 2nd Floor

Street2:

* City: Nashville

County/Parish:

Davidson

* State:

TN: Tennessee

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 37243

e. Organizational Unit:

Department Name:

TN Housing Development Agency

Division Name:

Community Programs

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Don

Middle Name:

* Last Name:

Watt

Suffix:

Title: Director of Community Programs

Organizational Affiliation:

* Telephone Number: 615-815-2032

Fax Number: 615-564-2700

* Email: dwatt@thda.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnerships Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

State HOME Investment Partnerships Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="14,391,943.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="14,391,943.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

State of Tennessee

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

62-6001445

*** c. Organizational DUNS:**

8780474890000

d. Address:

*** Street1:**

502 Deaderick Street, 2rd Floor

Street2:

*** City:**

Nashville

County/Parish:

Davidson

*** State:**

TN: Tennessee

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

37243

e. Organizational Unit:

Department Name:

TN Housing Development Agency

Division Name:

Community Programs

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Don

Middle Name:

*** Last Name:**

Watt

Suffix:

Title:

Director of Community Programs

Organizational Affiliation:

*** Telephone Number:**

615-815-2032

Fax Number:

615-564-2700

*** Email:**

dwatt@thda.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.275

CFDA Title:

Housing Trust Fund

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

State of Tennessee - Housing Trust Fund

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

 Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="3,688,511.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="3,688,511.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

 Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

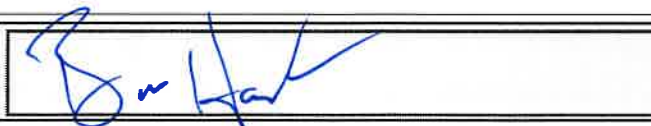
* Title:

* Telephone Number:

Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

State of Tennessee

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

62-6001445

*** c. Organizational DUNS:**

8780474890000

d. Address:

*** Street1:**

502 Deaderick Street, 2nd Floor

Street2:

*** City:**

Nashville

County/Parish:

Davidson

*** State:**

TN: Tennessee

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

37243

e. Organizational Unit:

Department Name:

TN Housing Development Agency

Division Name:

Community Programs

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Don

Middle Name:

*** Last Name:**

Watt

Suffix:

Title:

Director of Community Programs

Organizational Affiliation:

*** Telephone Number:**

615-815-2032

Fax Number:

615-564-2700

*** Email:**

dwatt@thda.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grant Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

State Emergency Solutions Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,977,606.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="2,977,606.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: <input type="text" value="State of Tennessee"/>			
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="62-6001445"/>		* c. Organizational DUNS: <input type="text" value="1726362680000"/>	
d. Address:			
* Street1: <input type="text" value="710 James Robertson Parkway, 4th Floor"/>			
Street2: <input type="text"/>			
* City: <input type="text" value="Nashville"/>			
County/Parish: <input type="text" value="Davidson"/>			
* State: <input type="text" value="TN: Tennessee"/>			
Province: <input type="text"/>			
* Country: <input type="text" value="USA: UNITED STATES"/>			
* Zip / Postal Code: <input type="text" value="37243"/>			
e. Organizational Unit:			
Department Name: <input type="text" value="TN Dept. of Health"/>		Division Name: <input type="text" value="HIV/AIDS/STD Section"/>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: <input type="text" value="Ms."/>		* First Name: <input type="text" value="Trang"/>	
Middle Name: <input type="text"/>			
* Last Name: <input type="text" value="Wadsworth"/>			
Suffix: <input type="text"/>			
Title: <input type="text" value="Director of HIV/STD Program"/>			
Organizational Affiliation: <input type="text"/>			
* Telephone Number: <input type="text" value="615-532-7914"/>		Fax Number: <input type="text" value="615-741-3691"/>	
* Email: <input type="text" value="trang.wadsworth@tn.gov"/>			

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-241

CFDA Title:

Housing Opportunities for Persons with AIDS

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Housing Opportunities for Persons with AIDS (HOPWA)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,243,245.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,243,245.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

Appendix B:

State Certifications

STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

Affirmatively Further Fair Housing -- The State will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

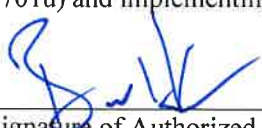
Anti-Lobbying -- To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of State -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official

5/24/18

Date

Governor

Title

Specific Community Development Block Grant Certifications

The State certifies that:

Citizen Participation -- It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

Consultation with Local Governments --

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

Local Needs Identification -- It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. Overall Benefit. In the aggregate, not less than 70 percent of the CDBG funds, including Section 108 guaranteed loans, received by the State during the following fiscal year(s) _____ 2018, 2019, 2020 _____ [a period designated by the State of one, two, or three specific consecutive fiscal year(s)] will be used for activities that benefit persons of low and moderate income.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG Funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

5/24/18

Date

Governor

Title

Specific HOME Certifications

The State certifies that:

Tenant Based Rental Assistance -- If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy Layering -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature of Authorized Official

5/24/18
Date

Governor

Title

Emergency Solutions Grant Certifications

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

Matching Funds – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

Discharge Policy – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Confidentiality – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Homeless Persons Involvement – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

Consolidated Plan – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.



Signature of Authorized Official

5/24/18
Date

Governor

Title

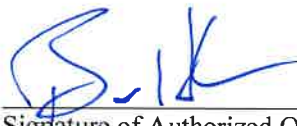
Housing Opportunities for Persons With AIDS Certifications

The State HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years, in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance,
2. For a period of not less than 3 years, in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

5/24/16

Date

Governor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

Affirmatively Further Fair Housing -- The State will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying -- To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of State -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official

5/24/18

Date

Governor

Title

Specific Community Development Block Grant Certifications

The State certifies that:

Citizen Participation -- It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

Consultation with Local Governments --

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

Local Needs Identification -- It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. Overall Benefit. In the aggregate, not less than 70 percent of the CDBG funds, including Section 108 guaranteed loans, received by the State during the following fiscal year(s) _____ 2018, 2019, 2020 _____ [a period designated by the State of one, two, or three specific consecutive fiscal year(s)] will be used for activities that benefit persons of low and moderate income.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG Funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

5/24/18

Date

Governor

Title

Specific HOME Certifications

The State certifies that:

Tenant Based Rental Assistance -- If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy Layering -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature of Authorized Official

5/24/18

Date

Governor

Title

Emergency Solutions Grant Certifications

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

Matching Funds – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

Discharge Policy – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Confidentiality – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Homeless Persons Involvement – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

Consolidated Plan – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.



Signature of Authorized Official

5/24/18

Date

Governor

Title

Housing Opportunities for Persons With AIDS Certifications

The State HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years, in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance,
2. For a period of not less than 3 years, in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

5/24/18

Date

Governor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix C:

Fair Housing Plan

Private Sector Impediments

Impediments, Suggested Actions and Objectives	Action(s)	Measurement(s)	Responsible Agencies	Timeline	Cost
<p>1. Discriminatory terms, conditions, privileges or services and facilities in the rental market</p> <p><i>Action 1.1</i> – Continue to educate landlords and property management companies about fair housing law. <i>Objective 1.1</i> – Increase number of outreach and education activities conducted.</p> <p><i>Action 1.2</i> – Continue to educate housing consumers in fair housing rights. <i>Objective 1.2</i> – Increase number of outreach and education activities conducted.</p> <p><i>Action 1.3</i> – Enhance audit and testing activities and document the outcomes of tests <i>Objective 1.3</i> – Increase number of testing activities conducted</p> <p>Priority: High</p>	<p>1.1a – Provide information & training or support the Fair Housing Council to bring information and training on fair housing to developers, property managers and the apartment association.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p> <p>THDA's Civil Rights Advisor and legal staff are available for agency trainings with sub-recipients/grantees & external partners agencies, such as LIHTC developer workshops.</p> <p>Fair Housing reminders, updates, information is placed on THDA's website, TNHousingSearch website and/or THDA's social media sites.</p>	<p>1.1a – Fair housing training for non-profit and for profit developers and apartment managers completed.</p> <p>Sub-recipients reminded about online training and requirements to attend training annually.</p> <p>THDA Division Directors invite THDA Civil Rights Advisor and/or legal staff to participate in routine training or outreach activities.</p> <p>Fair Housing reminders, updates, information are placed on TNHousingSearch website and/or THDA's social media sites.</p>	THDA	FY 2018-2019 & On going	THDA: \$3,500
	1.1b – Continue to educate THDA staff who work with rental programs and landlords (Section 8 HCV staff) on an annual basis.	<p>1.1b – THDA staff continues training in fair housing issues in the rental market.</p> <p>All THDA employees complete training by June 30, 2019. All new employees complete training and quiz within first 90 days of employment.</p>	THDA	FY 2018-2019	\$2,500
	1.1c – Continue to educate staff on Fair Housing through attendance at the Tennessee Fair Housing Council annual Middle Tennessee conference, West Tennessee Fair Housing Celebrations (West	1.1c – Attendance at fair housing events continues, number of staff trained increases.	THDA, ECD	Annually in April	THDA: \$4,500 ECD: \$1,700

	& Middle) and the ECHO Spring Fair Housing Workshop. Provide support and sponsorship to events and encourage attendance among sub-recipients and partners.	Sponsorship of fair housing meetings continues. Marketing fair housing conferences on Facebook, Twitter and via bulk email mailing lists to enhance attendance among sub-recipients and partners. Continued attendance by THDA staff at regional (West Tennessee Fair Housing Celebration and ECHO Spring Fair Housing Workshop) meetings.			
	1.2a – Continue to give written HUD Fair Housing information to program beneficiaries and monitor sub-recipients to ensure compliance.	1.2a – Fair Housing brochure or written information is given to program beneficiaries; ensured through monitoring.	THDA, DOH, ECD	On-going	THDA: \$500 ECD: \$250 DOH: \$125
	1.2b – Consistently review THDA website fair housing page & make updates as needed; make AI available for review.	1.2b – Fair housing page of website is accessible and updated regularly. AI is available to review through site.	THDA	On-going	\$500
	1.3a – Continue to monitor sub-recipients for compliance with Fair Housing and Equal Opportunity, utilizing Fair Housing and Equal Opportunity checklists.	1.3a – Sub-recipients are monitored for Fair Housing and Equal Opportunity, using checklists.	THDA, ECD, DOH	On-going	THDA: \$1,500 ECD: \$250 DOH: \$125

<p>2. Discriminatory acts under Section 818 (coercion, etc.)</p> <p><i>Action 2.1</i> – Continue to educate landlords and property management companies about fair housing law <i>Objective 2.1</i> – Increase number of outreach and education activities</p> <p><i>Action 2.2</i> – Continue to educate housing consumers in fair housing rights <i>Objective 2.2</i> – Increase the number of outreach and education activities conducted</p> <p><i>Action 2.3</i> – Enhance audit and testing activities and document the outcomes of tests <i>Objective 2.3</i> – Increase number of testing activities conducted</p> <p><i>Priority: Low</i></p>	<p>2.1a – Provide information & training (online or in person) &/or support the Fair Housing Council to bring information and training on fair housing to developers, property managers and the apartment association.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p> <p>THDA’s Civil Rights Advisor and legal staff are available for agency trainings with sub-recipients/grantees & external partners agencies, such as LIHTC developer workshops.</p> <p>Fair Housing reminders, updates, information is placed on THDA’s website, the TNHousingSearch website and/or THDA’s social media sites.</p>	<p>2.1a – Fair housing training for non-profit and for profit developers and apartment managers made available; completion encouraged.</p> <p>Online training module made available.</p> <p>THDA Division Directors invite THDA Civil Rights Advisor and/or legal staff to participate in routine training or outreach activities.</p> <p>Fair Housing reminders, updates, information is placed on TNHousingSearch website and/or THDA’s social media sites.</p>	FY 2018-2019 & On going	On-going	\$2,000
	<p>2.1b – Continue to educate THDA staff who work with rental programs and landlords (Section 8 HCV staff) on an annual basis.</p> <p>Online training for all THDA staff, including those who work with rental programs, is under development for Title VI and Fair Housing and will be made available by July 1, 2017. Existing employees will complete the training by September 1, 2017, and new employees will complete the training as part of on-boarding activities.</p>	<p>2.1b – THDA staff continues training in fair housing issues in the rental market.</p> <p>All THDA employees complete training by June 30, 2019. All new employees complete training and quiz within first 90 days of employment.</p>	FY 2018-2019 & On-going	On-going	\$2,500
	<p>2.1c – Continue to educate staff on Fair Housing through attendance at Fair Housing Matters Conference and West Tennessee Fair Housing Celebration. Provide support and sponsorship to both</p>	<p>2.1c – Attendance at fair housing events by THDA staff continues.</p> <p>Sponsorship of fair housing meetings continues. Marketing fair housing</p>	THDA, ECD	Annually in April	THDA: \$4,500 ECD: \$1,700

	events and encourage attendance among sub-recipients and partners.	conferences on Facebook, Twitter and via bulk email mailing lists to enhance attendance among sub-recipients and partners.			
	2.2a – Consistently review THDA website fair housing page & make updates as needed; make AI available for review.	2.2a – Fair housing page of website is accessible and updated regularly. AI is available to review through site.	THDA, ECD, DOH	On-going	THDA: \$500 ECD: \$200
	2.2b – Continue to give written HUD Fair Housing information to program beneficiaries and monitor sub-recipients to ensure compliance.	2.2a – Fair Housing brochure or written information is given to program beneficiaries, ensured through monitoring.	THDA, ECD, DOH	On-going	THDA: \$500 ECD: \$250 DOH: \$125
	2.3a – The State will communicate reasonable accommodation testing as a priority to partners engaged in testing which include: the Fair Housing Council, West Tennessee Legal Services, and the Tennessee Human Rights Commission.	2.3a – Priority is communicated to testing organizations.	THDA, ECD, DOH	On-going	THDA: \$25
	2.3b – Continue to monitor sub-recipients for compliance with Fair Housing and Equal Opportunity, utilizing Fair Housing and Equal Opportunity checklists.	2.3b – Sub-recipients are monitored for Fair Housing and Equal Opportunity, using checklists.	THDA, ECD, DOH	On-going	THDA: \$1,500 ECD: \$250 DOH: \$125

3. Failure to make reasonable accommodation and modification <i>Action 3.1 – Enhance audit and testing activities and document the outcomes of tests</i> <i>Objective 3.1 – Increase number of testing activities conducted</i> <i>Action 3.2 – Educate housing providers about requirements for reasonable accommodation or modification</i>	3.1a – The State will communicate reasonable accommodation testing as a priority to partners engaged in testing which include: the Fair Housing Council, West Tennessee Legal Services, and the Tennessee Human Rights Commission.	3.1a – Priority is communicated to testing organizations, testing increases.	THDA, ECD, DOH	On-going	THDA: \$25
	3.1b – Continue to monitor sub-recipients for compliance with Fair Housing and Equal Opportunity, including reasonable accommodation & modification, utilizing Fair Housing and Equal Opportunity checklists.	3.1a – Sub-recipients are monitored for Fair Housing and Equal Opportunity, using checklists.	THDA, ECD, DOH	On-going	THDA: \$1,500 ECD: \$250 DOH: \$125
	3.2a – Continue to educate staff on Fair Housing, including reasonable accommodation & modification through attendance at Fair Housing Matters Conference, West Tennessee Fair Housing	3.2a – Attendance at fair housing events continues. Sponsorship of fair housing meetings continues. Marketing fair housing	THDA, ECD	Annually in April	THDA: \$4,500 ECD: \$1,700

<p><i>Objective 3.2 – Increase number of training sessions conducted</i></p> <p>Priority: Medium</p>	<p>Celebration and the ECHO Spring Fair Housing Workshop. Provide support and sponsorship to both events and encourage attendance among sub-recipients and partners.</p>	<p>conferences on Facebook, Twitter and via bulk email mailing lists to enhance attendance among sub-recipients and partners.</p>			
	<p>3.2b – Support the Fair Housing Council in providing fair housing training for developers, property managers and the apartment association.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p>	<p>3.2b –Fair housing training for non-profit and for profit developers and apartment managers posted online.</p>	THDA	Ongoing	\$1,500
	<p>3.2dc– Continue to educate THDA program staff that work with housing providers and landlords on an annual basis.</p> <p>Online training for all THDA staff, including those who work with rental programs, is available.</p>	<p>3.2c – Training on reasonable accommodation continues as part of annual Fair Housing training.</p> <p>All THDA employees complete online training annually by June 30. All new employees complete training and quiz within first 90 days of employment.</p>	THDA	On-going	\$3,500
	<p>3.2d – Increase training of elected officials and landlords in CDBG grantee communities of fair housing responsibilities.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p> <p>THDA’s Civil Rights Advisor and legal staff are available for agency trainings with sub-recipients/grantees & external partners</p>	<p>3.2d – THDA online training is made available.</p> <p>THDA Civil Rights or legal staff attend local community training to discuss fair housing as requested.</p>	THDA, ECD	FY 2018-19	\$1,500

	agencies, such as LIHTC developer workshops.				
--	--	--	--	--	--

4. Discriminatory patterns in home purchase loan denials <i>Action 4.1 – Educate buyers through credit counseling and home purchase training</i> <i>Objective 4.1 – Increase number of outreach and education activities conducted</i> <i>Action 4.2 – Educate lenders and make developers aware of the counseling and training</i> <i>Objective 4.2 – Increase number of outreach and education activities conducted</i> <i>Priority: Low</i>	4.1a – Continue homebuyer education courses (with fair housing components in the curriculum) for THDA loan programs (required for Great Choice Plus; Homeownership for the Brave and HOME). Continue to support the Homebuyer Education Initiative (HBEI) across the state for homebuyers not utilizing a THDA loan product. THDA HBEI program includes 3 HUD certified counselors to focus on foreclosure prevention & delinquency.	4.1a – Homebuyer education classes are conducted, program continued and marketed serving THDA borrowers and non-THDA borrowers (depending on demand). HUD certified counselors assist THDA low/moderate income buyers with foreclosure and delinquency prevention.	THDA	FY2018-2019 & Ongoing	\$350,000
	4.1b – Continue to support and train HBEI agencies through provision of NeighborWorks America course curriculum materials and training.	4.1b – Deliver NeighborWorks American materials to HBEI agencies annually in March.	THDA	On-going	\$5,000
	4.1c – Continue “Training the Trainer” to certify new Homebuyer Education Trainers throughout the state and continuing education sessions (Peer Sessions) for certified Homebuyer Education Trainers.	4.1c – “Training the Trainer” and Peer Sessions conducted annually in July.	THDA	On-going	\$3,500
	4.1d – Continue marketing and outreach on Homebuyer Education Initiative on THDA website. Continue Step-in program, which targets state employees for THDA mortgage programs.	4.1d – Website updated, new outreach activities identified. Increase the number of state employees securing THDA mortgage through the Step-in Program.	THDA	FY 2016-2017 & ongoing	\$50,000
	4.1e – Explore analyzing counseling agency data that is collected to provide agencies feedback to improve program performance.	4.1e – Decision to analyze data is made, analysis completed annually and reported to agencies at HBEI Peer Sessions.	THDA	FY 2016-17 & ongoing	\$500
	4.1f – Continue to find new and improved ways to educate buyers and improve	4.1f – Quarterly meetings of the advisory boards continue.	THDA	On-going	\$500

	financial literacy through the operation of the Housing Education Advisory Board.				
	4.2 – Invite lenders and developers to the Governor’s Housing Conference, which includes fair housing training and education.	4.2 – Include annual fair housing training and invite lenders and developers to the Governor’s Housing Conference.	THDA	On-going	\$1,000

5. Discriminatory patterns in predatory lending <i>Action 5.1 – Educate buyers through credit counseling and home purchase training</i> <i>Objective 5.1 – Increase number of outreach and education activities conducted</i> <i>Action 5.2 – Educate lenders and developers’ counseling and training</i> <i>Objective 5.2 – Increase number of outreach and education activities conducted</i> <i>Priority: Low</i>	5.1a – Continue homebuyer education courses (with fair housing components in the curriculum) for THDA loan programs (required for Great Choice Plus; Homeownership for the Brave and HOME). Continue to support the Homebuyer Education Initiative (HBEI) across the state for homebuyers not utilizing a THDA loan product.	5.1a – Homebuyer education classes are conducted, program continued and marketed serving THDA borrowers and non-THDA borrowers (depending on demand). HUD certified counselors work across the state to assist THDA low/moderate income buyers with foreclosure and delinquency prevention.	THDA	FY2018-2019 &	\$350,000
	THDA HBEI program includes 3 HUD certified counselors to focus on foreclosure prevention & delinquency.				
	5.1b – Continue to support and train HBEI agencies through provision of NeighborWorks America course curriculum materials and training.	5.1b – Deliver NeighborWorks American materials to HBEI agencies, annually in March.	THDA	On-going	\$5,000
	5.1c – Continue “Training the Trainer” to certify new Homebuyer Education Trainers throughout the state and continuing education sessions (Peer Sessions) for certified Homebuyer Education Trainers	5.1c – “Training the Trainer” and Peer Sessions conducted annually in July.	THDA	On-going	\$3,500
	5.1d – Continue marketing and outreach on Homebuyer Education Initiative on THDA website. Explore new ways to market homebuyer education and credit counseling.	5.1d – Website updated, new outreach activities identified including development of a new on-line Homebuyer Education portal.	THDA	On-going	\$50,000
	5.1e – Explore analyzing counseling agency data that is collected to provide agencies feedback to improve program performance.	5.1e– Decision to analyze data is made, analysis completed and reported annually to agencies at HBEI Peer Sessions.	THDA	Ongoing	\$500
	5.2 – Invite lenders and developers to the Governor’s Housing Conference, which includes fair housing training and education.	5.2 – Include annual fair housing training and invite lenders and developers to the Governor’s Housing Conference.	THDA	On-going	\$1,000

<p>6. Lack of sufficient education about fair housing law</p> <p><i>Action 6.1</i> – Have the THRC develop a core outreach and education curriculum, with the assistance of other organizations that provide fair housing services, in Tennessee</p> <p><i>Objective 6.1</i> – Track the consistency in fair housing messaging throughout the State of Tennessee.</p> <p><i>Action 6.2</i> – Educate the public and housing stakeholders about fair housing law and rights of housing consumers</p> <p><i>Objective 6.2</i> – Increase number of outreach and education activities conducted</p> <p><i>Action 6.3</i> – Enhance documentation of fair housing activities conducted throughout the State</p> <p><i>Objective 6.3</i> – Request that the THRC provide such documentation for all activities conducted under the auspices of the core curriculum</p> <p><i>Priority:</i> High</p>	<p>6.1 – Discuss with the Tennessee Human Rights Commission opportunities to develop an outreach and education curriculum on fair housing with other organizations in the state that provide fair housing services.</p>	<p>6.1 – Discuss this opportunity with Tennessee Human Rights Commission.</p>	<p>THDA</p>	<p>Ongoing</p>	<p>No cost</p>
	<p>6.2a – Provide information & training (online or in person) &/or support the Fair Housing Council to bring information and training on fair housing to sub-recipients/grantees with an emphasis on duty to affirmatively further fair housing, raising citizen awareness of fair housing law, discrimination in rental, ramifications of failure to make reasonable accommodation, codes, zoning and other priority areas.</p> <p>Online training for THDA employees, sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p> <p>Fair Housing reminders, updates, information is placed on TNHousingSearch website and/or THDA’s social media sites.</p>	<p>6.2a – THDA online training module made available and sub-recipients and other business associates notified.</p> <p>Training provided at Grantee & LIHTC workshops as requested.</p> <p>THDA added Language Translation and Interpretation Access Services to the projects allowed under THDA technical assistance grants for the Development Districts in the 2017-2018 grant year.</p>	<p>THDA, ECD</p>	<p>On-going</p>	<p>THDA: \$3,500 (cost may be higher if Development Districts use technical assistance grants for language assistance) ECD: \$1,000</p>
	<p>6.2b – Implement training for elected officials as part of grant requirements for CDBG grantees.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p>	<p>6.2b – THDA sub-recipient online training is made available. CDBG grantees notified of training.</p>	<p>THDA, ECD</p>	<p>FY 2018-19</p>	<p>THDA: \$1,500 ECD: \$500</p>
	<p>6.2d – Consistently review THDA website fair housing page & make updates as needed; make AI available for review.</p>	<p>6.2d – Fair housing page of website is accessible and updated regularly. AI is available to review through site.</p>	<p>THDA, ECD, DOH</p>	<p>On-going</p>	<p>THDA: \$500 ECD:</p>

					\$200
	6.2e – Explore working with THDA Advisory Boards (Housing Industry, Housing Education, and Energy Efficiency and Weatherization) to seek input and identify ways to increase educational opportunities for housing stakeholders and the public on fair housing issues in the private sector.	6.2e – THDA Civil Rights Advisor attends Advisory Board meetings, describes need for educational opportunities or conducts Fair Housing presentations and seeks input.	THDA	On-going	\$250
	6.2f – Explore opportunities for THDA’s Connect Team to educate housing stakeholders of their duty to AFFH, fair housing law and rights of housing consumers.	6.2f – Discuss opportunities and ideas with Outreach Team and conduct annual meeting to revisit efforts.	THDA	On-going	\$500
	6.2g – Continue training for HOPWA Program Sponsors at annual network meeting and monitor for compliance during monitoring interviews.	6.2g – Training and monitoring continues.	DOH	On-going	\$1,500
	6.3 – Discuss with Tennessee Human Rights Commission opportunities to enhance the documentation of fair housing activities.	6.3 – Contact THRC to discuss documentation opportunities.	THDA	Ongoing	No cost

Public Sector Impediments

Impediment/Suggested Action/Objective	Action(s)	Measurement(s)	Responsible Agencies	Timeline	Cost
1. Lack of local fair housing ordinances or policies <i>Action 1.1</i> – Create template fair housing ordinance, resolution, policy or other commitment to AFFH <i>Objective 1.1</i> – Present policy to all prospective grantees <i>Action 1.2</i> – Educate local government staff about fair housing regulations and the statewide commitment to AFFH <i>Objective 1.2</i> – Increase number of education activities <i>Action 1.3</i> – Increase monitoring and enforcement policies that affirmatively further fair housing choice <i>Objective 1.3</i> – Increase number of monitoring and enforcement activities <i>Priority: High</i>	1.1a – Explore opportunities to work with fair housing partners and local/county government associations, including West Tennessee Legal Services and the Fair Housing Council, to develop policies to provide to local governments and sub-recipients.	1.1a – Partnership established and policy completed.	ECD, THDA	Ongoing	THDA: \$5,000 ECD: \$800
	1.1b – Explore partnerships with the other state, county and local organizations, including the Tennessee Advisory Commission on Intergovernmental Relations (TACIR) and Tennessee’s Development Districts to determine best way to reach local governments and present policy.	1.1b – Establish partnership and determine best method for information delivery.	ECD, THDA	Ongoing	THDA: \$1,000 ECD: \$800
	1.1c – After development of Fair Housing materials, present to grantees and local governments within jurisdiction.	1.1c – Deliver materials to grantees, as well as local governments within the state’s jurisdictions.	ECD, THDA	Ongoing	THDA: \$500 ECD: \$400
	1.2a – Continue to educate local government staff and sub-recipients by contracting with the Tennessee Fair Housing Council or utilizing THDA’s Civil Rights Advisor and legal staff fair housing training at grantee workshops, with an emphasis on duty to affirmatively further fair housing, raising citizen awareness of fair housing law, discrimination in rental, the ramifications of a failure to make reasonable accommodation, codes, zoning and other priority areas. Continue to publish ECD notices and promote participation at fair housing events and trainings. Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training	1.2a – Grantees trained in fair housing at grantee workshops. Online training is made available & sub-recipients are notified.	THDA, ECD	FY 2018-2019 & On-going	THDA: \$1,500 ECD: \$400

	will be periodically reviewed for revisions/updates.				
	<p>1.2b – Explore providing state-wide fair housing trainings or forums with local government officials, housing stakeholders and citizens, that focus on fair housing law, affirmatively furthering fair housing, impediments to fair housing in Tennessee and local actions to overcome impediments.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p>	<p>1.2b – Fair housing training made available statewide.</p> <p>Online training made available. THDA Civil Rights Advisor or legal team is made available for trainings or forums; Tennessee Fair Housing Council or other local fair housing organization is contracted as needed.</p>	ECD, THDA, DOH	On-going	THDA: \$1,500 ECD: \$400
	1.3a – Continue to monitor grant programs for compliance with fair housing and equal opportunity, utilizing fair housing and equal opportunity checklists.	1.3a – Programs are monitored for activity and compliance consistent with information required in checklists.	THDA, ECD, DOH	On-going	THDA: \$1,500 ECD: \$250 DOH: \$125
<p>2. Insufficient establishment and enforcement of building codes regarding special needs housing</p> <p><i>Action 2.1 – Create examples of building code policies that sufficiently provide for special needs housing such as group homes and accessible housing</i></p> <p><i>Objective 2.1 – Present examples to all prospective grantees</i></p> <p><i>Action 2.2 – Educate local government staff about fair</i></p>	2.1a – Incorporate Medicaid Home and Community Based Service Settings rule in special needs housing project priorities in THDA Housing Trust Fund program.	2.1a – HCBS Settings rule incorporated into Trust Fund Program.	ECD, THDA	FY 2016-17	THDA: \$1,000 ECD: \$800
	2.1b – Explore partnerships with state, county and local government stakeholders, such the Tennessee Advisory Commission on Intergovernmental Relations (TACIIR) and Tennessee’s Development Districts to determine best way to reach local governments and present examples of Fair Housing policy related to special needs & accessible housing.	2.1b – Establish partnership and determine best method for information delivery.	ECD, THDA	FY 2017-18	THDA: \$1,000 ECD: \$800
	2.1c – After development of Fair Housing materials, present to grantees and local governments within jurisdiction.	2.1c – Deliver materials to grantees, as well as local governments within the state’s jurisdictions.	ECD, THDA	FY 2017-18	THDA: \$500 ECD: \$400

<p>housing regulations and the statewide commitment to AFFH</p> <p><i>Objective 2.2</i> – Increase number of education activities conducted</p> <p><i>Action 2.3</i> – Increase monitoring and enforcement of building codes of jurisdictions across the state</p> <p><i>Objective 2.3</i> – Increase number of monitoring and enforcement activities</p> <p><i>Priority: Medium</i></p>	<p>2.2a – Continue to educate local government staff and sub-recipients by contracting with the Tennessee Fair Housing Council or utilizing THDA’s Civil Rights Advisor and legal staff fair housing training at grantee workshops, with an emphasis on duty to affirmatively further fair housing, raising citizen awareness of fair housing law, discrimination in rental, the ramifications of a failure to make reasonable accommodation, codes, zoning and other priority areas. Continue to publish ECD notices and promote participation at fair housing events and trainings.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p>	<p>2.2a – – Grantees trained in fair housing at grantee workshops.</p> <p>Online training is made available & sub-recipients are notified.</p>	THDA, ECD	On-going	THDA: \$1,500 ECD: \$400
	<p>2.2b Explore providing state-wide fair housing trainings or forums with local government officials, housing stakeholders and citizens, that focus on fair housing law, affirmatively furthering fair housing, impediments to fair housing in Tennessee and local actions to overcome impediments.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p>	<p>2.2b – – Online training made available. THDA Civil Rights Advisor or legal team is made available for trainings or forums; Tennessee Fair Housing Council or other local fair housing organization is contracted as needed.</p>	ECD, THDA	On-going	THDA: \$1,500 ECD: \$400
	<p>2.2c – Present AI findings at Governor’s Housing Summit, which is attended by</p>	<p>2.2c – Findings are presented.</p>	ECD, THDA	Completed	THDA: \$1,000 ECD:

	housing stakeholders, citizens and local government officials.				No cost
	2.2d – Encourage and promote THDA’s accessibility and visitability program, which is a voluntary certification program created by the TN Council on Developmental Disabilities that encourages builders (single family and multi-family) to voluntarily implement design features that make homes accessible, visitable and convenient for everyone.	2.2d – Visitability standards are included as part of our scoring criteria under HOME, HTF Competitive Grants Program and the LIHTC Qualified Allocation Plan for both new construction and rehab projects. Knowledge of visitability increases through education, builders voluntarily implement features.	THDA	FY2017-2018 & ongoing	THDA: \$24,678
	2.3a – Continue to monitor grant programs for compliance with fair housing and equal opportunity, utilizing fair housing and equal opportunity checklists.	2.3a – Programs are monitored for activity and compliance consistent with information required in checklists.	THDA, ECD, DOH	On-going	THDA: \$500 ECD: \$250 DOH: \$125
3. Lack of local government understanding of duties of AFFH <i>Action 3.1 – Educate local government staff about fair housing law and federal formula grant funding requirements to affirmatively further fair housing</i> <i>Objective 3.1 – Increase number of educational activities conducted</i> <i>Priority: High</i>	3.1a – Continue to educate local government staff and sub-recipients by contracting with the Tennessee Fair Housing Council or other fair housing education providers to conduct fair housing training at grantee workshops, with an emphasis on duty to affirmatively further fair housing, raising citizen awareness of fair housing law, discrimination in rental, ramifications of a failure to make reasonable accommodation, codes, zoning and other priority areas. Continue to publish ECD notices and promote participation at fair housing events and trainings. Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.	3.1a – Grantees trained in fair housing at grantee workshops, ECD notices regarding fair housing increased, and attendance at fair housing events increases. Online training made available. THDA Civil Rights Advisor or legal team is made available for trainings or forums; Tennessee Fair Housing Council or other local fair housing organization is contracted as needed.	ECD, THDA	On-going	THDA: \$1,500 ECD: \$400

	<p>3.1b – Explore providing state-wide fair housing trainings or forums with local government officials, housing stakeholders and citizens, that focus on fair housing law, affirmatively furthering fair housing, impediments to fair housing in Tennessee and local actions to overcome impediments.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p>	3.1b – Online training made available. THDA Civil Rights Advisor or legal team is made available for trainings or forums; Tennessee Fair Housing Council or other local fair housing organization is contracted as needed.	ECD, THDA, DOH	On-going	ECD: \$400
	3.1c - Present AI findings at Governor's Housing Summit, which is attended by housing stakeholders, citizens and local government officials.	3.1c – Findings are presented.	ECD, THDA	Completed October 2013	THDA: \$1,000 ECD: No cost
	3.1d – Explore partnerships with state, county and local government stakeholders, such the Tennessee Advisory Commission on Intergovernmental Relations (TACIIR) and Tennessee's Development Districts to determine best way to reach local governments and present examples of Fair Housing policy.	3.1d – Establish partnership and determine best method for information delivery.	ECD, THDA		THDA: \$1,000 ECD: \$800
	3.1e – Fair Housing module for sub-recipients/grantees, including CDBG & HOME sub-recipients, and stakeholders in the community is online. Continue compliance monitoring and increase reporting on fair housing activities, including a Title VI/Fair Housing self-assessment that includes the amount spent on the activities in local communities.	3.1e – Online training made available. Sub-recipient monitoring continues with self-assessment form added to compliance monitoring.	ECD, THDA	FY2018-2019	THDA: \$2,000 ECD: \$800
	3.1f – Encourage local elected officials to complete THDA online Title VI/Fair Housing training as a CDBG Fair Housing Activity.	3.1f – Local elected officials notified of availability of online training.	ECD	FY 2016-17	THDA: \$1,500 ECD: \$150

<p>4. Lack of uniformity of codes and land use policies</p> <p><i>Action 4.1</i> – Create examples of codes and land use policies that are in the spirit of AFFH <i>Objective 4.1</i> – Present examples to all prospective grantees</p> <p><i>Action 4.2</i> – Educate local government staff about fair housing regulations and the statewide commitment to AFFH <i>Objective 4.2</i> – Increase number of education activities conducted</p> <p><i>Action 4.3</i> – Increase monitoring and enforcement of policies that affirmatively further fair housing choice <i>Objective 4.3</i> – Increase number of monitoring and enforcement activities conducted</p> <p><i>Priority: Medium</i></p>	<p>4.1a – Explore opportunities to work with fair housing partners, including West Tennessee Legal Services and the Tennessee Fair Housing Council, and local/county government associations to develop examples of codes and land use policies to provide examples of Fair Housing policy related to codes & land use policies to local governments and sub-recipients.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p>	<p>4.1a – Online training made available. THDA Civil Rights Advisor or legal team is made available for trainings or forums; Tennessee Fair Housing Council or other local fair housing organization is contracted as needed.</p>	ECD, THDA	On-going	<p>THDA: \$1,500 ECD: \$800</p>
	<p>4.1b – Explore partnership with the Tennessee Advisory Commission on Intergovernmental Relations and Tennessee’s Development Districts to determine best way to reach local governments and present examples of Fair Housing policy related to codes & land use policies.</p>	<p>4.1b – Establish partnership and determine best method for information delivery.</p>	ECD, THDA	Ongoing	<p>THDA: \$1,000 ECD: \$800</p>
	<p>4.2a – Continue to educate local government staff and sub-recipients by contracting with the Tennessee Fair Housing Council or other fair housing education providers to conduct fair housing training at grantee workshops, with an emphasis on duty to affirmatively further fair housing, raising citizen awareness of fair housing law, discrimination in rental, ramifications of a failure to make reasonable accommodation, codes, zoning and other priority areas.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is</p>	<p>4.2a – Grantees trained in fair housing at grantee workshops or through THDA online training, ECD notices regarding fair housing increased, and attendance at fair housing events increases.</p>	ECD, THDA	On-going	<p>THDA: \$1,500 ECD: \$400</p>

	<p>posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p> <p>Continue to publish ECD notices and promote participation at fair housing events and trainings.</p>				
	<p>4.2b – Explore providing state-wide fair housing trainings or forums with local government officials, housing stakeholders and citizens, that focus on fair housing law, affirmatively furthering fair housing, impediments to fair housing in Tennessee and local actions to overcome impediments.</p> <p>Online training for sub-recipients/grantees of THDA funding & other THDA business associates (HCV landlords, LIHTC developers & property managers, etc.) is posted on the THDA website. This training will be periodically reviewed for revisions/updates.</p>	<p>4.2b –Encourage attendance by grantees at Fair Housing Matters Conference and West TN Fair Housing Conference.</p> <p>Encourage local elected officials to complete THDA online Title VI/Fair Housing training.</p>	ECD, THDA	On-going	<p>THDA: \$1,500 ECD: \$400</p>
	<p>4.2c - Present AI findings at Governor's Housing Summit, which is attended by housing stakeholders, citizens and local government officials.</p>	<p>4.2c – Findings are presented.</p>	ECD, THDA	Completed October 2013	<p>THDA: \$1,000 ECD: No cost</p>
	<p>4.3a – Continue to monitor grant programs for compliance with fair housing and equal opportunity, utilizing fair housing and equal opportunity checklists.</p>	<p>4.3a – Programs are monitored for activity and compliance consistent with information required in checklists.</p>	ECD, THDA	On-going	<p>THDA: \$1,500 ECD: \$250 DOH: \$125</p>

Appendix D:

HOME Program Description



HOUSING GRANT APPLICATION
HOME PROGRAM FOR FISCAL YEAR 2018
Program Description and Application Package
Tennessee Housing Development Agency

The Tennessee Housing Development Agency (THDA) administers the federally funded HOME program to promote the production, preservation and rehabilitation of single family housing for low-income households. The purpose of this Program Description is to explain the requirements and the application process of the HOME program.

HOME funds are awarded through a competitive application process to cities, counties and non-profit organizations outside local participating jurisdictions. Local participating jurisdictions (Local PJs) are those local governments in Tennessee that receive HOME funds directly from the Department of Housing and Urban Development (HUD). The Local PJs are Clarksville, Chattanooga, Jackson, Knoxville, Memphis, Nashville-Davidson County, Knox County, Shelby County, and the Northeast Tennessee/Virginia Consortium (the cities of Bristol, Kingsport, Johnson City, Bluff City, Sullivan County, and Washington County, excluding the Town of Jonesborough). Non-profit organizations located in a local participating jurisdiction may apply for projects located outside the local participating jurisdictions. *For the 2018 application cycle, nonprofit organizations seeking designation as a Community Housing Development Organization (CHDO) serving a local participating jurisdiction may apply for projects located within the local participating jurisdictions.* An applicant must apply for at least \$100,000 and may apply for a maximum HOME grant of \$500,000. There is a \$750,000 limit on the amount of HOME funds that can be awarded in any one county.

Applications for the HOME program must be received by THDA on or before 4:00 PM CST on Thursday, March 8, 2018. THDA anticipates notifying successful applicants by the end of May, 2018. HOME contracts will begin July 1, 2018 and will end June 30, 2021.

The program description is followed by the application package. The program description and application are also available at www.thda.org. Once at the THDA website, click on BUSINESS PARTNERS and then Grant Administrators for the links to the HOME program. Click on HOME for the link to the 2018 HOME Program Description, Application and the application attachments. If you have questions please call Bill Lord at (615) 815-2018.

The HOME Program

This program is governed by Title 24 Code of Federal Regulations, Part 92, as amended. Those regulations are incorporated by reference in this Program Description. In cases of conflicting requirements, the more stringent requirement will apply.

A. ELIGIBLE APPLICANTS

The State of Tennessee, through THDA, will accept applications for the HOME program from cities, counties, and private, non-profit organizations.

To be eligible, a non-profit organization must:

1. Meet one of the two following criteria:
 - a. All private, non-profit organizations must be organized and existing in the State of Tennessee (as evidenced by a Certificate of Existence from the Tennessee Secretary of State, dated no more than thirty (30) days prior to the application date).
- Or
- b. Be organized and existing under the laws of another state and be qualified to do business in Tennessee (as evidenced by a Certificate of Existence from the other state's Secretary of State dated no more than thirty (30) days prior to the application date and by a Certificate of Authorization to do business in Tennessee from the Tennessee Secretary of State, dated no more than thirty (30) days prior to the application date).
2. Demonstrate at least two (2) years of experience providing affordable housing or affordable housing related services in the state of Tennessee satisfactory to THDA, in its sole discretion.
3. Have no part of its net earnings inuring to the benefit of any member, founder, contributor or individual;
4. Have among its purposes the provision of decent housing that is affordable to low-income and moderate-income persons, as evidenced in its charter, articles of incorporation, resolutions or by-laws, and experience in the provision of housing to low income households;
5. Have standards of financial accountability that conform to 2 CFR Part 200, *Uniform Administrative Requirements, Audit Requirements and Cost Principles*; and
6. Have an IRS designation under Section 501(c)(3) or Section 501(c)(4) of the federal tax code. A 501(c)(3) non-profit applicant may not submit an application until they have received their designation from the IRS. A 501(c)(4) non-profit applicant must provide documentation satisfactory to THDA, in its sole discretion, that the non-profit has filed the necessary materials with the IRS and received a response from the IRS demonstrating 501(c)(4) status.

THDA will also accept HOME applications from community housing development organizations (CHDOs). A CHDO is a private, non-profit organization that meets all the requirements for a non-profit listed above, plus the following additional requirements:

1. Not be controlled by, or under the direction of, individuals or entities seeking to derive profit or gain from the CHDO. If a CHDO is sponsored or created by a for-profit entity, all of the following shall apply:
 - a. The for-profit entity may not be an entity whose primary purpose is the development or management of housing, such as a builder, developer or real estate management firm;
 - b. The for-profit entity may not have the right to appoint more than one-third of the membership of the CHDO's governing body. CHDO board members appointed by the for-profit entity may not appoint the remaining two-thirds of the board members;
 - c. The CHDO must be free to contract for goods and services from vendors of its own choosing;

- d. The officers, directors, owners (stockholders, managers, members, etc.) or employees of the for-profit entity cannot be officers, directors, owners (stockholders, managers, members, etc.) or employees of the CHDO.
2. Is not a governmental entity (including the participating jurisdiction, other jurisdiction, Indian tribe, public housing authority, Indian housing authority, housing finance agency, or redevelopment authority) and is not controlled by a governmental entity. An organization that is created by a governmental entity may qualify as a CHDO; however, the governmental entity may not have the right to appoint more than one-third of the membership of the organization's governing body and no more than one-third of the board members may be public officials or employees of recipient governmental entity. Board members appointed by the State or local government may not appoint the remaining two-thirds of the board members. The officers or employees of a governmental entity may not be officers of the Board or employees of a CHDO
3. Maintains accountability to low income community residents by:
 - a. Including residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations in at least one-third of the CHDO's governing board's membership. For urban areas, "community" may be a neighborhood or neighborhoods, city, county or metropolitan area; for rural areas, it may be a neighborhood or neighborhoods, town, village, county, or multi-county area (but not the entire State); and
 - b. Providing a formal process for low-income program beneficiaries to advise the CHDO in its decisions regarding the design, site selection, development, and management of affordable housing.
4. Has a demonstrated capacity to successfully carry out housing projects assisted with HOME funds. A CHDO undertaking development activities as a developer or sponsor must satisfy this requirement by having paid employees with housing development experience who will work on projects assisted with HOME funds. Paid staffing may be documented by providing copies of the most recent W-2 or W-4, as applicable, issued by the nonprofit entity for each staff member. For its first year of funding as a CHDO, a CHDO may satisfy this requirement through a contract with a consultant who has housing development experience to train appropriate key CHDO staff. A CHDO that will own housing must demonstrate capacity to act as owner of a project and meet the requirements of 24 CFR 92.300(a)(2). A CHDO does not meet the test of demonstrated capacity based on any person who is a volunteer or whose services are donated or cost allocated by another organization, or by hiring a consultant.
5. Has a history of serving the community within which the housing to be assisted with HOME funds is to be located. In general, a CHDO must be able to show at least one year of serving the community through housing activities benefiting low income persons or families before HOME funds may be awarded to that CHDO. However, a newly created CHDO formed by local churches, service organizations, or neighborhood organizations may meet this requirement by demonstrating that its parent organization has at least one year of serving the community through housing activities benefiting low income persons or families.

CHDOs may only apply for HOME funding for projects in which the CHDO is the owner and developer. CHDO applicants must submit **Part I and Part II of Attachment One: Non-Profit Checklist/CHDO Designation** with supporting documentation and signed by the applicant's counsel.

All applicants with prior HOME grants from THDA must meet both of the following requirements:

1. *Requested* (submitted an official Request for Payment Form with supporting documentation) the following percentages of their grants by February 28, 2018 to be eligible for the 2018 HOME program:

HOME GRANT YEAR	SPEND DOWN REQUIREMENT
1992 – 2011	100%
2012 CHDOs	100%
2012 – 2013 Regular Rounds	100%
2013 CHDOs	100%
2014 Regular and CHDOs	75%
2015-2016 Regular and CHDO Round and CHDO Mini-Round 1 & 2	50%
2017 Regular, CHDO and CHDO Mini-Rounds 1 and 2	25%

These spending requirements also apply to applications from CHDOs. In addition, CHDOs that were funded for homeownership programs that generate CHDO proceeds will have to demonstrate a need for additional HOME funds and documentation that neighborhood market conditions demonstrate a need for the project to be eligible for the 2018 HOME program.

2. To be eligible, all applicants for the 2018 HOME application cycle must be in compliance with all other THDA programs in which they participate.

B. ALLOCATION OF FUNDS

HOME funds committed to the State of Tennessee, through THDA, will be allocated as provided in the State of Tennessee's Consolidated Plan, as amended. The amount of the 2018 HOME allocation is unknown until there is an approved federal budget; however, THDA anticipates receipt of an amount equivalent to the amount received in FY 2017, approximately \$9,500,000. Additionally, THDA will make available any returned or leftover funds from the 2017 or earlier funding rounds as determined at the time of award in May 2018.

THDA will spend up to ten percent (10%) of its 2018 HOME allocation for administrative and planning expenses. THDA will use four percent (4%) of these funds for its own administrative expenses. The remaining six percent (6%) is available to pay the administrative costs of local governments and non-CHDO non-profit grant recipients.

THDA will also set-aside up to 5% of its 2018 HOME allocation for CHDO operating expenses. Any funding remaining in the set-aside for CHDO operating expenses after all eligible CHDOs have been funded will be transferred to the Urban/Rural allocation.

The balance of THDA's FY 2018 HOME allocation, not including the 10% for administration and the 5% for CHDO operating expenses, will be divided as follows:

CHDO Set-aside. Eighteen percent (18%) of the total 2018 HOME allocation will be reserved for eligible applications from CHDOs, including CHDOs serving Local PJs. Any HOME funds remaining or returned from prior application rounds and designated as CHDO funds will also be made available with this 2018 set-

aside. The THDA HOME funding to successful CHDO applicants serving a Local PJ will be reduced by the amount of funding the CHDO receives from the Local PJs to keep within the \$500,000 maximum grant.

To be funded, an application must receive a minimum threshold score of 60, an amount equal to 50% of the total points available under the CHDO scoring matrix.

Beginning with the 2015 HOME allocation, HUD no longer considers a PJ as meeting its 24-month CHDO commitment through a cumulative total of CHDO commitments since 1992, and each grant year must meet its own 24-month commitment deadline. In addition, the execution of a HOME Working Agreement and the establishment of a CHDO sub-grant in IDIS is insufficient to meet this requirement. Thus, a successful CHDO that receives an allocation of 2018 CHDO funds must commit those funds to specific units no later than June 30, 2020. Any 2017 HOME funds awarded to an organization must be committed to specific units no later than June 30, 2019. **HUD will recapture any 2018 CHDO funds not committed to specific CHDO activities by June 30, 2020 and will recapture any 2017 CHDO funds not committed to specific CHDO activities by June 30, 2019.** CHDO applicants need to be aware of these dates and have a pipeline of eligible home buyers so they can begin their projects as soon as the environmental reviews are completed. If in the opinion of THDA, the applications submitted do not contain viable proposals or are from a CHDO that lacks the organizational potential to comply with all HOME affordability requirements, THDA may choose not to award any or all of the funds set-aside for CHDOs in the current application round.

Urban/Rural Allocation. Sixty Seven percent (67%) of the 2018 HOME funds available will be allocated for eligible projects in Urban and Rural areas of the State outside of a local Participating Jurisdiction. The urban areas include the following counties: Anderson, Blount, Bradley, Carter, Coffee, Dyer, Gibson, Hamilton, Hamblen, Haywood, Loudon, Madison, Maury, Montgomery, Putnam, Roane, Rutherford, Sumner, Unicoi, Williamson and Wilson. All other counties are considered Rural. The urban allocation is 45% of the remaining 67% of the funding, and the rural allocation is 55%. The percentages are based on the low-income population in the designated urban and rural counties. However, the urban areas do not include the low income populations of the local participating jurisdictions of Chattanooga, Clarksville, Jackson, Knox County, Knoxville, Memphis, Metropolitan Nashville-Davidson County, Shelby County, Sullivan County, and Washington County, excluding the Town of Jonesborough. THDA will score, rank and fund urban and rural applications separately. To be considered for funding, an application must receive a minimum threshold score of 95, an amount equal to 50% of the total points available under the urban or rural matrices. All applications will be ranked in descending order from highest to lowest score and HOME funds will be awarded until all funds are awarded or until the lowest scoring application that meets the threshold score is funded. Applications that do not meet the threshold score will not be considered for funding. Should an insufficient number of applications receive the minimum threshold score to award all funds allocated to either the urban or rural matrix, THDA may re-allocate the remaining funds to the other (Urban or Rural) matrix. There is a \$750,000 maximum grant per county. Grants to successful applicants in the same county will be reduced proportionately should there be multiple successful applicants from the same county with a minimum grant of \$250,000, however, the THDA Board of Directors may award less than \$250,000 should there be more than three successful applicants from the same county.

HOME awards will be in the form of a reimbursement grant. Grantees will be required to repay any HOME funds expended on projects that are not completed and ready for occupancy within 3 years of the date the Written Agreement is executed between the Grantee and THDA. Grantees may also be required to repay HOME funds as described in the Working Agreement. Required HOME land use restrictive covenants must be recorded prior to any other financing documents.

C. ELIGIBLE ACTIVITIES

There are specific eligible activities under the HOME Program that must address the housing needs of low-income households. Manufactured housing and manufactured housing lots are not eligible for HOME assistance. Housing does not include emergency shelters (including shelters for disaster victims) or facilities such as nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities, and dormitories, including those for farm workers or housing for students. Eligible housing activities include:

1. Homeowner Rehabilitation Program.

Homeowner Rehabilitation: The use of HOME funds will include the rehabilitation and reconstruction of existing housing units that are the principal residence of the owner. For the purposes of the HOME program, rehabilitation includes the demolition and rebuilding or reconstruction of substandard housing.

“Reconstruction” is defined as the rebuilding, on the same lot, of housing standing on a site at the time of project commitment, except that housing that was destroyed by a disaster may be rebuilt on the same lot if HOME funds are committed within 12 months of the date of destruction. The number of housing units on the lot may not be decreased or increased as part of a reconstruction project. However, the number of rooms per unit may be increased or decreased depending upon the needs and the size of the household. The reconstructed housing must be substantially similar to the original housing unit. All reconstructed housing will have a compliance period of 15 years.

For all homeowner rehabilitation activities, the value of the HOME assisted property after rehabilitation must not exceed 95 percent of the median purchase price for the area.

If the proposed HOME investment for hard construction costs into a unit to be rehabilitated exceeds 75% of the after rehabilitation appraised value of the unit, the unit must be reconstructed. Hard construction costs exclude those for building inspections, lead-based paint inspections, energy related inspections, and work write-ups, but includes all remaining costs associated with addressing lead-based paint hazards for the unit.

Priority should be given to the Uniform Property Condition Standards (UPCS) Checklist deficiencies identified during the initial inspection. Level 3, 2, and 1, respectively, rate the severity of the item needing the repair, including, but not limited to: roofs, HVAC systems, electrical systems, plumbing systems, foundation problems, water supply issues, exterior painting to maintain the structure, and limited interior painting. The structure must exhibit at least one code violation as revealed by the initial code inspection.

HOME regulations require that after the work is complete, the entire structure must meet the Uniform Physical Condition Standards (UPCS) and the adopted building code in effect for the jurisdiction in which the housing unit is located, or in the absence of a local building code, the Existing Building Code of the International Code Council (ICC). Units assisted with HOME funds must require at least \$1,000 of rehabilitation work to bring the unit into compliance with the applicable codes. Housing units that cannot be brought up to the applicable code using the maximum grant funds are ineligible.

Housing Rehabilitation Costs and Lead-based Paint. If a unit to be rehabilitated was built after 1978, the rehabilitation costs are capped by the HOME subsidy limit. *All units built prior to 1978 will require a risk assessment by a qualified lead inspector.* If the risk assessment of a pre-1978

unit discloses no lead, then the cap for rehabilitation costs will be the HOME subsidy limit. If the risk assessment for a pre-1978 unit reveals the presence of lead-based paint and the estimated rehabilitation costs are less than \$25,000, then standard treatments will apply and the HOME subsidy for rehabilitation is limited to \$25,000. If the risk assessment reveals the presence of lead-based paint and the estimated rehabilitation costs exceed \$25,000, then abatement will be required by a qualified abatement contractor to provide rehabilitation assistance up to the HOME subsidy limit.

2. Homeownership Programs.

CHDO: CHDOs must use HOME funds to develop units for homeownership, including new construction or acquisition and substantial rehabilitation of substandard single-family dwellings. The CHDO must be the owner and developer of all units at the time the units are constructed or rehabilitated. When units are sold to eligible home buyers, the HOME funds must be repaid to the CHDO as CHDO proceeds and must be used to develop additional single-family units for homeownership in compliance with the HOME regulations. A CHDO must allow an amount up to \$14,999 of HOME funds to remain with the unit as a soft second mortgage as necessary to qualify the household for permanent financing, but not less than \$1,000. THDA requires that a subsidy remain in the financing when the unit is sold so affordability is based on the less restrictive recapture provision of the HOME regulations. Any homeownership unit developed by a CHDO that cannot be sold to an eligible homebuyer within nine months of the Certificate of Occupancy must be converted to rental housing and rented to an income eligible tenant.

Before construction or acquisition and rehabilitation can begin under homeownership, all CHDOs must demonstrate a pipeline of eligible buyers pre-qualified for a permanent loan. Although speculative construction or acquisition is not generally allowed, under certain circumstances THDA will allow a CHDO to apply for an exception to this policy on a project by project basis. To be considered for an exception, the CHDO must demonstrate that it meets certain criteria, including:

- (1) Experience and capacity to manage an affordable rental housing program;
- (2) Success during the last three (3) years in managing affordable rental housing in the area of the proposed project with an average list to lease-up term of no more than 180 days;
- (3) A current average market time of list to contract for sale for similarly priced, comparable homes in the area of the proposed project of no more than 120 days;
- (4) Extenuating circumstances that prevent the CHDO from having a pipeline of pre-qualified homebuyers to support their development activity.

Additionally, if the property remains unsold nine months after completion, a lease purchase may be permitted if the CHDO can demonstrate that it has an existing and active lease-purchase program.

Cities, counties and non-profit organizations (non-CHDO). Homeownership programs are restricted to a soft second mortgage necessary to qualify the household for permanent financing.

Soft second mortgages. Any HOME funds used for a soft second mortgage in homeownership programs are limited to the lesser of \$14,999 in HOME funds or the amount of HOME funds

necessary to qualify the household for permanent financing, but not less than \$1,000. All grant recipients using HOME for soft second mortgages must use the THDA single-family underwriting template to determine the amount of HOME assistance, and must submit the determination to THDA for review and final approval. If the underwriting template indicates that the home buyer does not have an unmet need for the soft second mortgage, the grant recipient may not provide direct HOME assistance to that home buyer. The amount of the soft second mortgage is the “direct HOME subsidy” provided to the home buyer and subject to recapture.

The soft second mortgage will have an affordability period of five years which is forgiven at the end of the fifth year if the unit remains in compliance, i.e., the unit remains the permanent residence of the initial buyer and is not leased or vacated. If the unit is sold or transferred during the affordability period, the amount of the HOME subsidy subject to recapture will be reduced by twenty percent (20%) per year of occupancy by the initial home buyer. If the unit is leased or vacated during the affordability period, the entire HOME subsidy must be repaid.

The soft second mortgages may not be combined with other THDA-funded “second mortgage” assistance programs, including Great Choice Loan Plus assistance, or with funding available through the New Start program, and any subsequent or similar programs operated by THDA. The THDA HOME funded soft second mortgage may be combined with a THDA Great Choice first mortgage loan.

Sales Price. All units must be sold for an amount not to be lower than the appraised value of the unit.

Sales Price Limits. The sales price limit for homeownership programs are the Property Value Limits. See **Attachment Two: Property Value Limits Existing Homes HOME Purchase Price and New Homes HOME Purchase Price.**

Underwriting. Front and back end ratios may not exceed twenty-nine (29%) and forty-one percent (41%), respectively. Lower ratios are encouraged.

Permanent Financing. Under homeownership programs, THDA expects the use of THDA mortgage loans whenever suitable. Other financing may be used if it is comparable to a THDA mortgage loan. Permanent financing is considered comparable if the interest rate does not exceed the prevailing THDA Great Choice interest rate by more than one percentage point and when it is demonstrated that the home buyer represents a commensurate underwriting risk to the lender. All loans must have a fixed interest rate fully amortizing over the 30 year term of the loan. There can be no pre-payment penalty for early payoffs.

Home Buyer Contribution. The home buyer must make a contribution from their own funds equal to one percent (1%) of the purchase price of the property.

Home Buyer Education. All home buyers must complete a home buyer education program from a THDA qualified home buyer education provider prior to purchase.

Neighborhood market conditions. Applicants proposing homeownership projects must document that neighborhood market conditions demonstrate a need for the project and must complete a market study as part of the 2018 application cycle for homeownership programs.

Deadline for Sale. Homeownership units must be sold to an eligible home buyer within nine (9) months of project completion. If a homeownership unit is not sold to an eligible home buyer

within nine months of the Certificate of Occupancy, the unit must be converted to rental housing for the appropriate rental affordability period or the HOME funds must be repaid by the grant recipient to THDA.

THDA expects that the grant recipient will not only shepherd the home buyer through the home buying process, but also work toward fostering an on-going relationship with the home buyer. This responsibility includes facilitating additional homeowner counseling, verifying homeowner occupancy requirements on an annual basis, and monitoring mortgage loan default issues.

3. CHDO Operating Expenses, Developer's Fees and CHDO Proceeds.

- a. CHDO Operating Expenses.* A CHDO may request up to 7% of the funds awarded for the acquisition and rehabilitation or new construction of housing for sale to low and moderate income home buyers as CHDO operating expenses to help with the administrative costs of operating the organization. Operating expenses are separate from project funds and are funded from the 5% set-aside for CHDO operating expenses from the annual HOME allocation.
- b. Developers Fees.* A CHDO may also request an 8% developer's fee if the CHDO is acting as a developer of housing. The developer's fee is 8% of the HOME funds used to construct or acquire and rehabilitate the unit. The developer's fee is a project soft cost and counts against the maximum per unit subsidy limit.
- c. CHDO Proceeds.* CHDO proceeds are the HOME funds returned to a CHDO upon the sale of a unit developed by the CHDO from the buyer's permanent financing. The CHDO must use its CHDO proceeds to develop more housing for homeownership. A CHDO may use 15% of the CHDO proceeds for operating expenses, divided as follows: Maximum of 7% for administration and Maximum of 8% for developer's fees. Once the CHDO proceeds are used a second time to develop more housing for homeownership, the HOME restrictions on the use of proceeds are eliminated. The 25% cap on the amount of CHDO proceeds that can be used for operating or administrative expenses has been eliminated. This policy applies retroactively to current, active CHDO grants.

4. Project Soft Costs.

In planning their programs, applicants may include the costs for inspections and work write-ups as a project-related soft cost. The costs for inspections and work write-ups are capped at \$2,500. In addition to the costs for inspections and work write-ups, the costs for lead-based paint inspections, risk assessments and clearance testing, and architectural and engineering fees are also paid as project soft costs. Costs associated with HUD-mandated THDA inspections are also a project soft cost, but do not count against the \$2,500 cap. All project soft costs count toward the HUD maximum per unit subsidy limit.

D. PROHIBITED ACTIVITIES

1. Provide project reserve accounts, or operating subsidies;
2. Provide tenant-based rental assistance for the special purposes of the existing Section 8 program, in accordance with Section 212(d) of the Act;
3. Provide non-federal matching contributions required under any other Federal program;

4. Provide assistance authorized under Section 9 of the 1937 Act (annual contributions for operation of public housing);
5. Carry out activities authorized under 24 CFR Part 968 (Public Housing Modernization);
6. Provide assistance to eligible low-income housing under 24 CFR Part 248 (Prepayment of Low Income Housing Mortgages);
7. Provide assistance (other than assistance to a home buyer to acquire housing previously assisted with HOME funds) to a project previously assisted with HOME funds during the period of affordability established by HUD or THDA in the written agreement. However, additional HOME funds may be committed to a project up to one year after project completion, but the amount of HOME funds in the project may not exceed the HUD maximum per-unit subsidy amount;
8. Pay for any cost that is not eligible under 24 CFR 92.206 through 92.209;
9. Use HOME funds for rental housing projects;
10. Provide assistance for a homeowner rehabilitation project by a CHDO from the 15% CHDO set-aside. A CHDO funded through the 15% CHDO Set-aside can only participate in the HOME program if they are the owner and developer of a project.

E. LAYERING

Layering is the combining of other federal resources on a HOME-assisted project that results in an excessive amount of subsidy for the project. Such activity is prohibited. Grantees must analyze each project to insure that only the minimum amount of assistance is allocated to the project. In no case may the amount of HOME funds exceed the HUD Maximum Per Unit Subsidy Limit.

F. MATCH

For the FY 2018 HOME program, THDA will continue to provide the required federal match for projects submitted under the Urban/Rural Round. Although no local match is required from Urban/Rural Round applicants, THDA will award points based on the contribution of eligible match reflected in an application as specified in the scoring matrix. THDA will count any non-federal project funds or other resources reflected in successful applications that qualify as match under the HOME rule toward the match requirement.

All applications from nonprofit housing developers submitting an application under the CHDO Round must provide a 25% match towards the proposed project.

HOME match is permanent, non-federal contributions to a project. Matching contributions may be in the form of one or more of the following:

- a. Cash contributions not provided by the assisted household and not from a federal source, including the present value of the interest subsidy for loans made at rates below market.
- b. Reasonable value of donated site-preparation and construction materials.
- c. Reasonable rental value of the donated use of site preparation or construction equipment.

- d. Waived fees and taxes.
- e. Property donation or below-market sale. A copy of the appraisal and/or purchase contract must be submitted. The donor/seller of the property must also provide a statement certifying that the property was donated or sold for affordable housing purposes and an acknowledgment that the donor/seller received the URA Guide Form Notice Disclosure to Seller, as well as the HUD booklet entitled, "When a Public Agency Acquires Your Property." If the property was originally acquired with federal funds, the value of the property is not match eligible.
- f. The direct cost of donated, compliant home buyer counseling services provided to families that acquire properties with HOME funds under the provisions of 24 CFR §92.254, including on-going counseling services provided during the period of affordability. Counseling may not be valued at more than \$40 per hour.
- g. Reasonable value of donated or volunteer labor or professional services. Unskilled volunteer labor may not be valued at more than \$10 per hour; skilled volunteer labor may be valued at the documented going rate.
- h. Value of sweat equity may also be eligible if every assisted household under the HOME grant award is required to perform sweat equity. Sweat equity may not be valued at more than \$10 per hour.
- i. Other match sources as permitted under the HOME Final Rule.

THDA will monitor the contribution of match throughout the implementation of the grant.

G. LEVERAGE

In the scoring matrix, any project that has leveraged funds will receive additional points. Leveraged funds are funds provided by local governments, grants from other sources and cash from program beneficiaries. Loan proceeds from a lending institution do not count as leverage. However, the savings generated from a below market interest rate will count as leverage. Administrative funds, *anticipated* fund-raising revenues, other THDA funds, and construction loans do not count toward leverage. Leveraged funds counted in one program year do not qualify again as leverage in subsequent years.

The value of donated labor, materials and land will count toward leverage. The value of unskilled labor is set at the current minimum wage, and the value of skilled labor is set at twice the current minimum wage. The value of land and/or a building donated or acquired for a project prior to the application will count as leverage, but there must be an appraisal or tax assessment included in the application to document its value. In order to count donated supplies or materials, only the documented value of the actual goods or materials will be considered and they must be legitimately required by the program. The donor must provide a letter to confirm the amount of the supplies or materials. Proposed discounts will not count as leverage.

H. HOME PROGRAM REQUIREMENTS

1. INCOME LIMITS

HOME funds may be used to benefit only low-income households. "Low income households" means an individual or household whose income does not exceed 80% of the area median income, adjusted for household size. THDA encourages the targeting of HOME resources for homeowner rehabilitation activities to very low income households.

"Very low income household" means a household whose income does not exceed 50% of the area median income, adjusted for household size.

The income of the household to be reported for purposes of eligibility is the sum of the annual gross income of the beneficiary, the beneficiary's spouse, and any other household member residing in the home. Annual gross income is "anticipated" for the next 12 months, based upon current circumstances or known upcoming changes, minus certain income exclusions.

Current limits are in **Attachment Three: Income Limits for the HOME Program**. Median income for an area or the state shall be that median income estimate made by HUD. Median incomes change when HUD makes revised estimates.

2. FORMS OF ASSISTANCE

Homeowner rehabilitation programs. Assistance from grant recipients to program beneficiaries will be limited to grants that are completely forgiven after a specified period of time as long as the beneficiary adheres to the conditions of the grant.

Homeownership programs. Assistance from grant recipients to program beneficiaries as soft second mortgages will be limited to loans equal to the lesser of \$14,999 or the amount necessary to qualify the household for permanent financing which are forgiven at the end of 5 years.

3. COMPLIANCE PERIOD

Homeowner rehabilitation. Grants for homeowner rehabilitation projects that do not include reconstruction shall have a compliance period of five years with a forgiveness feature of 20% annually. In order to enforce the compliance period, THDA will require that grant recipients obtain a grant note and a recorded deed of trust executed by the homeowners.

Grants for homeowner rehabilitation projects that include reconstruction shall have a compliance period of fifteen years with a forgiveness feature of 6.67% annually. In order to enforce the compliance period, THDA will require that grant recipients obtain a grant note and a recorded deed of trust executed by the homeowners.

If the homeowner of a property that has been rehabilitated dies during the compliance period and the property is inherited by heirs, the property may be rented without repaying the unforgiven portion of the HOME subsidy to THDA. However, if the house is sold by the heirs during the affordability period, the remaining unforgiven portion must be repaid to THDA. This policy may be applied retroactively to prior HOME projects as needed.

4. AFFORDABILITY PERIOD

Down Payment Programs by Local Governments or Non-CHDO Non-Profit Organizations. A grant recipient that is a local government, or a non-CHDO non-profit agency may provide down payment and closing cost assistance as a soft second mortgage loan in an amount equal to the lesser of \$14,999 in HOME funds or the amount of HOME funds necessary to qualify a household for permanent financing, but not less than \$1,000. There will be an affordability period of five years, secured by a Note and Deed of Trust between the grant recipient and the home buyer. The HOME loan is forgiven at the end of the fifth year if the unit remains in compliance with HOME requirements. This means that the property remains the primary

residence of the initial home buyer and is not leased or vacated; and if the property is sold or transferred at the end of the affordability period, the home buyer has complied with these recapture provisions. If the unit is sold or transferred during the affordability period, the amount of HOME subsidy subject to recapture will be reduced by twenty percent (20%) per year of occupancy by the initial home buyer. If the unit is leased or vacated during the affordability period, the entire HOME subsidy must be repaid to THDA by the Grantee.

CHDOS. At the time of the sale of the unit to an eligible home buyer, the CHDO must leave HOME funds in the unit as a soft second mortgage loan in an amount equal to the lesser of \$14,999 or the amount of HOME funds necessary to qualify a household for permanent financing, but not less than \$1,000. There will be an affordability period of five years secured by a Note and Deed of Trust between the CHDO and the home buyer. The HOME loan is forgiven at the end of the fifth year if the unit remains in compliance with HOME requirements. This means that the property remains the primary residence of the initial home buyer and is not leased or vacated; and if the property is sold or transferred at the end of the affordability period, the home buyer has complied with these recapture provisions. If the unit is sold or transferred during the affordability period, the amount of HOME subsidy subject to recapture will be reduced by twenty percent (20%) per year of occupancy by the initial home buyer. If the unit is leased or vacated during the affordability period, the entire HOME subsidy must be repaid to THDA.

Sale or Transfer of the Property. The HOME-assisted home buyer may sell or otherwise transfer the unit on or before the end of the affordability period to any willing buyer at any price, and the amount of the HOME subsidy subject to recapture will be reduced by 20% per year of occupancy by the initial home buyer. The amount subject to recapture is limited by the availability of net proceeds. The net proceeds are the sales price minus superior non-HOME loan repayments minus closing costs. If the net proceeds are not sufficient to recapture the remaining outstanding principal balance of the HOME Note plus the amount of the down payment made by the homeowner, if any, plus the amount of any capital improvement investment made by the homeowner, then the grant recipient shall recapture a pro rata share of the net proceeds of the sale in lieu of the full remaining outstanding principal balance of the HOME Note. "Capital improvement investment" means the improvements to the property made at the home buyer's expense (and not through some other form of subsidy), as evidenced by receipts or cancelled checks detailing the capital improvements made. Capital improvements do not include items of maintenance, deferred maintenance or cosmetic improvements. The pro rata amount to be recaptured shall be calculated in accordance with the HOME Program Regulations at 24 CFR 92.254(a)(5)(ii)(A)(3) as follows:

If the net proceeds are not sufficient to recapture the full HOME investment (or a reduced amount) plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the home owner since purchase, the grant recipient shall share the net proceeds according to the following formula:

$$\frac{\text{HOME Subsidy}}{\text{HOME Subsidy} + \text{Homeowner Investment}} \times \text{Net Proceeds} = \text{HOME Amount to Recapture}$$

$$\frac{\text{Homeowner Investment}}{\text{HOME Subsidy} + \text{Homeowner Investment}} \times \text{Net Proceeds} = \text{HOME Amount to Recapture}$$

The new proceeds may be divided proportionately as set forth in these steps:

- a. *Application of Forgiveness Feature.* Once the net proceeds are determined from the sale of the property, the grant recipient shall reduce the amount due based on the length of time the home buyer has occupied the home in relation to the affordability period. Soft second mortgages up to \$14,999 have a five year affordability period and a forgiveness feature of 20% per year.
- b. *Amount subject to recapture.* The HOME investment that is subject to recapture is based on the amount of HOME assistance that enabled the home buyer to buy the housing unit. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property (i.e., the development subsidy).
- c. After the full HOME investment has been repaid, any excess profits will belong to the homeowner.

Construction Financing. For CHDOs using HOME for construction financing to develop homeownership units, the initial affordability period will be based on the amount of HOME funding invested in the development of the unit under the resale provisions of the HOME regulations. In order to enforce the provisions of the Working Agreement with the CHDO, THDA will require that a Restrictive Covenant and Deed of Trust be recorded against the property prior to drawing down HOME funds for construction. When the unit is sold to an eligible home buyer, THDA will provide the closing agent a copy of the release for Restrictive Covenant and Deed of Trust. The CHDO must provide the closing agent with a Grant Note and Deed of Trust between the CHDO and the home buyer for the soft second mortgage loan under the recapture provisions. Upon receipt by THDA of a copy of the Grant Note, the recorded Deed of Trust between the home buyer and the CHDO, the recorded deed from the seller to the home buyer, and the fully executed final TILA-RESPA Integrated Disclosure (TRID) Settlement Statement, the original Release of Lien is forwarded to the closing agent for recording.

4. LEVEL OF SUBSIDY

The maximum HOME investment per unit is provided below:

MINIMUM HOME DOLLARS	\$ 1,000	PER UNIT
MAXIMUM HOME DOLLARS	\$58,787	0-BEDROOM (EFFICIENCY) LIMIT
	\$67,391	1-BEDROOM LIMIT
	\$81,947	2-BEDROOM LIMIT
	\$106,013	3-BEDROOM LIMIT
	\$116,369	4-BEDROOM OR MORE LIMIT

Periodically, THDA may update these limits pending approval from HUD. Updated limits will be effective for all activities in which an agreement for the activity is entered into after the effective date

for the limits issued by HUD. These updates will be posted on THDA's web site at <https://thda.org/business-partners/home>.

5. PROPERTY STANDARDS

Property standards must be met when HOME funds are used for a project. Any housing constructed or rehabilitated with THDA HOME funds must meet all applicable local, county and state codes, rehabilitation standards, Uniform Property Condition Standards (UPCS), and zoning ordinances at the time of project completion.

In the absence of a local code, new construction of single-family units or duplexes must meet the current, State-adopted edition of the International Residential Code for One- and Two-Family Dwellings. The newly constructed units must also meet accessibility requirements and mitigate disaster impact as applicable per State and local codes, ordinances, etc.

In the absence of a local code, rehabilitation of existing homeowner units must meet the current, State-adopted edition of the Existing Building Code of the International Code Council (ICC).

THDA will not make any funding awards for units in a jurisdiction where the unit cannot be inspected by a state certified building inspector or by a provider as permitted under State law.

HOME funded units must also conform, as applicable, to the THDA Minimum Design Standards for New Construction of Single Family and Multifamily Housing Units and with THDA's Minimum Design Standards for Rehabilitation of Single Family and Multi-family Housing Units. THDA must review and approve plans, work write-ups and written cost estimates and determine cost reasonableness for both new construction and rehabilitation prior to putting the project out to bid.

The International Code books are available at: www.iccsafe.org

Disaster Mitigation. All new construction should be built in a method and/or location that would attempt to protect all new construction from possible disaster due to either a man-made issue, or an act of God that may cause physical or structural damage to the home. The methods should include any items that may be recommended, or required by either local, state, or federal agencies dealing with disasters.

Energy Code. New construction projects must also meet the State-adopted edition of the International Energy Conservation Code. Copies of the Energy Code may also be obtained from the International Code Council at the address listed above.

Energy Conservation. In addition to meeting the State-adopted edition of the International Energy Conservation Code, new construction projects must be Energy Star qualified as certified by an independent Home Energy Rating System (HERS) rater or achieve a HERS index of 85 or less when tested by a certified rater.

Section 504. Section 504 of the Rehabilitation Act of 1973 prohibits discrimination in federally assisted activities and programs on the basis of disability, and imposes requirements to ensure accessibility for qualified individuals with disabilities to these programs and activities.

6. AFTER REHABILITATION PROPERTY VALUE

For homeowner rehabilitation projects, the maximum after rehabilitation value permitted for the type of single-family housing (1-4 family residence, condominium, cooperative unit,) shall not exceed 95% of the median purchase price for the area as established by HUD. See **Attachment Two: Property Value Limits – Existing Homes HOME Purchase Price.**

7. SALES PRICE LIMITS

The sales price limit for homeownership programs are the same as the Property Value Limits for homeowner rehabilitation programs. See **Attachment Two: Property Value Limits Existing Homes HOME Purchase Price and New Homes HOME Purchase Price.**

I. UNIVERSAL DESIGN/VISITABILITY

THDA encourages the inclusion of features that allow individuals with physical disabilities to reside and/or visit the housing that is constructed or rehabilitated with federal HOME funds.

Universal design is a building concept that incorporates products, general design layouts and other characteristics to a housing unit in order to:

- Make the unit usable by the greatest number of people;
- Respond to the changing needs of the resident; and
- Improve the marketability of the unit

The goal of universal design seeks to build housing that meets the needs of the greatest number of residents within a community. Universal design differs from accessible design, which is primarily intended to meet the needs of persons with disabilities. However, universal design is inclusive of adaptable design as universal design incorporates structural features that will allow a housing unit to be adapted to an individual's current or future needs. Universal design features include, but are not limited to:

- Stepless entrances.
- Minimum 5' x 5' level clear space inside and outside entry door.
- Broad blocking in walls around toilet, tub and shower for future placement of grab bars.
- Full-extension, pull-out drawers, shelves and racks in base cabinets in kitchen.
- Front mounted controls on all appliances.
- Lever door handles.
- Loop handle pulls on drawers and cabinet doors.

More information on Universal Design may be found at The Center for Universal Design at North Carolina State University: <http://www.ncsu.edu/ncsu/design/cud/index.htm>.

Visitability refers to homes that are designed and built in a manner that allows individuals who have trouble with steps or use wheelchairs or walkers to live in or visit the unit. These features include:

- One zero-step entrance.

- Doors with 32 inches of clear passage space.
- One bathroom on the main floor that is accessible to a person using a wheelchair.

More information on Visitability can be found at: <http://www.visitability.org>.

J. HOME RELOCATION REQUIREMENTS

THDA DISCOURAGES PROJECTS INVOLVING DISPLACEMENT OR RELOCATION OF HOUSEHOLDS. PRIOR TO APPLICATION, CONTACT THDA IF YOU ARE PLANNING ANY PROJECT THAT MAY INVOLVE DISPLACEMENT OR RELOCATION.

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), and its implementing regulations, 49 CFR Part 24 requires relocation assistance where acquisition has occurred under the Uniform Act. In addition, the Uniform Act coverage was expanded in 1987 amendments to cover displacement of individuals resulting from rehabilitation, demolition or private acquisition carried out under a federally assisted project or program.

Section 104(d) of the Housing and Community Development Act ("The Barney Frank Amendments") and HUD's Residential Anti-Displacement and Relocation Assistance Plan include additional relocation requirements. This extra level of relocation protection may be triggered for low-income households when units are converted or demolished with Community Development Block Grant (CDBG) or HOME funds. In addition, when Section 104(d) is triggered, jurisdictions may need to replace any low/moderate income dwelling units that are lost due to the conversion or demolition. This section refers only to residential relocation. If non-residential (commercial/industrial) relocation is involved, contact THDA.

Understanding how relocation requirements are triggered, alternate ways of meeting them, and the costs of the alternatives is essential in making HOME program decisions. Concerns about relocation may cause an administrator to consider establishing a preference for vacant buildings. However, administrators should also consider that vacant buildings are often much deteriorated. Rehabilitating an occupied building even with the cost of assisting tenants to remain or relocate, may be less costly than rehabilitating a vacant building. In occupied buildings, program administrators must consider whether occupants will be able to return after rehabilitation and whether Housing Choice Voucher (Section 8) assistance is available to help meet relocation costs. Selecting vacant projects does not relieve all relocation concerns. Vacant buildings in good condition may have been recently occupied. If so, the program administrator must consider whether the owner removed the tenants in order to apply for HOME assistance for a vacant building. If so, these tenants are displaced persons.

Skilled staff can save the local program money and build goodwill with owners and tenants. Failure to understand and follow relocation requirements can result in unnecessary costs for the local program. It is possible for uninformed owners and staff to take steps that would obligate the local program to provide significant relocation benefits and services. Early briefings for owners and program staff on relocation rules are essential. Handbook 1378, Tenant Assistance, Relocation and Real Property Acquisition consolidates relocation requirements for HOME and other HUD programs in one document. It is available from HUD Field Offices or by contacting THDA. HUD informational booklets for persons who are displaced or whose property is to be acquired are also available from HUD Field Offices or from THDA.

Uniform Relocation Act (URA) requirements are triggered at the time the application is being prepared, and additional requirements are triggered at the time the working agreement is signed between the owner and the grantee and when rehabilitation is completed. Treatment of displaced persons depends upon whether the

displaced person is (1) a tenant or owner; (2) a business or household; (3) has income above or below the Section 8 Lower Income Limit.

WHO IS A DISPLACED PERSON? - Any person (household, individual, business, farm, or non-profit organization) that moves from the real property, permanently, as a direct result of rehabilitation, demolition, or acquisition for a project assisted with HOME funds. Relocation requirements apply to all occupants of a project/site for which HOME assistance is sought even if less than 100% of the units are HOME assisted.

WHO IS NOT A DISPLACED PERSON? - A tenant evicted for cause, assuming the eviction was not undertaken to evade URA obligations. A person with no legal right to occupy the property under State or local law (e.g., squatter). A tenant who moved in after the application was submitted but before signing a lease and commencing occupancy, was provided written notice of the planned project, it's possible impact on the person (e.g., the person may be displaced, temporarily relocated, or experience a rent increase), and the fact that the person would not qualify as a "displaced person" (or for any assistance under URA) as a result of the project. A person, after being fully informed of their rights, waives them by signing a Waiver Form.

HOW IS DISPLACEMENT TRIGGERED?

Before Application. A tenant moves permanently from the property before the owner submits an application for HOME assistance if THDA or HUD determines that the displacement was a direct result of the rehabilitation, demolition, or acquisition for the HOME project. (e.g., THDA determines that the owner displaced tenants in order to propose a vacant building for HOME assistance.)

After Application. A tenant moves permanently from the property after submission of the application, or, if the applicant does not have site control, the date THDA or the local program administrator approves the site because: (1) the owner requires the tenant to move permanently; or (2) the owner fails to provide timely required notices to the tenant; or (3) the tenant is required to move temporarily and the owner does not pay all actual, reasonable out-of-pocket expenses or because the conditions of the move are unreasonable.

After Execution of Agreement. A tenant moves permanently from the project after execution of the agreement covering the acquisition, rehabilitation or demolition because the tenant is not provided the opportunity to lease a suitable, affordable unit in the project.

K. HOME RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

THDA will require grant recipients to replace all occupied and vacant habitable lower income housing demolished or converted to a use other than as lower income housing in connection with a project assisted with funds provided under the HOME Investment Partnership Act

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a working agreement committing THDA to provide funds for a project that will directly result in the demolition or conversion, THDA will make public by and submit to the HUD/Knoxville HOME coordinator certain information. Each applicant proposing demolition or any reduction in lower income housing units must submit the following information to THDA:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower income housing that will be demolished or converted to a use other than as lower income housing as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;

4. To the extent known, the address, number of bedrooms and location on a map of the replacement housing that has been or will be provided;
5. The source of funding and a time schedule for the provision of the replacement housing;
6. The basis for concluding that the replacement housing will remain lower income housing for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

L. EQUAL OPPORTUNITY AND FAIR HOUSING

No person in the United States shall on the grounds of race, color, religion, sex, familial status, national origin, or disability be excluded from participation, denied benefits or subjected to discrimination under any program funded in whole or in part by HOME funds. The following Federal requirements as set forth in 24 CFR 5.105(a), Nondiscrimination and equal opportunity, are applicable to HOME projects:

Fair Housing Act	24 CFR Part 100
Executive Order 11063, as amended (Equal Opportunity in Housing)	24 CFR Part 107
Title VI of the Civil Rights Act of 1964 (Nondiscrimination in Federal programs)	24 CFR Part 1
Age Discrimination Act of 1975	24 CFR Part 146
Section 504 of the Rehabilitation Act of 1973	24 CFR Part 8
Section 109 of Title I of the Housing and Community Development Act of 1974	24 CFR Part 6
Title II of the Americans with Disabilities Act	42 U.S.C. §12101 <i>et seq.</i>
Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity	24 CFR Parts 5, 200, 203, 236, 400, 570, 574, 882, 891 and 982
Section 3 of the Housing & Urban Development Act of 1968	24 CFR 135
<ul style="list-style-type: none"> • Section 3 requires that the employment and other economic opportunities generated by Federal financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed toward low-income persons, particularly those who are recipients of government assistance for housing. 	
Executive Order 11246, as amended (Equal Employment Opportunity Programs)	41 CFR 60

Executive Order 11625, as amended (Minority Business Enterprises)

Executive Order 12432, as amended (Minority Business Enterprise Development)

Executive Order 12138, as amended (Women's Business Enterprise)

- Executive Orders 11625, 12432, and 12138 (Minority/Women's Business Enterprise) require that PJs and local programs must prescribe procedures acceptable to HUD for a minority outreach program to ensure the inclusion, to the maximum extent possible, of minorities and women and entities owned by minorities and women in all contracts. Local programs must also develop acceptable policies and procedures if their application is approved by THDA.

The HUD Office of Fair Housing also includes the following fair housing laws and Presidential Executive Orders which are not included in 24 CFR 5.105(a) but which are applicable to federally-assisted programs:

Architectural Barriers Act of 1968 at 42 U.S.C. §4151 *et seq.*

Executive Order 12892, as amended
(Affirmatively Furthering Fair Housing)

Executive Order 12898

Executive Order 13166
(Limited English Proficiency)

Executive Order 13217
(Community-based living arrangements for persons with disabilities)

In addition to the above requirements, the PJ and local programs must assure that its Equal Opportunity and Fair Housing policies in the HOME Program are consistent with its current Consolidated Plan.

M. SITE AND NEIGHBORHOOD STANDARDS

Housing provided through the HOME program must be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Executive Order 11063, and HUD regulations issued pursuant thereto; and must promote greater choice of housing opportunities. Grantees must ensure that the proposed activity does not allow or promote segregation on the basis of race, disability or income.

N. AFFIRMATIVE MARKETING

Prior to beginning a HOME project, grant recipients must adopt affirmative marketing procedures and requirements for all HOME funded home buyer projects with five or more units. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability. These must be approved by THDA prior to any HOME funds being committed to a project. Requirements and procedures must include:

1. Methods for informing the public, owners and potential tenants about fair housing laws and the local program's policies;

2. A description of what owners and/or the program administrator will do to affirmatively market housing assisted with HOME funds;
3. A description of what owners and/or the program administrator will do to inform persons not likely to apply for housing without special outreach;
4. Maintenance of records to document actions taken to affirmatively market HOME-assisted units and to assess marketing effectiveness; and
5. Description of how efforts will be assessed and what corrective actions will be taken where requirements are not met.

O. ENVIRONMENTAL REVIEW

In implementing the HOME program, the environmental effects of each activity must be assessed in accordance with the provisions of the National Environment Policy Act of 1969 (NEPA) and the related authorities listed in HUD's regulations at 24 CFR Parts 50 and 58.

THDA, as the Participating Jurisdiction, and the units of local government receiving HOME funds from THDA will be responsible for carrying out environmental reviews. THDA will approve the release of funds for local governments and must request the release of funds from HUD for any projects of non-profit organizations. The non-profit organizations will be responsible for gathering the information required for the environmental reviews. HOME funds and any other funds involved in the project cannot be committed until the environmental review process has been completed and the HOME funds have been released. The Environmental Review covers the entire project, not just the portion funded by HOME. Therefore, except under very limited circumstances, *no funds, including both HOME and non-HOME resources, may be expended on a project prior to the release of funds under the Environmental Review process. Any such expenditure will make the entire project ineligible for funding under the HOME program.*

P. LEAD-BASED PAINT

Housing assisted with HOME funds is subject to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821 et seq.) and 24 CFR Part 35, Subparts C through M. The lead-based paint provisions of 982.401(j) also apply, irrespective of the applicable property standard under 24 CFR 92.251. The Lead-Based Paint regulations are available at www.hud.gov/lea or by contacting 1-800-424-LEAD (5323).

Q. LABOR STANDARDS

Davis-Bacon wage compliance and other Federal laws and regulations pertaining to labor standards apply to all contracts for rehabilitating or constructing 12 or more units assisted with HOME funds. The contract for construction must contain the applicable wage provisions and labor standards. Davis-Bacon does not apply to projects using volunteer labor or to sweat equity projects.

R. DEBARMENT AND SUSPENSION

Local programs must require participants in lower-tier transactions covered by 24 CFR 24 to certify that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from the covered transaction.

S. FLOOD PLAINS

HOME funds may not be used to construct housing in an area identified by the Federal Emergency Management Agency as having special flood hazards. In addition, THDA discourages the rehabilitation of units located in special flood hazard areas, but in a few instances and with written permission from THDA, houses located in a floodplain may be assisted. The community must be participating in the National Flood Insurance Program and flood insurance must be obtained on the units.

T. CONFLICT OF INTEREST

In the procurement of property and services, the conflict of interest provisions at 2 CFR 200.112, apply. In all cases not governed by 2 CFR 200.112, the conflict of interest provisions of the HOME Rule as stated below apply:

The HOME conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, elected official or appointed official of THDA, a State recipient or subrecipient receiving HOME funds. No person listed above who exercise or have exercised any functions or responsibilities with respect to activities assisted with HOME funds or who are in a position to participate in a decision-making process or gain inside information with regard to these activities may obtain a financial interest or financial benefit from a HOME-assisted activity, or have a financial interest in any contract, subcontract or agreement with respect to the HOME-assisted activity, or the proceeds from such activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter. Immediate family ties include (whether by blood, marriage or adoption) the spouse, parent (including stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, and in-laws of a covered person.

No owner, developer or sponsor of a project assisted with HOME funds (or officer, employee, agent, elected or appointed official, or consultant of the owner, developer or sponsor or immediate family member or immediate family member of an officer, employee, agent, elected or appointed official, or consultant of the owner, developer or sponsor) whether private, for profit or non-profit (including a CHDO when acting as an owner, developer or sponsor) may occupy a HOME-assisted affordable housing unit in a project during the required period of affordability specified in 92.252(e) or 92.254(a)(4). This provision does not apply to an individual who receives HOME funds to acquire or rehabilitate his or her principal residence or to an employee or agent of the owner or developer of a rental housing project who occupies a housing unit as the project manager or maintenance worker.

Grant recipients should avoid conflicts of interest and the appearance of conflicts of interest in administering their HOME programs as THDA does not routinely consider requesting exceptions to the conflict of interest provisions from HUD. The existence of a conflict of interest or the appearance of a conflict of interest, as determined by THDA in its sole discretion, may be grounds for requiring repayment of HOME funding and limitations on future program participation.

U. PROCUREMENT

It is important to keep the solicitation of bids for goods and services as well as professional services contracts open and competitive. Cities, counties and non-profit organizations must follow their procurement policies and meet all state and federal requirements. At a minimum, applicants must comply with 2 CFR 200.318 - General Procurement Standards.

Prior to solicitation of bids, the Grantee should develop a comprehensive scope of work and perform an independent cost estimate. Grantees should obtain a minimum of 3 to 5 bids using formal advertising or requests for proposals for the procurement of professional services such as grant administration, inspections, and work write-ups. There must be an established, well documented selection procedure and a written rationale for selecting the successful bid or proposal.

V. APPLICATION AND EVALUATION PROCEDURE

THDA will evaluate each application to determine if the proposal meets threshold criteria. Threshold criteria includes: submission of a complete application; proposal of an eligible activity; proposal of a project that in the opinion of THDA is physically, financially and administratively feasible; and the proposal of a project that meets the requirements of 24 CFR Part 92, as amended.

Non-profit applicants must submit Part I of **Attachment One: Non-Profit/CHDO Checklist** with supporting documentation.

Additional requirements for non-profit organizations, including CHDOs, are listed on **Attachment One: Non-Profit/CHDO Checklist**. Documentation must be submitted along with the completed Checklist to demonstrate that the organization meets threshold requirements and has the capacity to provide affordable housing for low income households, including the administration of the proposed project.

Applications meeting the threshold criteria will be scored and ranked in descending numerical order within the Urban matrix, the Rural matrix or the CHDO matrix, based on the criteria provided below. In the event of a tie score under the Urban or Rural matrix, THDA first will select the application with the highest Need score and then, if a tie still remains, the application with the highest Not Proportionally Served score. In the event of a tie score under the CHDO matrix, THDA first will select the application with the highest Not Proportionally Served score and then, if a tie still remains, the highest Capability score.

1. PROGRAM DESIGN**Up to 50 points**

The proposed program demonstrates exceptional planning, readiness and administrative capability. All necessary components to accomplish the project have been identified in the application.

- Program administrators with the following characteristics have been identified:
 - Has personnel who are knowledgeable in HOME grant administration;
 - Has relevant experience in the administration of housing grants; and/or has otherwise shown the capability to administer the project;
 - Has the ability to follow the timeframe of Attachment B: Implementation Plan of the Working Agreement;
 - Is able to draw down funds in a timely manner;
 - Has a lack of monitoring findings associated with past grants on which the administrator has worked;
 - Has not left HOME funds in excess of \$75,000 in a prior grant at closeout; and
 - Responds appropriately to client concerns or complaints, contractor's concerns or complaints, and information requests from THDA staff.
 - THDA will also consider the number and locations of current grants an administrator is administering and other factors THDA, in its sole discretion, deems relevant, in evaluating an application.
- Individuals/firms providing architectural, construction management and/or inspection services have been identified, appropriately procured, and are qualified to perform the services.
 - THDA will consider the number and locations of current grants for which an individual/firm is providing inspection services in any given program year, and other factors, THDA, in its sole discretion, deems relevant in evaluating an application.
- If applicable, the lead inspector and/or risk assessors have been identified and are qualified to perform the services.
- If the applicant is a local jurisdiction, the local government is involved in the administration of the project.
- The program design should provide a timeline, prepared in accordance with THDA's application instructions, that clearly

provides for the completion of all units and the close out of the grant by June 30, 2020.

- Program designs for homeowner rehabilitation activities that set-aside all or a portion of the available assistance to households with incomes at or below 50% of AMI will be prioritized.

2. **NEED**

Up to 40 points

THDA has calculated need factors using housing statistics for counties. Factors are based on percentages rather than absolute numbers. The need factors used are the percentage of owner households who are low income; the percentage of owner households with cost burden; the percentage of affordable owner units built before 1960; the percentage of food stamp recipient households in the county; percent of owner households greater than one and one-half times overcrowded; percent of county average homeowner delinquency rate; percent of county poverty rate for all households; and county unemployment rate. Scores to be used in the evaluations are shown in **Attachment Four: 2018 HOME Need Scores for Homeowner Projects**.

For multi-county projects, the need score is calculated proportionately according to the number of units proposed for each county.

3. **NOT PROPORTIONALLY SERVED**

Up to 40 points

THDA shall award up to 40 points to applications submitted from areas where the amount of prior HOME funding is below the state average. The formula for awarding these points is based on the percentage of 2008 - 2017 HOME dollars awarded in each county. These calculations are shown in **Attachment Five: HOME Program Not Proportionally Served**. For multi-county projects, this score is calculated proportionately according to the number of units in each county.

4. **DISASTER AREAS**

10 points

THDA shall award 10 points to applications for projects located in counties that have been declared a presidential disaster area under the Robert T. Stafford Disaster Relief and Emergency Assistance Act in the year prior to the application due date. See **Attachment Six: Disaster Counties** for the current disaster areas.

5. **MATCH**

Up to 20 points

THDA shall award up to 20 points to applications that include a committed contribution of eligible match resources towards the project implementation. A commitment of eligible match contribution from an external source must be documented in the application from the source providing the contribution. To determine the points awarded, THDA will not round the percentage calculated.

The project's sources include an eligible HOME match contribution that is equal to or greater than 15% of the proposed HOME funds to be used for project costs

The project's sources include an eligible HOME match contribution that is equal to or greater than 5% and less than 15% of the proposed HOME funds to be used for project costs.

The project's sources include an eligible HOME match contribution that is equal to or 5 points greater than 1% and less than 5% of the proposed HOME funds to be used for project costs.

The project's sources include an eligible HOME match contribution that is less than 0 points 1% of the proposed HOME funds to be used for project costs.

6. LEVERAGE.

Up to 10 points

THDA shall award up to 10 points to applications that include the use of funds from other sources. THDA will award points in this category based on the dollar value of the funds from other sources as a percentage of the total funds in the project. Leveraged funds counted in one program year do not qualify again as leverage in subsequent years. In order to receive points, there must be written documentation of the leveraged funds in the application.

7. ENERGY CONSERVATION

Up to 10 points

THDA shall award up to 10 points to applications for rehabilitation that include an independent energy audit and, to the extent feasible, incorporate the recommendations of the audit report in the rehabilitation work write-up.

8. TENNESSEE GROWTH POLICY ACT

10 Points

TCA Section 6-58-109(c) requires THDA to award 5 points on a 100 point scale or a comparable percentage on a different point scale to municipalities or counties with approved growth plans when the local communities apply for HOME funds. Applications from counties not subject to the Tennessee Growth Policy Act will also receive these points. See **Attachment Seven: Growth Plan Approvals**.

1. CAPABILITY**Up to 50 points**

The proposed project demonstrates exceptional planning and readiness.

Up to 25 points

- The program design is complete and all necessary components to accomplish the project are identified in the application.
- Sites have been identified and CHDO has site control. NOTE: THDA will not be able to issue a Working Agreement unless there are specific addresses or a legal description for the property.
- CHDO has a pipeline of potential home buyers ready to purchase or working toward readiness to purchase. NOTE: Commitment of CHDO funds must be to a specific address and home buyer to meet HUD's definition of CHDO commitment by the 24-month deadline.
- CHDO has completed an examination of neighborhood market conditions demonstrating a need for the proposed housing and the anticipated housing types, as well at the target locations or neighborhoods for which the housing is intended.
- CHDO has the capacity to secure other funding for the project. Commitment letters are included in the application.

The CHDO demonstrates sufficient capacity beyond threshold.

Up to 25 points

- The CHDO has produced successful affordable housing projects of similar size, scope and complexity.
- The CHDO has a demonstrated capacity to manage homeownership programs.
- The CHDO has paid staff with demonstrated housing development experience as documented by W-2 or W-4 forms.
- The organization operating budget reflects multiple sources of funding.
- If previous experience under HOME:
 - Has the demonstrated ability to conform to the timeframe of Attachment B: Implementation Plan of the HOME Working Agreement;
 - Has demonstrated its ability to draw down funds in a timely manner;
 - Has demonstrated the ability to complete a project within the contract term;
 - Has a lack of monitoring findings; and
 - Appropriately responds to client concerns or complaints and to THDA staff.

2. NOT PROPORTIONALLY SERVED

Up to 40 points

THDA shall award up to 40 points to applications submitted from areas where the amount of THDA and HOME funding is below the state average. The formula for awarding these points is based on the percentage of 2008-2017 HOME dollars awarded in each county. These calculations are shown in **Attachment Five: HOME Program Not Proportionally Served**. For multi-county projects, this score is calculated proportionately according to the number of units in each county.

3. DISASTER AREAS

10 points

THDA shall award 10 points to applications for projects located in counties that have been declared a presidential disaster area under the Robert T. Stafford Disaster Relief and Emergency Assistance Act in the calendar year prior to the application due date. See **Attachment Six: Disaster Counties** for the current disaster areas.

4. LEVERAGE

Up to 10 points

THDA shall award up to 10 points to applications that include the use of funds from other sources. THDA will award points in this category based on the actual percentage of other funds in the project. Leveraged funds counted in one program year do not qualify again as leverage in subsequent years. In order to receive points, there must be written documentation for the leveraged funds in the application.

5. ENERGY CONSERVATION/UNIVERSAL DESIGN

Up to 10 points

- a. For acquisition/rehabilitation and sale type homeownership projects, THDA shall award up to 10 points to applications that, to the extent feasible, include at least three energy conservation measures beyond that required by THDA's Design Standards for Rehabilitation in the rehabilitation of each unit.
- b. For new construction homeownership projects, THDA shall award up to 10 points to applications that agree to construct each single family unit in accordance with the following standards beyond that which is required by THDA's Design Standards for New Construction:
 - (1) At least one entrance door, whether located at the front, side, or back of the building, or through an interior garage;
 - (A) Is on an accessible route served by a ramp or no-step entrance; and
 - (B) Has at least a standard 36 inch door;
 - (2) On the first floor of the building:
 - (A) Each interior door is at least a standard 32 inch door, unless the door provides access only to a closet of less than 15 square feet in area;
 - (B) Each hallway has a width of at least 36 inches and is level, with ramped or beveled changes at each door threshold;
 - (C) Each bathroom wall is reinforced for potential installation of grab bars;
 - (D) Each electrical panel or breaker box, light switch, or thermostat is not higher than 48 inches above the floor; and
 - (E) Each electrical plug or other receptacle is at least 15 inches above the floor; and
 - (3) The main breaker box is located inside the unit on the first floor.

Appendix E:

HTF Program Description



NATIONAL HOUSING TRUST FUND 2017

PROGRAM DESCRIPTION

Tennessee Housing Development Agency

The Tennessee Housing Development Agency (THDA) administers the federally funded National Housing Trust Fund (NHTF) which is designed for the production and preservation of affordable rental housing through the acquisition, new construction, or rehabilitation of affordable housing for households with extremely low incomes. The purpose of this Program Description is to explain the program requirements and application process.

NHTF grants are awarded through a competitive application process to Public Housing Authorities, non-profit and for-profit entities. Applications for the NHTF program must be received by THDA on or before 4:00 PM CDT on Thursday, June 28, 2018. THDA anticipates notifying successful applicants on or about July 31, 2018. NHTF grant agreements will begin on September 1, 2018 and will end on August 30, 2021.

The application package for NHTF resources as well as additional program documentation will be made available on THDA's website at <https://thda.org/programs>.

DEFINITION OF TERMS

For purposes of the NHTF program, the following definitions shall apply.

Developer Fee: Means the sum of the Developer's overhead and Developer's profit. Consulting fees and guarantor fees are also considered part of the total Developer Fee calculation.

Housing for the Elderly: Means housing intended for, and solely occupied by, individuals sixty two (62) years of age or older.

Housing for Older Persons: Means housing intended and operated for occupancy by at least one individual 55 years of age or older per unit, where at least 80% of the total housing units are occupied by at least one individual who is fifty five (55) years of age or older; and where the Owner publishes and adheres to policies and procedures which demonstrate an intent by the Owner and manager to provide housing for individuals fifty five 55 years of age or older.

Extremely Low Income: Means an individual or household whose income does not exceed thirty percent (30%) of the area median income, adjusted for household size or households with incomes at or below the poverty line (whichever is greater).

Family Housing: Means housing designed for families which does not meet the definition of “Elderly Housing” or “Housing for Older Persons”.

Grantee: Means the state entity that prepares the NHTF Allocation Plan, receives the NHTF dollars from HUD, and administers the NHTF in the state. THDA is the NHTF grantee for the State of Tennessee.

Layering: Means the combining of more than one governmental resource on a NHTF-assisted project.

Leverage: Means a contribution of value in the form of cash, materials or labor in a pre-approved form and method toward the hard development costs of a project.

Modular Housing: Means housing as defined in Tennessee Code Annotated Title 68 -126-202 & 303

- *"Modular Building Unit"*: Means a structural unit, or preassembled component unit, including the necessary electrical, plumbing, heating, ventilating and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building. "Modular building unit" does not apply to temporary structures used exclusively for construction purposes, nonresidential farm buildings, or ready-removables that are not modular structures;
- *"Ready-removable"*: Means a structure without any foundation, footings, or other support mechanisms that allow a structure to be easily relocated but which may include electrical wiring. Ready-removable structures include, but are not limited to, stadium press boxes, guard shelters, or structures that contain only electrical, electronic, or mechanical equipment that are solely occupied for service or maintenance of such equipment; and
- *"Structure"*: Means any building or improvement and its components, systems, fixtures, and appurtenances at the time of completion or construction.

Manufactured Housing: Means housing as defined in Tennessee Code Annotated Title 68 -126-202 & 303

- *"Manufactured Home"*: Means a structure, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width, or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure; except that "manufactured home" includes any structure that meets all the requirements of this subdivision (2), except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary;
- *"Manufacturer"*: Means any person engaged in manufacturing or assembling new manufactured homes.

- **“Mobile Home”:** Means a structure manufactured before June 15, 1976, that is not constructed in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, compiled in 42 U.S.C. § 5401 et seq. It is a structure that is transportable in one (1) or more sections that in the traveling mode is eight (8) body-feet or more in width and forty (40) body-feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet and that is built on a chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes any plumbing, heating, air conditioning and electrical systems contained in the structure;

Multifamily Housing: Means any building or group of buildings totaling more than four permanent residential rental units operated as a single housing project.

NHTF-Assisted Unit: Means a housing unit which meets the NHTF eligibility requirements and benefits from financial assistance from the NHTF.

Period of Affordability: Also, “Affordability Period”. Means the thirty (30) year timeframe beginning at time of Project Completion as defined at 24 CFR §93.2 during which projects receiving NHTF assistance will be required to maintain affordability to households at or below 30% AMI and must maintain compliance with NHTF regulations.

Proforma: Means a cash flow projection for a specific period of time that takes into account expected income and expenses of a rental property and projects financial viability and affordability over the period.

Recipient: Means an organization, agency or other entity (including a public housing authority, a for-profit entity or a nonprofit entity) that receives NHTF assistance from THDA and is the owner of a NHTF–assisted project.

Rent Restricted: Means rent, including utilities and tenant-based rental assistance that does not exceed the published Maximum NHTF Rent Limit, which is affordable to households at 30% AMI and based on an assumed (1.5) persons per bedroom (single person in an efficiency).

Single Family Housing: Means a structure that contains at least one but no more than four permanent residential units.

Stabilized Occupancy: Means occupancy of at least ninety percent (90%) of the units in the property for a continuous period of at least ninety (90) calendar days.

Substantial Rehabilitation: Means the rehabilitation of a project in which the rehabilitation costs will be seventy five percent (75%) or more of the replacement cost.

Total Development Cost: Means the all-in cost of developing the project including acquisition, predevelopment costs, hard and soft construction or rehab costs, financing costs, developer fees, and reserve account capitalization.

Uniform Physical Condition Standards (UPCS): Means the standardized inspection code created by HUD and Congress in 1998 as a way of establishing a dynamic inspection code that could satisfy the diverse housing stock monitored by the U.S. Department of Housing and Urban Development (HUD). The inspection code predominately provides a set of minimum standards for components found in real estate.

THE NATIONAL HOUSING TRUST FUND

The NHTF was established under Title I of the Housing and Economic Recovery Act of 2008, Section 1131 (Public Law 110-289). Section 1131 of HERA amended the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4501 et seq.) (Act) to add a new section 1337, entitled "Affordable Housing Allocation" and a new section 1338, entitled "Housing Trust Fund."

This program is governed by Title 24 Code of Federal Regulations, Parts 91 and 93; Interim Rule. Those regulations are incorporated by reference in this Program Description. In cases of conflicting requirements, the more stringent requirement will apply.

Tennessee operates a THDA-funded Housing Trust Fund commonly known as the "Housing Trust Fund", "HTF", or the "Tennessee Housing Trust Fund" While all references in this program description and other related documentation refer to this funding as the "National HTF" or "NHTF", all federal requirements will identify this resource as the "Housing Trust Fund" or "HTF". Applicants and recipients of NHTF funding must maintain awareness of this distinction in all program documentation.

1) ALLOCATION OF FUNDS

- a. The total allocation for this round of NHTF funding under this program description will be three million one hundred sixty thousand two hundred seventy nine dollars (\$3,160,279). THDA will award ninety percent (90%) of the allocated amount in NHTF grants to successful applicants through a competitive application process. Each award will be a minimum of two hundred fifty thousand dollars (\$250,000) and a maximum of nine hundred thousand dollars (\$900,000).
- b. NHTF funding committed in the State of Tennessee by THDA will be allocated as provided in the State of Tennessee's Consolidated Plan, as amended. THDA will use ten percent (10%) of the NHTF allocation for its own administrative expenses.

2) ELIGIBLE RECIPIENTS

- a. THDA, as the Grantee for the State of Tennessee, will accept applications for the NHTF program from public housing authorities, and non-profit or for-profit entities that will be

the owner of the proposed rental project. To be eligible the entity must meet the following criteria:

- i) Be organized and existing to do business in the State of Tennessee, or if organized in another state, must be qualified to do business in the State of Tennessee.
- ii) Demonstrate at least two years of related housing experience in Tennessee. For the purposes of this program, “related housing experience” means the development, ownership and management of affordable rental housing.”
- iii) Demonstrate the financial capacity necessary to undertake, complete, and manage the proposed project, as demonstrated by its ability to own, construct, or rehabilitate and manage and operate affordable rental housing. THDA will evaluate the experience of the entire proposed team with owning, developing and managing projects of similar size and scope serving the intended population proposed. Applicants and their development team must undergo an evaluation by THDA of their capacity before the applicant may qualify as an eligible Recipient.
- iv) Have demonstrated understanding of the Federal, State and local housing programs used in conjunction with NHTF funds to ensure compliance with all applicable program requirements and regulations.
- v) Not be debarred or excluded from receiving federal assistance or THDA assistance prior to selection or entering into the written agreement with THDA.
- vi) Certify that housing units assisted with the NHTF will comply with NHTF program requirements during the entire period that begins upon selection and ending upon the conclusion of all NHTF-funded activities.

3) FORM OF ASSISTANCE

- a. NHTF funds will be awarded as a grant secured by a note, deed of trust, and a restrictive covenant.

4) LEVEL OF SUBSIDY

- a. The investment of NHTF funds must conform to the following minimum and maximum standards per unit:
 - i) Minimum NHTF Funds: \$1,000 per unit
 - ii) Maximum NHTF Funds Per Unit:

\$58,378	0-Bedroom (Efficiency) Limit
\$66,923	1-Bedroom Limit
\$81,377	2-Bedroom Limit
\$105,276	3-Bedroom Limit
\$115,560	4-Bedroom Limit

5) DEVELOPER FEE

- a. A Developer Fee of up to fifteen percent (15%) of the NHTF development costs, net of the development fee, acquisition costs and any permanent financing costs may be charged as a project soft cost.

6) ELIGIBLE ACTIVITIES

- a. NHTF funds must be used to produce or preserve affordable, permanent rental housing that addresses the needs of extremely low-income households. The housing may be stick built or Modular Housing, provided that the housing meets all the applicable state and local codes. Eligible housing activities include:
 - i) New construction of rental housing units.
 - ii) Acquisition and/or rehabilitation of existing rental housing units.
 - iii) Funding of an operating cost reserve associated with the new construction or acquisition and rehabilitation of housing assisted with NHTF funds

7) PROHIBITED ACTIVITIES

- a. Providing tenant-based rental assistance for the special purposes of the existing Section 8 program, in accordance with Section 212(d) of the Act.
- b. Assisting or developing emergency shelters (including shelters for disaster victims) or facilities such as nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities, dormitories, including those for farm workers or housing for students.
- c. Providing any form of housing that is considered short term or transitional.
- d. Providing NHTF assistance to rental units that require reconstruction.
- e. Providing NHTF assistance to rental units that are Manufactured Housing and/or Manufactured Housing lots.

- f. Using NHTF funds to refinance existing debt.
- g. Using NHTF funds for the acquisition and rehabilitation or new construction of housing for sale to home buyers.
- h. Providing non-federal matching contributions required under any other Federal program.
- i. Providing assistance authorized under Section 9 of the 1937 Act (annual contributions for operation of public housing).
- j. Carrying out activities authorized under 24 CFR Part 968 (Public Housing Modernization).
- k. Providing assistance to eligible low-income housing under 24 CFR Part 248 (Prepayment of Low Income Housing Mortgages).
- l. Providing assistance to a project previously assisted with NHTF funds during the period of affordability established by HUD and THDA in the written agreement with the Recipient as stated in § 93.205(a) except as permitted for renewal of funds committed to operating cost assistance.
 - i) Additional NHTF funds may be committed to a project up to one year after project completion, but the amount of NHTF funds in the project may not exceed the maximum per-unit subsidy amount as determined by HUD. HUD has prescribed the use of the Section 234 – Condominium Housing Limits from the Annual Indexing of Basic Statutory Mortgage: Limits for Multi-Family Housing Programs as described in the Interim Rule; Attachment One: Maximum Federal Subsidy Limit.
- m. Using NHTF funds for political activities; advocacy; lobbying, whether directly or through other parties; counseling services; travel expenses; and preparing or providing advice on tax returns.
- n. Using NHTF funds for administrative, outreach, or other costs of the Recipient, or any other Recipient of such grant amounts, subject to the exception in Section 1338(c)(10)(D)(iii) of the Act,
- o. Paying for any cost that is not eligible under 24 CFR 92.730 through 93.200.

8) LAYERING

- a. Layering is the combination of government resources on a NHTF-assisted project.

- b. THDA will review each project to ensure that only the minimum amount of NHTF assistance needed is allocated to the project.
- c. Total NHTF resources allocated to any project cannot exceed the current maximum per unit subsidy limit.

9) LEASE-UP AND INITIAL OCCUPANCY

- a. Projects must be fully occupied by income eligible tenants within six (6) months of issuance of a certificate of occupancy for the completed units. If all units are not fully occupied by income eligible tenants within six (6) months of completion of construction or acquisition and rehabilitation, the grant Recipient must report to THDA on current marketing efforts in a form and with substance as required by THDA.
- b. If a rental project has not achieved initial occupancy within eighteen (18) months of Completion, all NHTF funds invested in the rental project must be repaid to THDA.

10) LEVERAGE

- a. Leverage must be in the form of contributions to the project's hard development costs.
- b. In the scoring matrix, any project that has leveraged funds will receive additional points. Leveraged funds are funds provided by the applicant and grants from other sources. The value of land acquired through non-NHTF resources may be counted as leverage when the appraised value is documented and proof of ownership at the time of application is demonstrated. Loan proceeds from a lending institution do not count as leverage. However, the savings generated from a below market interest rate will count as leverage when properly documented. Administrative funds, anticipated fund-raising revenues and construction loans do not count toward leverage. Leveraged funds counted in one program year do not qualify again as leverage in subsequent years. All proposed leverage must be thoroughly supported by appropriate back-up documentation, including firm commitment letters, award letters, and warranty deeds.
- c. The value of donated labor, materials and land will count toward leverage. The value of unskilled labor is set at the current minimum wage, and the value of skilled labor is set at twice the current minimum wage. The value of land and/or a building donated or acquired for a project prior to the application will count as leverage, but there must be an appraisal or tax assessment included in the application to document its value. In order to count donated supplies or materials, only the documented value of the actual goods or materials will be considered and they must be legitimately required by the project. The donor must provide a letter to confirm the amount of the supplies or materials. Proposed discounts will not count as leverage.

11) MARKET

- a. Applicants must document that neighborhood market conditions demonstrate a need for the project.

12) MIXED INCOME TENANCY

- a. For the purpose of the NHTF Program, a “mixed income” project contains at least one residential unit that is set aside for an extremely low income household and one or more other residential units available to tenants in other higher income designations.
- b. NHTF funds may only be used for NHTF qualifying residential units.

13) MIXED USE PROJECTS

- a. For purposes of the NHTF Program, a “mixed-use” project contains, in addition to at least one residential unit, other non-residential space which is available to the public. If laundry and/or community facilities are for use exclusively by the project tenants and their guests, then the project is not considered mixed-use. Neither a leasing office nor a maintenance area will trigger the mixed-use requirements. No NHTF funds can be used to fund the commercial or non-residential portion of a mixed-use project. Therefore, if a NHTF-assisted project contains such commercial or non-residential space, other sources of funding must be used to finance that space. In order to be eligible for NHTF funding, a mixed-use project must meet the following conditions:
 - i) Residential living space in the project must constitute at least fifty one percent (51%) of the total project space.
 - ii) Each building in the project must contain residential living space
- b. NHTF funds can only be used to fund the residential portion of the mixed-use project which meets the NHTF rent limits and income requirements. If the rental project will contain a model apartment that will be shown to potential renters, the model apartment will be considered a non-residential area subject to the mixed-use requirements, unless the model apartment will be rented in the event of high occupancy.

14) RENT LEVELS AND UTILITY ALLOWANCES

- a. Every NHTF assisted unit is subject to rent limits designed to make sure that rents are affordable to extremely low income households. These maximum rents may be referred to as NHTF rents. Attachment Three: NHTF Program Rents.

- b. Rents are limited for the length of the Period of Affordability. These rents are determined on an annual basis by HUD. The Recipient/Owner will be provided with these rents, which include all utilities.
- c. The cost of utilities paid by tenants must be subtracted (using applicable utility allowances) from the published NHTF rents to determine the maximum allowable rents.
- d. THDA must annually review and approve the rents for each NHTF-assisted rental project. In addition, THDA must determine individual utility allowances for each rental project either by using the HUD Utility Schedule Model or determining the utility allowance based on the specific utilities used at the project. Utility allowances are reviewed and updated annually. Use of utility allowances provided by public housing authorities is not permitted.
- e. NHTF rents are not necessarily representative of market conditions and NHTF rents may increase or decrease from year to year. Regardless of changes in fair market rents and in median income over time, the NHTF rents for a project are not required to be lower than the NHTF rents for the project in effect at the time of Commitment as defined at 24 CFR §93.2
- f. Each Recipient must be aware of the market conditions of the area in which the project is located. Rents shall not exceed the published NHTF rents, adjusted for utility arrangements and bedroom size.
- g. If the NHTF-assisted unit receives project-based rental subsidy, and the tenant pays a contribution toward rent of not more than 30% of the tenant's adjusted income, then the maximum rent for the NHTF-assisted unit (only and specifically for the unit in which the project based rental subsidy is designated) is the rent allowable under the project-based rental subsidy program, also known as the payment standard.

15) LONG TERM OCCUPANCY REQUIREMENTS

- a. Tenants whose annual incomes increase to over 30% of median may remain in occupancy but must pay no less than thirty percent (30%) of their adjusted monthly income for rent and utilities.

16) INCOME LIMITS

- a. NHTF funds must be used to benefit only Extremely Low-Income households.
- b. The income limits apply to the incomes of the tenants, not to the owners of the property. 100% of the tenant households in NHTF-assisted units must be Extremely Low Income.

Households must meet the NHTF Income Limit established by HUD and effective at the time of application for occupancy of a NHTF-assisted unit.

- c. **Income Determination:** To ensure that the income targeting requirements are met, a Recipient must verify that each household occupying an NHTF-assisted unit is income-eligible by determining the household's annual income. When determining eligibility, the Recipient must calculate annual income as defined at 24 CFR 5.6091. The method for determining and calculating annual income for tenants are also addressed in the full text of the interim rule.
- d. The income of the household to be reported for purposes of eligibility is the sum of the annual gross income of the beneficiary, the beneficiary's spouse, and any other household member residing in the rental unit. Annual gross income is "anticipated" for the next twelve (12) months, based upon current circumstances or known upcoming changes, minus certain income exclusions.
- e. Current limits are in Attachment Two: Income Limits for the NHTF Program.
 - i) Median income for an area of the state shall be that median income value established by HUD.
 - ii) Median incomes change when HUD makes revised estimates.

17) HOUSING SET-ASIDES FOR INDIVIDUALS WITH DISABILITIES

- a. Applications that propose housing in which more than twenty percent (20%) of the assisted units will be set-aside for individuals with disabilities must meet the qualities of settings that are eligible for reimbursement under the Medicaid home and community-based services that were established by the Centers for Medicare and Medicaid Services (CMS) in the final rule dated January 16, 2014:

<https://www.federalregister.gov/articles/2014/01/16/2014-00487/medicaid-program-state-plan-home-and-community-based-services-5-year-period-for-waivers-provider>.
- b. The final rule requires that all home and community-based settings meet certain qualifications, including:
 - i) Is integrated and supports full access to the greater community.
 - ii) Is selected by the individual from among setting options.

- iii) Ensures individual rights of privacy, dignity, and respect, and freedom from coercion and restraint.
 - iv) Optimizes autonomy and independence in making life choices.
 - v) Facilitates choice regarding services and who provides them.
- c. For provider owned or controlled residential settings, the following additional requirements apply:
 - i) The individual has a lease or other legally enforceable agreement providing similar protections.
 - ii) The individual has privacy in their unit including lockable doors, choice of roommates, and freedom to furnish or decorate the unit.
 - iii) The individual controls his/her own schedule, including access to food at any time.
 - iv) The individual can have visitors at any time.
 - v) The setting is physically accessible.

18) PROPERTY AND DESIGN STANDARDS

- a. Property standards must be met when NHTF funds are used for a project. All rental housing constructed or rehabilitated with NHTF funds must meet all THDA Design Standards, applicable local, county and state codes, rehabilitation standards, Uniform Property Condition Standards (UPCS), and zoning ordinances at the time of project completion.
- b. In the absence of a local code, new construction of single-family units for rental must meet the current, State-adopted edition of the International Residential Code for One- and Two-Family Dwellings. The newly constructed units must also meet accessibility requirements and mitigate disaster impact as applicable per State and local codes, ordinances, etc. Rehabilitation of existing single-family units for rental must meet the current, State-adopted edition of the International Existing Building Code.
- c. NHTF funded units must also conform to the THDA Minimum Design Standards for New Construction of Single Family and Multifamily Units or to the THDA Design Standards for Rehabilitation of Single Family and Multifamily Housing Units, as applicable. THDA must review and approve plans, work write-ups and written cost estimates and determine

cost reasonableness for both new construction and rehabilitation prior to putting the project out to bid.

d. Additional design standards include:

- i) Energy Code. New construction projects must also meet the State-adopted edition of the International Energy Conservation Code. Copies of the Energy Code may also be obtained from the International Code Council at the address listed above.
- ii) Energy Conservation. In addition to meeting the State-adopted edition of the International Energy Conservation Code, new construction projects must be Energy Star qualified as certified by an independent Home Energy Rating System (HERS) rater.
- iii) Broadband Infrastructure. THDA requires that newly constructed rental units and those which are substantially rehabilitated must be wired for broadband internet access.
- iv) Modular Housing must be certified by the state of Tennessee

e. Section 504

- i) Section 504 of the Rehabilitation Act of 1973 prohibits discrimination in federally assisted activities and programs on the basis of disability, and imposes requirements to ensure accessibility for qualified individuals with disabilities to these programs and activities.
- ii) For new construction of Multifamily Housing (five or more units), a minimum of 5% of the units in the project (but not less than one unit) must be accessible to individuals with mobility impairments, and at a minimum, an additional two percent (2%) of the units (but not less than one unit) must be accessible to individuals with sensory impairments. The total number of units in a NHTF-assisted project, regardless of whether all units are NHTF-assisted, is used as the basis for determining the minimum number of accessible units. Also, in a project where not all the units are NHTF-assisted, the accessible units may be either NHTF-assisted or non-NHTF-assisted.
- iii) The Section 504 definition of substantial rehabilitation for Multifamily Housing includes construction in a project with fifteen (15) or more units for which the rehabilitation costs will be seventy five percent (75%) or more of the replacement cost. In such projects, a minimum of five percent (5%) of the units in the project (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional two (2%), at a minimum, (but not less than one unit) must be accessible to individuals with sensory impairments. As in the case of new construction, the total

number of units in a NHTF-assisted, regardless of whether they are all NHTF-assisted, is used as the basis for determining the minimum number of accessible units, and, in a project where not all of the units are NHTF-assisted, the accessible units may be either NHTF-assisted or non-NHTF-assisted.

- iv) When rehabilitation less extensive than Substantial Rehabilitation is undertaken in projects of fifteen (15) or more units, alterations must, to the maximum extent feasible, make the units accessible to and usable by individuals with a disability, until a minimum of five percent (5%) of the units (but not less than one (1) unit) are accessible to people with mobility impairments. For this category of rehabilitation, the additional two percent (2%) of unit's requirement for individuals with sensory impairments does not apply. Alterations to common spaces must, to the maximum extent feasible, make those areas accessible.
- f. Fair Housing Act of 1968, as amended. In buildings that are ready for first occupancy after March 13, 1991, and that have an elevator and four or more units, the public and common areas must be accessible to persons with disabilities; doors and hallways must be wide enough for wheelchairs; and all units must have the following:
 - i) An accessible route into and through the unit.
 - ii) Accessible light switches, electrical outlets, thermostats and other environmental controls.
 - iii) Reinforced bathroom walls to allow later installation of grab bars; and kitchens and bathrooms that can be used by people in wheelchairs.
 - iv) If a building with four or more units has no elevator and will be ready for first occupancy after March 13, 1991, these standards apply to ground floor units.
 - v) These requirements for new construction do not replace any more stringent standards in State or local law.
- g. Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131–12189) implemented at 28 CFR parts 35 and 36, as applicable.

19) UNIVERSAL DESIGN AND VISITABILITY

- a. THDA encourages the inclusion of features that allow individuals with physical disabilities to reside and/or visit the units constructed or rehabilitated with federal NHTF funds through the use of Universal Design and Visitability.

b. Universal Design

i) Universal Design is a building concept that incorporates products, general design layouts and other characteristics to a housing unit in order to:

- (1) Make the unit usable by the greatest number of people.
- (2) Respond to the changing needs of the resident.
- (3) Improve the marketability of the unit.

ii) The goal of universal design seeks to build housing that meets the needs of the greatest number of residents within a community. Universal design differs from accessible design, which is primarily intended to meet the needs of persons with disabilities. However, universal design is inclusive of adaptable design as universal design incorporates structural features that will allow a housing unit to be adapted to an individual's current or future needs. Universal design features include, but are not limited to:

- (1) Stepless entrances. Minimum 5' x 5' level clear space inside and outside entry door.
- (2) Broad blocking in walls around toilet, tub and shower for future placement of grab bars.
- (3) Full-extension, pull-out drawers, shelves and racks in base cabinets in kitchen.
- (4) Front mounted controls on all appliances.
- (5) Lever door handles.
- (6) Loop handle pulls on drawers and cabinet doors.

iii) More information on Universal Design may be found at The Center for Universal Design at North Carolina State University:
<http://www.ncsu.edu/ncsu/design/cud/index.htm>.

c. Visitability

i) Visitability refers to homes that are designed and built in a manner that allows individuals who have trouble with steps or use wheelchairs or walkers to live in or visit the unit. These features include:

- (1) One zero-step entrance.
- (2) Doors with thirty two (32) inches of clear passage space.
- (3) One bathroom on the main floor that is accessible to a person using a wheelchair.

ii) More information on Visitability can be found at: <http://www.visitability.org>.

20) ENVIRONMENTAL REVIEW

- a. In implementing the NHTF program, regulations establish specific property standards for units assisted with NHTF funds. These standards include Environmental Provisions for projects involving new construction and rehabilitation. The NHTF Environmental Provisions for new construction and rehabilitation under the Property Standards at 24 CFR § 93.301(f)(1) and (2) are similar to HUD's Environmental Regulations at 24 CFR Parts 50 and 58. NHTF projects are subject to the same environmental concerns to which HUD-assisted projects are subject. The main difference is that the NHTF Environmental Provisions are outcome based, and exclude consultation procedures that would be applicable if NHTF project selection was a Federal action. Parts 50 and 58 are process based, and include consultation procedures for several laws and authorities where there may be environmental impacts.
- b. THDA and the Recipient will be responsible for carrying out environmental reviews in accordance with HUD Notice CPD-16-14. Each Recipient will be responsible for gathering the information required for the environmental reviews. NHTF funds cannot be committed until the environmental review process has been completed. The Environmental Review covers the entire project, not just the portion funded by NHTF.

21) LEAD-BASED PAINT

- a. Units assisted with NHTF funds are subject to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821 et seq.) and 24 CFR Part 35, Subparts C through M. The lead-based paint provisions of 982.401(j) also apply, irrespective of the applicable property standard under 24 CFR 92.251. The Lead-Based Paint regulations are available at www.hud.gov/lea or by contacting 1-800-424-6243. The lead-based paint requirements apply to all units and common areas in the project.

22) FLOOD PLAINS

- a. NHTF funds may not be used to construct housing in an area identified by the Federal Emergency Management Agency as having special flood hazards. In addition, THDA strongly discourages the rehabilitation of units located in special flood hazard areas, but in a few limited instances and with written permission from THDA, units located in a floodplain may be assisted. The community must be participating in the National Flood Insurance Program and flood insurance must be obtained on the units.

23) PROCUREMENT

- a. It is important to keep the solicitation of bids for goods and services as well as professional services and construction contracts open and competitive.

- i) At a minimum all Recipients must comply with 24 CFR 200.318.
- ii) All Recipients must have adopted procurement policies and procedures that meet state and federal requirements.
- iii) Recipients must seek to obtain three (3) to five (5) quotes or bids using formal advertising or requests for proposals for the procurement of professional or construction services.
- iv) There must be an established selection procedure and a written rationale for selecting the successful bid or proposal.

24) CONFLICT OF INTEREST

- a. In the procurement of property and services by THDA and Recipients, the conflict of interest provisions in 2 CFR 200.318 apply. In all cases not governed by 2 CFR 200.318, the provisions described in this Section 24 apply.
- b. The NHTF conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, elected official or appointed official of THDA or the Recipient. No person listed above who exercise or have exercised any functions or responsibilities with respect to activities assisted with NHTF funds or who are in a position to participate in a decision-making process or gain inside information with regard to these activities may obtain a financial interest or financial benefit from a NHTF-assisted activity, or have a financial interest in any contract, subcontract or agreement with respect to the NHTF-assisted activity, or the proceeds from such activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter. Immediate family ties include (whether by blood, marriage or adoption) the spouse, parent (including stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, and in-laws of a covered person.
- c. No owner of a project assisted with NHTF funds (or officer, employee, agent, elected or appointed official, board member, consultant, of the owner or immediate family member or immediate family member of an officer, employee, agent, elected or appointed official, board member, consultant, of the owner) whether private, for profit or non-profit may occupy a NHTF-assisted affordable housing unit in a project during the required period of affordability. Immediate family ties include (whether by blood, marriage or adoption) the spouse, parent (including stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, and in-laws of a covered person. This provision does not apply to an employee or agent of the owner of a rental

housing project who occupies a housing unit as the project manager or maintenance worker.

- d. Recipients shall avoid conflicts of interest associated with their NHTF funded project. THDA will not request exceptions to the conflict of interest provisions from HUD. In the event a conflict of interest is discovered, Recipients shall repay that portion of the NHTF grant related to the conflict of interest or may have all or some portion of the NHTF grant rescinded, all as determined by THDA in its sole discretion.

25) DEBARMENT AND SUSPENSION

- a. On all NHTF funded projects, Recipients shall certify that no vendor, its principals or managers are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from the covered transaction or listed on the “Excluded Parties List System” found at www.SAM.gov.

26) PROFORMA

- a. All Applicants shall complete Thirty (30) Year Affordability Proforma included in the application. The applicant must demonstrate a need for the NHTF funds. If the project development costs require additional financing, including other grant source funding, prior to making any NHTF draws documentation must be provided by Recipient that all other financing or grant funding has been identified and secured. If the project can support debt, other financing will be a threshold requirement.

27) PROJECT SOFT COSTS

- a. In planning their programs, Applicants may include, as a project soft costs, the reasonable and customary costs for work write-up and inspections. In addition, the costs for inspections and work write-ups, the costs for lead-based paint inspections, environmental reviews, risk assessments and clearance testing, and architectural and engineering fees are also paid as project soft costs. All project soft costs count toward the maximum per unit subsidy limit.

28) REPLACEMENT RESERVE ACCOUNTS

- a. All projects shall maintain a replacement reserve account beginning at the time of completion for the term of the NHTF period of affordability.
- b. The replacement reserve requirement for new construction properties and the substantial rehabilitation of Housing for the Elderly shall, initially, be two hundred fifty dollars (\$250) per unit per year, inflated at three percent (3%) annually.

- c. The replacement reserve requirement for the substantial rehabilitation of Housing for Older Persons shall, initially, be two hundred fifty dollars (\$250) per unit, inflated at three percent (3%) annually.
- d. The replacement reserve requirement for all properties designed for families as well as all rehabilitation developments shall, initially, be three hundred dollars (\$300) per unit per year, inflated at three percent (3%) annually.
- e. This account shall be used only for capital improvements and the replacement of long-lived capital assets, and not for routine maintenance and upkeep expenses.
- f. The replacement reserve shall be, and shall remain, an asset of the project, and shall not be distributed to the Owner or any entity or person affiliated with the Owner at any time during or after the Period of Affordability.
- g. Owners shall provide THDA with a record of all activity associated with the replacement reserve account during the prior fiscal year in conjunction with submission of the project's annual compliance monitoring materials.
- h. The replacement reserve account must be maintained in a separate account in a federally insured financial institution.
- i. Reserve accounts must also be separate from the project's ordinary operating account.

29) OPERATING RESERVE ACCOUNT

- a. All projects shall establish and maintain, until the project has achieved a minimum of five (5) years of Stabilized Occupancy, an operating reserve equal to a minimum of six (6) months of projected operating expenses plus must-pay debt service payments and annual replacement reserve payments.
- b. This requirement can be met with an up-front cash reserve; a guarantee from the owner with a surety bond to stand behind the guarantee; or partnership documents specifying satisfactory establishment of an operating reserve.
- c. The operating reserve account must be maintained in a separate account in a federally insured financial institution.
- d. If operating cost assistance is provided as part of a project's NHTF award, the Owner must submit annual audited financial statements, specific to the project.

- e. Based on an analysis of the financial statements, THDA will determine the amount of operating cost assistance that is eligible to be disbursed from the operating reserve account for the previous fiscal year.
- f. The analysis will determine the deficit remaining after the annual rent revenue of the NHTF-assisted units is applied to the NHTF-assisted units' share of eligible operating costs.
- g. For purposes of this paragraph, eligible operating costs are limited to insurance, utilities, real property taxes, maintenance, and replacement reserve payments.

30) REPAYMENT

- a. All NHTF awards will be structured as a grant to a Recipient with a Period of Affordability of 30 years. Repayment of NHTF funds may be required in the event that the final total development costs were such that NHTF assistance provided by THDA exceeds established program limits, or exceeded that which was necessary to make the project financially feasible.
- b. Compliance with income requirements, rent restrictions, design standards and UPCS requirements is required for the entire Period of Affordability for each project. Failure to comply with any of these requirements may trigger repayment of the NHTF grant.
- c. A NHTF assisted project that is terminated before completion, either voluntarily or otherwise, constitutes an ineligible activity and the Recipient must repay any NHTF funds invested in the project to THDA.
- d. In the event of a foreclosure or transfer in lieu of foreclosure, the Recipient must repay the full NHTF investment in the project.

31) COMPLIANCE

- a. NHTF assisted rental units are rent and income limited for the thirty (30) year Period of Affordability.
- b. Recipients/Owners of rental property shall maintain occupancy of NHTF assisted units by Extremely Low Income Persons for the Period of Affordability.
- c. During the Period of Affordability, the Recipient shall:
 - i) Certify annually the income of tenants.

- ii) Adhere to the NHTF rent and income guidelines.
 - iii) Comply with all applicable adopted housing codes and the Uniform Physical Condition Standards (UPCS).
 - iv) Report to THDA in a form and with substance as required by THDA.
- d. Prior to drawing down NHTF funds, Owners of projects with NHTF assisted units shall sign a grant note, deed of trust and restrictive covenant to enforce the NHTF Affordability Period.
 - e. Once NHTF funds are awarded to a Recipient, THDA will monitor compliance by reviewing certain records related to the NHTF-assisted project. THDA will monitor compliance by conducting desk and/or on-site reviews of the project.
 - f. THDA will conduct an on-site inspection at project completion in order to confirm that the project meets the Rehabilitation Standards listed in the NHTF Allocation Plan and THDA's Minimum Design Standards for New Construction or THDA's Minimum Design Standards for Rehabilitation, as applicable.
 - g. At a minimum THDA will conduct desk compliance reviews annually.
 - h. THDA will conduct on-site property inspections during the Period of Affordability in order to determine compliance with income and rent requirements, tenant selection, affirmative marketing requirements, and property and design standards and to verify any information submitted by the Recipient to THDA.
 - i) THDA will perform onsite inspection of all NHTF assisted projects no less than every three (3) years during the Period of Affordability.
 - ii) For NHTF assisted projects of four (4) NHTF assisted residential units or less, THDA will perform an on-site inspection of one hundred percent (100%) of the units no less than every three (3) years during the Period of Affordability.
 - iii) For NHTF assisted projects consisting of five (5) or more units, THDA will inspect a minimum of 20% of the NHTF assisted units no less than every three (3) years during the Period of Affordability.
 - iv) The on-site inspection may include a review of records for all or a sample of the income and rent restricted units including, but not limited to, tenant files, rent rolls, approved and declined tenant applications, documentation supporting tenant income and

employment verification, marketing materials and advertisements, and documentation of requests for reasonable accommodations.

- v) The on-site review may also include a review of any local health, safety, or building code violation reports or notices and an inspection of the property to determine if the buildings are suitable for occupancy, taking into account local health, safety, and building codes, applicable THDA Design Standards, and UPCS standards as prescribed by HUD.
- vi) Any reports made by state or local government units of violations, with documentation of correction, will be reviewed.
- i. Each year during the Period of Affordability, the Recipient shall submit to THDA, within one hundred twenty (120) days after the end of the project's fiscal year, each of the following:
 - i) Audited financial statements for the Owner.
 - ii) Audited financial statements for the project.
 - iii) Bank statements for operating reserve and replacement reserve accounts as of the end of the project fiscal year.
 - iv) Proof of sufficient property and liability insurance coverage with THDA listed as mortgagee.
 - v) Documentation to show the current utility allowance is being used (i.e. a copy of the utility allowance table).
 - vi) For projects that received points at initial NHTF application for pledging to provide permanent supportive services to special needs populations, an affidavit attesting to the supportive services provided to the project's population during the fiscal year must be provided by the provider(s) of such services.
 - vii) Compliance monitoring fees from previous years re-inspections if applicable.
 - viii) Such other information as may be requested in writing by THDA in its sole discretion.

32) MONITORING FEES

- a. THDA charges a monitoring fee for all NHTF assisted units. NHTF Recipients shall pay the entire fee covering the 30-year Period of Affordability as indicated in the current NHTF

Operating Manual - Schedule of Monitoring Fees; but no less than \$600 per NHTF assisted unit.

- i) The monitoring fee must be paid prior to the Recipient making the request for Developer Fees to be drawn from the NHTF grant.
- b. Additional fees may be charged when follow-up is required due to non-compliance findings. Failure to pay these fees will be considered an administrative noncompliance issue.
 - i) The fee will be the current approved fee as published in the NHTF manual and the most current program description at the time the fee is incurred but no less than:
 - (1) Reinspection of a file or reinspection of a 1-4 unit property: Two Hundred Dollars (\$200) per unit inspected
 - (2) Reinspection of a NHTF project with five (5) or more units:
 - (a) Two hundred dollars (\$200) per unit inspected;
 - (b) Standard mileage rate in effect under the current State of Tennessee travel regulations at the time of the reinspection from Nashville to the property and back to Nashville;
 - (c) Applicable state allowed per-diem for one staff person;
 - (d) Lodging expenses as allowed under then current State of Tennessee travel regulations;
 - (e) Any other expenses incurred by THDA relating to the project reinspection.
- c. Fees for reinspections will be due to THDA prior to issuance of reinspection results or release of any additional NHTF-funded operating subsidy.

33) RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

- a. Recipients shall replace all occupied and vacant habitable low income housing demolished or converted to a use other than as lower income housing in connection with a project assisted with NHTF funds.
 - i) All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a working agreement committing THDA to provide funds for a project that will directly result in the demolition or conversion, THDA will make public by and submit to the HUD/Knoxville NHTF coordinator certain information. Each applicant proposing demolition or any reduction in lower income housing units shall submit the following information to THDA in connection with their application:

- (1) A description of the proposed assisted project;
 - (a) The address, number of bedrooms, and location on a map of lower income housing that will be demolished or converted to a use other than as lower income housing as a result of an assisted project.
 - (b) A time schedule for the commencement and completion of the demolition or conversion.
 - (c) To the extent known, the address, number of bedrooms and location on a map of the replacement housing that has been or will be provided.
 - (d) The source of funding and a time schedule for the provision of the replacement housing.
 - (e) The basis for concluding that the replacement housing will remain lower income housing for at least ten (10) years from the date of initial occupancy.
 - (f) Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

34) NHTF RELOCATION REQUIREMENTS

- a. THDA DISCOURAGES PROJECTS INVOLVING DISPLACEMENT OR RELOCATION of households. Prior to application, contact THDA if you are planning any project that may involve displacement or relocation.
 - i) A Displaced person is any person (household, individual, business, farm, or non-profit organization) that moves from the real property, permanently, as a direct result of rehabilitation, demolition, or acquisition for a project assisted with NHTF funds. Relocation requirements apply to all occupants of a project/site for which NHTF assistance is sought even if less than one hundred percent (100%) of the units are NHTF assisted.
 - (1) Before Application displacement is triggered when a tenant moves permanently from the project before the owner submits an application for NHTF assistance if THDA or HUD determines that the displacement was a direct result of the rehabilitation, demolition, or acquisition for the NHTF project. (e.g., THDA determines that the owner displaced tenants in order to propose a vacant building for NHTF assistance.)
 - (2) After Application displacement is triggered when a tenant moves permanently from the project after submission of the application, or, if the applicant does not have site control, the date THDA or the Recipient approves the site because:

- (a) The owner requires the tenant to move permanently; or
 - (b) The owner fails to provide timely required notices to the tenant; or
 - (c) The tenant is required to move temporarily and the owner does not pay all actual, reasonable out-of-pocket expenses or because the conditions of the move are unreasonable.
 - (3) After Execution of Agreement displacement is triggered when tenant moves permanently from the project after execution of the agreement covering the acquisition, rehabilitation or demolition because the tenant is not provided the opportunity to lease a suitable, affordable unit in the project.
- b) A Displaced person is not:
- (1) A tenant evicted for cause, assuming the eviction was not undertaken to evade URA obligations.
 - (2) A person with no legal right to occupy the project under State or local law (e.g., squatter).
 - (3) A tenant who moved in after the application was submitted but before signing a lease and commencing occupancy, was provided written notice of the planned project, its possible impact on the person (e.g., the person may be displaced, temporarily relocated, or experience a rent increase), and the fact that the person would not qualify as a "displaced person" (or for any assistance under URA) as a result of the project.
 - (4) A person, after being fully informed of their rights, waives them by signing a Waiver Form.
- c) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), and its implementing regulations at 49 CFR Part 24, requires relocation assistance where acquisition has occurred under the Uniform Act. In addition, the Uniform Act coverage was expanded in 1987 amendments to cover displacement of individuals resulting from rehabilitation, demolition or private acquisition carried out under a federally assisted project or program.
- d) Section 104(d) of the Housing and Community Development Act ("The Barney Frank Amendments") and HUD's Residential Anti-Displacement and Relocation Assistance Plan include additional relocation requirements. This extra level of relocation protection may be triggered for low-income households when units are converted or demolished with CDBG, UDAG, HOME, or NHTF funds. In addition, when Section 104(d) is triggered, jurisdictions may need to replace any low/moderate income dwelling units that are lost due to the conversion or demolition. This section refers only to residential relocation. If non-residential (commercial/industrial) relocation is involved, contact THDA.

- e) Understanding how relocation requirements are triggered, alternate ways of meeting them, and the costs of the alternatives is essential in making NHTF program decisions. Concerns about relocation may cause a Recipient to consider establishing a preference for vacant buildings. However, Recipients should also consider that vacant buildings are often in various states of deterioration. Rehabilitating an occupied building, even with the cost of assisting tenants to remain or relocate, may be less costly than rehabilitating a vacant building. In occupied buildings, Recipients must consider whether occupants will be able to return after rehabilitation and whether Section 8 assistance is available to help meet relocation costs. Selecting vacant projects does not relieve all relocation concerns. Vacant buildings in good condition may have been recently occupied. If so, the Recipient must consider whether the owner removed the tenants in order to apply for NHTF assistance for a vacant building. If so, these tenants are displaced persons.
- f) Skilled staff can save the local program money and build goodwill with owners and tenants. Failure to understand and follow relocation requirements can result in unnecessary costs for the local program. It is possible for uninformed owners and staff to take steps that would obligate the local program to provide significant relocation benefits and services. Early briefings for owners and program staff on relocation rules are essential. Handbook 1378, Tenant Assistance, Relocation and Real Property Acquisition consolidates relocation requirements for NHTF and other HUD programs in one document. It is available from HUD Field Offices or by contacting THDA. HUD informational booklets for persons who are displaced or whose property is to be acquired are also available from HUD Field Offices or from THDA.
- g) URA requirements are triggered at the time the application is being prepared, and additional requirements are triggered at the time the working agreement is signed between THDA and the Recipient and when rehabilitation is completed. Treatment of displaced persons depends upon whether the displaced person is (1) a tenant or owner; (2) a business or household; (3) has income above or below the Section 8 Lower Income Limit.

31) SITE AND NEIGHBORHOOD STANDARDS

- a) Housing provided through the NHTF program must be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Executive Order 11063, and HUD regulations issued pursuant thereto; and must promote greater choice of housing opportunities.
- b) New construction rental housing. In carrying out the site and neighborhood requirements for new construction, the Recipient shall provide documentation as THDA may require, in THDA's sole discretion, to determine that proposed sites for new construction meet the

requirements in 24 CFR 93.150 with cross reference to 983.6(b) which places limiting conditions on building in areas of "minority concentration" and "racially mixed" areas.

- c) Rehabilitation of rental housing. Site and neighborhood standards do not general apply to rehabilitation projects funded under NHTF unless project-based vouchers are used in an NHTF rehabilitation unit. In such case, the site and neighborhood standards for project-based vouchers will apply as determined by the issuing authority for the project-based vouchers.

32) EQUAL OPPORTUNITY AND FAIR HOUSING

- a) No person in the United States shall on the grounds of race, color, religion, sex, familial status, national origin, or disability be excluded from participation, denied benefits or subjected to discrimination under any program funded in whole or in part by NHTF funds.
- b) The following Federal requirements as set forth in 24 CFR 5.105(a), Nondiscrimination and equal opportunity, are applicable to NHTF projects:
 - i) Fair Housing Act (24 CFR Part 100)
 - ii) Executive Order 11063, as amended (24 CFR Part 107 - Equal Opportunity in Housing)
 - iii) Title VI of the Civil Rights Act of 1964 (24 CFR Part 1 - Nondiscrimination in Federal programs)
 - iv) Age Discrimination Act of 1975 (24 CFR Part 146)
 - v) Section 504 of the Rehabilitation Act of 1973 (24 CFR Part 8)
 - vi) Section 109 of Title I of the Housing and Community Development Act of 1974 (24 CFR Part 6)
 - vii) Title II of the Americans with Disabilities Act 42 U.S.C. §12101 et seq.
 - viii) Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity 24 CFR Parts 5, 200, 203, 236, 400, 570, 574, 882, 891 and 982
 - ix) Section 3 of the Housing & Urban Development Act of 1968 24 CFR 135 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135

- (1) Section 3 requires that the employment and other economic opportunities generated by Federal financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed toward low-income persons, particularly those who are recipients of government assistance for housing.
- x) Executive Order 11246, as amended 41 CFR 60 (Equal Employment Opportunity Programs)
- xi) Executive Order 11625, as amended (Minority Business Enterprises)
- xii) Executive Order 12432, as amended (Minority Business Enterprise Development)
- xiii) Executive Order 12138, as amended (Women's Business Enterprise)
- xiv) Executive Orders 11625, 12432, and 12138 (Minority/Women's Business Enterprise) require that Recipients prescribe procedures acceptable to HUD for a minority outreach program to ensure the inclusion, to the maximum extent possible, of minorities and women and entities owned by minorities and women in all contracts. Recipients must also develop acceptable policies and procedures if their application is approved by THDA.
- c) The HUD Office of Fair Housing also includes the following fair housing laws and Presidential Executive Orders which are not included in 24 CFR 5.105(a) but which are applicable to federally-assisted programs:
 - i) Architectural Barriers Act of 1968 42 U.S.C. §4151 et seq.
 - ii) Executive Order 12892, as amended (Affirmatively Furthering Fair Housing)
 - iii) Executive Order 12898
 - iv) Executive Order 13166 (Limited English Proficiency)
 - v) Executive Order 13217 (Community-based living arrangements for persons with disabilities)
- d) In addition to the above requirements, the Recipient must assure that its Equal Opportunity and Fair Housing policies in the NHTF Program are consistent with the State's current Consolidated Plan.

33) AFFIRMATIVE MARKETING

- a) Prior to beginning a NHTF project, Recipients must adopt affirmative marketing procedures and requirements for all NHTF rental projects with five or more units. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status, or disability. The Recipient must also identify and take steps to attract populations that are least likely to apply for the housing to be created. Requirements and procedures must include:
 - i) Methods for informing the public, owners and potential tenants about fair housing laws and the Recipient's policies;
 - ii) A description of what the Recipient will do to affirmatively market housing assisted with NHTF funds;
 - iii) A description of what the Recipient will do to inform persons not likely to apply for housing without special outreach;
 - iv) Maintenance of records to document actions taken to affirmatively market NHTF-assisted units and to assess marketing effectiveness; and
 - v) Description of how efforts will be assessed and what corrective actions will be taken where requirements are not met.
- b) All projects that receive NHTF grants must advertise all vacant units on the www.TNhousingsearch.org website.

34) APPLICATION AND EVALUATION PROCEDURE

- a) THDA will evaluate each application to determine if the proposal meets threshold criteria. Threshold criteria includes:
 - i) Submission by an eligible applicant of a complete application, including any documentation required to be submitted through THDA's Participant Information Management System (PIMS).
 - ii) Proposal of an eligible activity; proposal of a project that in the opinion of THDA is physically, financially and administratively feasible; proposal of a project that meets the requirements of 24 CFR Parts 91 and 93, as amended.
 - iii) Submission of a 30-Year Proforma demonstrating a need for the NHTF funds.

- iv) Proposals that will set-aside more than 20% of the units for individuals with disabilities must demonstrate that the project will meet the qualities of settings that are eligible for reimbursement under the Medicaid home and community-based services that were established by the Centers for Medicare and Medicaid Services (CMS) in the final rule dated January 16, 2014:

<https://www.federalregister.gov/articles/2014/01/16/2014-00487/medicaid-program-state-plan-home-and-community-based-services-5-year-period-for-waivers-provider>.

- v) Receipt of a score that equals at least 60% of the total points available.
- b) Applications meeting the threshold requirements will be scored and ranked by Grand Division, as defined in Tennessee Code Annotated Title 4, Chapter 1, Part 2, in descending numerical order based on the scoring matrix provided in #2 of this section.
- c) THDA will first select the highest scoring application from each Grand Division of Tennessee.
- d) If additional funding is available, THDA will combine all remaining applications into a single ranking by score. THDA will award funding starting with the highest score to lowest score until all funds are allocated or the amount of funds available is less than the need for the next highest scoring application.
- e) Given the limited funding available statewide and in order to distribute NHTF funding across Tennessee, THDA reserves the right to limit funding to only one award per county.
- f) When the amount of funds available is less than the request for funding identified in the application, THDA reserves the right to offer partial funding pending the applicant's ability to secure additional financing within a timeframe established by THDA or to not select a proposed project if sufficient funding is not available to award all funds requested by the applicant.
 - 1. When the applicant is not able to secure additional financing within THDA's identified timeline, THDA, subsequently and at its sole discretion, may move to the next lower scoring application(s) in order to meet its commitment obligations under the NHTF program.
 - 2. When THDA opts to not select a proposed project if sufficient funding is not available to award all funds requested by the applicant, THDA may move to the next lower scoring project (s) in order to meet its commitment obligations under the NHTF program.

In the event of a tie score between applications, THDA will prioritize that application with the highest combined total of the Need and Opportunity Score. In the event that a tie still remains, the application with the highest Opportunity Score will be selected.

35) NHTF RENTAL HOUSING SCORING MATRIX Up to 100 Points

a) PROJECT DESIGN - Up to 30 points

- i) The proposed project demonstrates exceptional planning, readiness to proceed, and administrative capability. All necessary components to accomplish the project have been identified in the application. The applicant has site control of the proposed site to be developed.
- ii) Firm financial commitments for non-NHTF resources have been secured, are current, and are demonstrated within the application.
- iii) The extent to which the project has a binding commitment for Federal, State, or local project-based rental assistance so rents are affordable to extremely low income families and sufficient funds support the project's operation. Projects that preserve existing housing with project-based rental assistance are preferred.
- iv) The project's proforma demonstrates sufficient cash flow to support the project's operation without a contribution of NHTF funds by THDA to an operating reserve account for the project.
- v) The extent to which the proposed project fills the need demonstrated by the neighborhood market conditions.
- vi) The extent to which the design of the proposed project is appropriate and meets the needs of the targeted population to be served.
- vii) The extent to which formal partnerships have been established and demonstrated within the application to provide voluntary and appropriate support services for the targeted population.
- viii) The extent to which the proposed project provides easy access to community living, including retail, employment, transportation, medical, education, recreation, and government services.
- ix) The extent to which the proposed project integrates the NHTF-assisted households with households of higher incomes within the project.
- x) The extent to which universal design and visitability features will be included in the design of the projects.
- xi) The extent to which energy efficiency features exceed the requirements of THDA's Design Standards for New Construction or Rehabilitation, as applicable.

b) APPLICANT'S CAPACITY AND EXPERIENCE - Up to 30 points

- i) The applicant's experience with owning, developing and managing rental units of similar size and scope serving the intended population proposed.

- ii) The capacity of the applicant and its development and management team to carry out the proposed project within the schedule proposed.
- iii) The past experience of the applicant and its development and management team to successfully develop or manage rental housing in compliance with all Federal, state or local program requirements.
- iv) The past experience of the applicant and its development and management team to undertake THDA rental development projects in a timely manner.
- v) The past history of the applicant in serving the community in which the proposed project is to be located.
- vi) The past history of the applicant and its development and management team to comply with THDA funding requirements and processes.
- vii) The applicant's financial statements and audit indicate a healthy financial position and include diverse funding sources.

c) NEED - Up to 15 points

THDA has determined rental housing need factors for households who are extremely low income. The county need factors are the percentage of extremely low income tenant households that are cost burdened; projected 10-year population growth rate; county's projected 10-year population growth as a percent of the state's overall growth; prior allocation amount per extremely low income household; prior allocation; rental market (LIHTC) vacancy rate, and the pipeline of rental housing financed under the Low Income Housing Tax Credit Program under construction and in lease-up. Scores to be used in the evaluation of rental projects are shown in Attachment Four: 2017 NHTF Need Scores.

d) AREAS OF OPPORTUNITY SCORE - Up to 15 Points

THDA has determined factors which indicate census tracts of high opportunity. These factors include areas of high median gross rent, high cost burden, proximity to employment, high workforce participation, low levels of abandoned housing, rental market (LIHTC) vacancy rate, and the pipeline of rental housing financed under the Low Income Housing Tax Credit Program under construction and in lease-up.

Scores to be used in the evaluation of areas of opportunity are shown in Attachment Five: 2017 NHTF Areas of Opportunity Scores.

e) LEVERAGE - Up to 10 points

THDA may award up to 10 points to applications that include the use of non-THDA resources towards the development costs of the project. Rental assistance and permanent financing resources will not be considered in this category. THDA will award points based on the percentage of non-THDA resources in the project against the total development cost

for the project. In order to receive points, there must be written documentation in the application supporting the contribution of the non-THDA leveraged funds to the project.

Appendix F:

ESG Program Description



2018 EMERGENCY SOLUTIONS GRANT PROGRAM

Program Description Tennessee Housing Development Agency

The Emergency Shelter Grants Program was established by the Homeless Housing Act of 1986 in response to the growing issue of homelessness in the United States. In 1987, the program was incorporated into Title IV of the Stewart B. McKinney Homeless Assistance Act (42 U.S.C. Sec. 11371-11378), now known as the McKinney-Vento Homeless Assistance Act. The U.S. Department of Housing and Urban Development (HUD) awards these funds to the State of Tennessee. The Governor of Tennessee has designated the Tennessee Housing Development Agency (THDA) to administer ESG funds on behalf of the State.

The Emergency Solutions Grants (ESG) Program was created to replace the Emergency Shelter Grants program when the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) was signed into law on May 20, 2009. The HEARTH Act amended and reauthorized the McKinney-Vento Homeless Assistance Act, and included major revisions to the Emergency Shelter Grant Program.

The new ESG Program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The change in program name reflects the change in focus from addressing the needs of the homeless in emergency or transitional shelters to assisting people to regain stability in permanent housing. THDA anticipates an ESG allocation in 2018 of approximately \$3 million.

Under the HEARTH regulations, the State is required to consult with each Continuum of Care (CoC) that serves its jurisdiction to determine how to allocate ESG funds. THDA will consult with each CoC as part of the application evaluation process to assess the applicant's participation in and coordination with the activities of the CoC.

The purpose of this Program Description is to explain the requirements and the application process for the ESG Program. Agencies applying for 2018 ESG funding must include in their application documentation that is supported by data showing: 1) need for the program; 2) evidence of homelessness or at-risk of homelessness population within the community; 3) a plan that summarizes how funds will be used to address the unmet needs of their community; and 4) evidence that the applicant has collaborated with the local Continuum of Care (CoC) and that activities selected will help the CoC to meet its goals to address and end homelessness. Preference is given to applicants whose programs will help to meet priorities identified by HUD, the State of Tennessee, and the local Continuum of Care. Programs that will provide access to permanent rapid re-housing are preferred.

ESG funds are awarded on a competitive basis to local units of governments and to 501(c)(3) or 501(c)(4) non-profit organizations outside the ESG entitlement communities that receive their own ESG

funding directly from HUD. The Tennessee entitlement communities that receive their own allocation of ESG funds are Chattanooga, Memphis, and Nashville-Davidson County.

Applications for the ESG program must be received by THDA on or before 4:00 PM CDT on Thursday, March 15, 2018. Contingent upon an announcement of a 2018 ESG allocation, THDA anticipates notifying successful applicants by May 31, 2018 and issuing 2018 ESG contracts by June 30, 2018 for the period July 1, 2018 through June 30, 2019. An applicant must apply for at least \$35,000 and may apply for a maximum of \$150,000 in ESG funding.

The program description is followed by the application package. The program description and application is also available at www.thda.org. Once at the THDA website, click on Grant Administrators/ESG Program. There will be a link for the program description, the application and the application attachments. If you have questions, contact Shay Grier, Lead Coordinator of Homelessness Programs with the Community Programs Division of THDA at (615) 815-2114.

THE ESG PROGRAM

The ESG Program in Tennessee is governed by Title 24 Code of Federal Regulations, Parts 91 and 576 (ESG Regulations) and this Program Description. ESG Regulations are incorporated by reference in this Program Description. In cases of conflicting requirements, the more stringent requirement will apply.

The objectives of the ESG program are:

1. Reduce the length of time program participants experience homelessness;
2. Exit program participants to permanent housing; and
3. Limit returns to homelessness one year after exiting the program.
4. Based on the activity, all ESG resources must be used to benefit individuals who are defined by HUD as “homeless” in the ESG Regulations.

HUD defines “homeless” as:

- (1) *Category I*: An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport or camping ground;
 - (ii) An individual or family living in a supervised publicly or privately operated shelter designed to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
 - (iii) An individual who is exiting an institution where he or she resided for 90 day or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

- (2) *Category 2: An individual or family who will imminently lose their primary nighttime residence, provided that:*
- (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
 - (ii) No subsequent residence has been identified; and
 - (iii) The individual or family lacks the resources or support networks, e.g., family friends, faith-based or other social networks, needed to obtain other permanent housing;
- (3) *Category 3: Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:*
- (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), SECTION 17(b) or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434A);
 - (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing the 60 days immediately preceding the date of application for assistance;
 - (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
- (4) *Category 4: Any individual or family who:*
- (i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
 - (ii) Has no other residence; and
 - (iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

HUD defines an “at risk” individual or family as follows:

(1) *Category 1*

- a. Has family income below 30 percent of median income for the geographic area;
- b. Has insufficient resources immediately available to attain housing stability; and
- c. Meets one or more of the following criteria:
 - i. Has moved frequently because of economic reasons
 - ii. Is living in the home of another because of economic hardship
 - iii. Has been notified that their right to occupy their current housing or living situation will be terminated
 - iv. Is living in a hotel or motel
 - v. Lives in severely overcrowded housing
 - vi. Is exiting an institution; or
 - vii. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness (as defined in the Consolidated Plan for the jurisdiction).

(2) *Category 2*

- a. Such term includes all families with children and youth defined as homeless under other Federal statutes. Note that there are limits on expenses within this category in CoCs where homelessness (sheltered and unsheltered) is 1/10 or more of 1% of the total population (See CPD-12-001).

(3) *Category 3*

- a. This category includes children/youth who qualify as homeless under the Education for Children and Youth project (Section 725*(2) of the McKinney-Vento Act) and the parents or guardians of that child/youth if living with him/her.

A. CONSISTENCY WITH THE CONSOLIDATED PLAN

All applicants serving a county located within a local HUD Consolidated Plan jurisdiction must obtain a “certificate of consistency” with the local HUD Consolidated Plan. Local HUD Consolidated Plan jurisdictions include:

- City of Bristol
- City of Clarkesville
- City of Cleveland
- City of Franklin
- City of Jackson
- City of Johnson City
- City of Kingsport
- City of Knoxville
- City of Morristown
- City of Murfreesboro
- City of Oak Ridge
- County of Knox
- County of Shelby

Organizations serving communities located outside of those noted above are covered by the State's Consolidated Plan. THDA will provide a certification of consistency with the State's Consolidated Plan during the application review process.

B. ALLOCATION OF FUNDS

ESG funds committed to the State of Tennessee, through THDA, will be allocated as provided in the State of Tennessee's Consolidated Plan, as amended. THDA will make available under this program description any FY2018 ESG funds allocated to the State of Tennessee as well as any funds determined by THDA to be available from prior year funding allocations.

THDA will spend up to 7.5% of its 2018 ESG allocation for administrative and planning expenses. THDA will share the amount available for administration with successful local government applicants. **Non-profit agencies are not eligible to receive funds for administration.**

The remaining ESG funds will be allocated as follows:

Set-Aside. THDA will allocate \$150,000 each to the cities of Clarksville, Johnson City, Knoxville, and Murfreesboro. Each of these jurisdictions have either recently lost their direct ESG allocation from HUD or are the location of a major entity serving veterans, a key priority under the Tennessee State Plan to End Homelessness. Each program will operate its ESG program in accordance with its approved Consolidated Plan. Eligible activities include street outreach, shelter operation, homelessness prevention, rapid re-housing, data collection through Homeless Management Information System (HMIS) or a comparable system, and administration activities.

Competitive Allocation. The remaining ESG funds will be allocated to eligible applicants in a competitive grant application process.

C. ELIGIBLE APPLICANTS

The State of Tennessee, through THDA, will accept applications for the ESG Program from non-profit organizations and local units of governments. Non-profit applicants must submit **PART V: Non-Profit Checklist** with supporting documentation, and **PART VI: Non-Profit Board Composition**.

To be eligible for ESG funding, the non-profit organization must:

1. Must meet one of the two following criteria:
 - a. All private, non-profit organizations must be organized and existing in the State of Tennessee (as evidenced by a Certificate of Existence from the Tennessee Secretary of State, dated **no more than thirty (30) days** prior to the application date).
- Or
- b. Be organized and existing under the laws of another state and be qualified to do business in Tennessee (as evidenced by a Certificate of Existence from the other state's Secretary of state dated **no more than thirty (30) days** prior to the application date and by a Certificate

of Authorization to do business in Tennessee from the Tennessee Secretary of State, dated **no more than thirty (30) days** prior to the application date).

2. Must demonstrate at least two (2) years of experience providing affordable housing or affordable housing related services in the state of Tennessee satisfactory to THDA, in its sole discretion.
3. Have no part of its net earnings inuring to the benefit of any member, founder, contributor or individual;
4. Be established for charitable purposes and whose activities include, but are not limited to, the promotion of social welfare and the prevention or elimination of homelessness, as evidenced in its charter, articles of incorporation, resolutions or by-laws, and experience in the provision of shelter and services to the homeless;
5. Have standards of financial accountability that conform to 24 CFR 84.21, Standards of Financial Management Systems;
6. Have an IRS designation under Section 501(c)(3) or Section 501(c)(4) of the federal tax code. A 501(c)(3) non-profit applicant may not submit an application until they have received their designation from the IRS. A 501(c)(4) non-profit applicant must provide documentation satisfactory to THDA, in its sole discretion, that the non-profit has filed the necessary materials with the IRS and received a response from the IRS demonstrating 501(c)(4) status.
7. Faith-based organizations receiving ESG funds, like all organizations receiving HUD funds, must serve all eligible beneficiaries without regard to religion.
8. Have approved established ESG Written Standards in accordance with Continuum of Care Coordinated Entry process.
9. Be active member of the CoC and compliant with HMIS reporting.

In accordance with 24 C.F.R. Section 576.202(a)(2), non-profit organizations are eligible to receive funding for emergency shelter activities only if such funding for emergency shelter activities is approved by the local government jurisdiction where the emergency shelter activities are physically located. Each application from a nonprofit must contain **PART VII: Certification of Local Government Approval** specific to the emergency shelter housing and service locations that it controls within each jurisdiction. This Attachment must be submitted to THDA at the time of application. If the organization intends to provide emergency shelter assistance in a number of jurisdictions, a certification of approval must be submitted by each unit of local government in which the emergency shelter activities are to be located.

D. ELIGIBLE ACTIVITIES

1. ***Street Outreach:*** Essential services to eligible participants provided on the street or in parks, abandoned buildings, bus stations, campgrounds, and in other such settings where unsheltered persons are staying. Staff salaries related to carrying out street outreach are also eligible.

Eligible Program Participants: Unsheltered individuals and families who qualify as homeless under Category 1 of HUD's Definition of "Homeless".

Allowable Activities:

- a. *Engagement.* The costs of activities to locate, identify, and build relationships with unsheltered homeless people and engage them for the purpose of providing immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and housing programs. These activities consist of making an initial assessment of needs and eligibility; providing crisis counseling; addressing urgent physical needs, such as providing meals, blankets, clothes or toiletries; and actively connecting and providing information and referrals to programs targeted to homeless people and mainstream social services and housing programs, including emergency shelter, transitional housing, community-based services, permanent supportive housing and rapid re-housing programs. Eligible costs include the cell phone costs of outreach workers during the performance of these activities.
- b. *Case Management.* The cost of assessing housing and service needs, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant. Eligible services and activities are as follows: using the centralized or coordinated assessment system as required under § 576.400(d); conducting the initial evaluation required under § 576.401(a), including verifying and documenting eligibility; counseling; developing, securing and coordinating services; obtaining Federal, State, and local benefits; monitoring and evaluating program participants progress; providing information and referrals to other providers; and developing an individualized housing and service plan, including planning a path to permanent housing stability.
- c. *Emergency Health Services.*
 - (i) Eligible costs are for the direct outpatient treatment of medical conditions and are provided by licensed medical professionals operating in community-based settings, including streets, parks, and other places where unsheltered homeless people are living.
 - (ii) ESG funds may be used only for these services to the extent that other appropriate health services are inaccessible or unavailable within the area.
 - (iii) Eligible treatment consists of assessing a program participant's health problems and developing a treatment plan; assisting program participants to understand their health needs; providing directly or assisting program participants to obtain appropriate emergency medical treatment; and providing medication and follow-up services.
- d. *Emergency Mental Health Services.*
 - (i) Eligible costs are the direct outpatient treatment by licensed professionals of mental health conditions operating in community-based settings, including streets, parks, and other places where unsheltered people are living.
 - (ii) ESG funds may be used only for these services to the extent that other appropriate mental health services are inaccessible or unavailable within the area.

- (iii) Mental health services are the application of therapeutic processes to personal, family, situational, or occupational problems in order to bring about positive resolutions of the problem or improved individual or family functioning or circumstances.
 - (iv) Eligible treatment consists of crisis interventions, the prescription of psychotropic medications, explanation about the use and management of medications, and combinations of therapeutic approaches to address multiple problems.
 - e. *Transportation.* The transportation costs of travel by outreach workers, social workers, medical professionals, or other service providers are eligible, provided that this travel takes place during the provision of services eligible under this section. The costs of transporting unsheltered people to emergency shelters or other service facilities are also eligible. These costs include the following:
 - (i) The cost of a program participant's travel on public transportation;
 - (ii) If service workers use their own vehicles, mileage allowance for service workers to visit program participants;
 - (iii) The cost of purchasing or leasing a vehicle for the Grantee in which staff transports program participants and/or staff serving program participants, and the cost of gas, insurance, taxes, and maintenance for the vehicle; and
 - (iv) The travel costs of Grantee staff to accompany or assist program participants to use public transportation.
 - f. *Services to Special Populations.* ESG funds may be used to provide services for homeless youth, victim services, and services for people living with HIV/AIDS, so long as the costs of providing these services are eligible under paragraphs (a) through (e) of this section. The term victim services means services that assist program participants who are victims of domestic violence, dating violence, sexual assault, or stalking, including services offered by rape crisis centers and domestic violence shelters, and other organizations with a documented history of effective work concerning domestic violence, dating violence, and sexual assault, or stalking.
2. ***Emergency Shelter:*** Funds may be used to cover the costs of providing essential services to homeless families and individuals in emergency shelters and operational expenses of emergency shelters.

Eligible Participants: Individuals and families who qualify as homeless under Categories 1, 2, 3 and 4 of HUD's Definition of "Homeless".

Allowable Activities:

- a. *Essential Services.* This includes services concerned with employment, health, drug abuse, education and staff salaries necessary to provide these services and may include, but are not limited to:

- (i) *Case Management.* The cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant is eligible. Component services and activities consist of:
 - (A) Using the centralized or coordinated assessment system as required under §576.400(d);
 - (B) Conducting the initial evaluation required under §576.401(a), including verifying and documenting eligibility;
 - (C) Counseling;
 - (D) Developing, securing, and coordinating services and obtaining Federal, State and local benefits;
 - (E) Monitoring and evaluating program participant progress;
 - (F) Providing information and referrals to other providers;
 - (G) Providing ongoing risk assessment and safety planning with victims of domestic violence, dating violence, sexual assault, and stalking; and
 - (H) Developing an individualized housing and service plan, including planning a path to permanent housing stability.
- (ii) *Child Care.* The costs of child care for program participants, including providing meals and snacks, and comprehensive and coordinated sets of appropriate developmental activities, are eligible. The children must be under the age of 13, unless they are disabled. Children with disabilities must be under the age of 18. The child-care center must be licensed by the jurisdiction in which it operates in order for its costs to be eligible.
- (iii) *Education Services.* When necessary for the program participant to obtain and maintain housing, the costs of improving knowledge and basic educational skills are eligible. Services include instruction or training in consumer education, health education, substance abuse prevention, literacy, English as a Second Language, and General Educational Development (GED). Component service or activities are screening, assessment and testing; individual or group instruction; tutoring; provision of books, supplies and instructional material; counseling; and referral to community resources.
- (iv) *Employment Assistance and Job Training.* The costs of employment assistance and job training programs are eligible, including classroom, online, and/or computer instruction; and services that assist individuals in securing employment, acquiring learning skills, and/or increasing earning potential. The cost of providing reasonable stipends to program participants in employment assistance and job training programs is an eligible cost. Learning skills include those skills that can be used to secure and retain a job, including the acquisition of vocational licenses and/or certificates. Services that assist individuals in securing employment consist of employment screening, assessment, or testing; structured job skills and job-seeking skills; special training and tutoring, including literacy training and prevocational training; books and instructional material; counseling or job coaching; and referral to community resources.

- (v) *Outpatient Health Services.* Eligible costs are for the direct outpatient treatment of medical conditions and are provided by licensed medical professionals. Emergency Solutions Grant (ESG) funds may be used only for these services to the extent that other appropriate health services are unavailable within the community. Eligible treatment consists of assessing a program participant's health problems and developing a treatment plan; assisting program participants to understand their health needs; providing directly or assisting program participants to obtain appropriate medical treatment, preventive medical care, and health maintenance services; including providing medication and follow-up services; and providing preventive and noncosmetic dental care.
- (vi) *Legal Services.*
 - (A) Eligible costs are the hourly fees for legal advice and representation by attorneys licensed and in good standing with the bar association of the State in which the services are provided, and by person(s) under the supervision of the licensed attorney, regarding matters that interfere with the program participant's ability to obtain and retain housing.
 - (B) ESG funds may be used only for these services to the extent that other appropriate legal services are unavailable or inaccessible within the community.
 - (C) Eligible subject matters are child support, guardianship, paternity, emancipation, and legal separation, orders of protection and other civil remedies for victims of domestic violence, dating violence, sexual assault, and stalking, appeal of veterans and public benefit claim denials, and the resolution of outstanding criminal warrants.
 - (D) Component services or activities may include client intake, preparation of cases for trial, provision of legal advice, representation at hearings, and counseling. (E) Fees based on the actual service performed (i.e., fee for service) are also eligible, but only if the cost would be less than the cost of hourly fees. Filing fees and other necessary court costs are also eligible. If the Grantee is a legal services provider and performs the services itself, the eligible costs are the Grantee's employees' salaries and other costs necessary to perform the services.
 - (E) Legal services for immigration and citizenship matters and issues relating to mortgages are ineligible costs. Retainer fee arrangements and contingency fee arrangements are ineligible costs.
- (vii) *Life Skills Training.* The costs of teaching critical life management skills that may never have been learned or have been lost during the course of physical or mental illness, domestic violence, substance use, and homelessness are eligible costs. These services must be necessary to assist the program participant to function independently in the community. Component life skills training are budgeting resources, managing money, managing a household, resolving conflict, shopping for food and needed items, improving nutrition, using public transportation, and parenting.

(viii) *Mental Health Services.*

- (A) Eligible costs are the direct outpatient treatment by licensed professionals of mental health conditions.
- (B) ESG funds may only be used for these services to the extent that other appropriate mental health services are unavailable or inaccessible within the community.
- (C) Mental health services are the application of therapeutic processes to personal, family, situational, or occupational problems in order to bring about positive resolution of the problem or improved individual or family functioning or circumstances. Problem areas may include family and marital relationships, parent-child problems, or symptom management.
- (D) Eligible treatment consists of crisis interventions; individual, family, or group therapy sessions; the prescription of psychotropic medications or explanations about the use and management of medications; and combinations of therapeutic approaches to address multiple problems.

(ix) *Substance Abuse Treatment Services.*

- (A) Eligible substance abuse treatment services are designed to prevent, reduce, eliminate, or deter relapse of substance abuse or addictive behaviors and are provided by licensed or certified professionals.
- (B) ESG funds may only be used for these services to the extent that other appropriate substance abuse treatment services are unavailable or inaccessible within the community.
- (C) Eligible treatment consists of client intake and assessment, and outpatient treatment for up to 30 days. Group and individual counseling and drug testing are eligible costs. Inpatient detoxification and other inpatient drug or alcohol treatment are not eligible costs.

(x) *Transportation.* Eligible costs consist of the transportation costs of a program participant's travel to and from medical care, employment, child care or other eligible essential services facilities. These costs include the following:

- (A) The cost of a program participant's travel on public transportation;
- (B) If service workers use their own vehicles, mileage allowance for service workers to visit program participants;
- (C) The cost of purchasing or leasing a vehicle for the Grantee in which staff transports program participants and/or staff serving program participants, and the cost of gas, insurance, taxes, and maintenance for the vehicle; and
- (D) The travel costs of Grantee staff to accompany or assist program participants to use public transportation.

(xi) *Services for Special Populations.* ESG funds may be used to provide services for homeless youth, victim services, and services for people living with HIV/AIDS, so long as the costs of providing these services are eligible under paragraphs (a)(1)(i) through (a)(1)(x) of this section. The term victim services means services that assist program participants who are victims of domestic violence,

dating violence, sexual assault, or stalking, including services offered by rape crisis centers and domestic violence shelters, and other organizations with a documented history of effective work concerning domestic violence, dating violence, sexual assault, or stalking.

- b. ***Operations.*** Eligible costs are the costs of maintenance (including minor or routine repairs), rent, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual.

Prohibition against involuntary family separation. The age of a child under age 18 must not be used as a basis for denying any family's admission to an emergency shelter that uses ESG funding or services and provides shelter to families.

Expenditures limits of combined Street Outreach and Emergency Shelter services cannot exceed 60% of the entire ESG allocation. THDA reserves the right to adjust applicants' budgets, if needed, to remain within this requirement.

3. ***Prevention Activities:*** Activities related to preventing persons from becoming homeless and to assist participants in regaining stability in their current or other permanent housing.

Eligible Participants: Extremely low-income individuals and families with household incomes of at or below 30% of Area Median Income who qualify as homeless under Categories 2, 3 and 4 of HUD's Definition of "Homelessness" or any category of HUD's Definition of "At Risk of Homelessness".

4. ***Rapid Re-Housing Activities:*** Activities related to help a homeless individual or family to move into permanent housing.

Eligible Participants: Individuals and families who meet HUD's definition of "Homeless" under Categories 1 and 4.

Allowable Activities for Prevention and Rapid Re-Housing:

- a. ***Financial Assistance*** – ESG funds may be used to pay housing owners, utility companies, and other third parties for the following costs:
 - (i) Rental application fees. ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.
 - (ii) Security deposits. ESG funds may pay for a security deposit that is equal to no more than 2 months' rent.
 - (iii) Last month's rent. If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.

- (iv) Utility deposits. ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in paragraph (5) of this section.
 - (v) Utility payments. ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.
 - (vi) Moving costs. ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance under paragraph (b) of this section and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.
- b. Service Costs. ESG funds may be used to pay the costs of providing the following services:
- (i) *Housing search and placement.* Services or activities necessary to assist program participants in locating, obtaining, and retaining suitable permanent housing, include the following:
 - (A) Assessment of housing barriers, needs and preferences;
 - (B) Development of an action plan for locating housing;
 - (C) Housing search;
 - (D) Outreach to and negotiation with owners;
 - (E) Assistance with submitting rental applications and understanding leases;
 - (F) Assessment of housing for compliance with ESG requirements for habitability, lead-based paint, and rent reasonableness;
 - (G) Assistance with obtaining utilities and making moving arrangements; and
 - (H) Tenant counseling.
 - (ii) *Housing stability case management.* ESG funds may be used to pay cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program participant in overcoming immediate barriers to obtain housing. This assistance cannot exceed 30 days during the period the program participant is seeking permanent housing and cannot exceed 24 months during the period the program participant is living in permanent housing. Component services and activities consist of:

- (A) Using the centralized or coordinated assessment system as required under §576.400(d) to evaluate individuals and families applying for or receiving homeless prevention or rapid re-housing assistance;
 - (B) Conducting the initial evaluation required under §576.401(a), including verifying and documenting eligibility, for individuals and families applying for homelessness prevention or rapid re-housing assistance.
 - (C) Counseling
 - (D) Developing, securing, and coordinating services and obtaining Federal, State, and local benefits;
 - (E) Monitoring and evaluating program participant progress;
 - (F) Providing information and referrals to other providers;
 - (G) Developing an individualized housing and service plan, including planning a path to permanent housing stability; and
 - (H) Conducting re-evaluations required under §576.401(b).
- (3) *Mediation.* ESG funds may pay for mediation between the program participant and the owner of person(s) with whom the program participant is living, provided that the mediation is necessary to prevent the program participant from losing permanent housing in which the program participant currently resides.
 - (4) *Legal Services.* ESG funds may pay for legal services, as set forth in §576.102(a)(1)(vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides.
 - (5) *Credit Repair.* ESG funds may pay for credit counseling and other services necessary to assist program participants with critical skills related to household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems. This assistance does not include the payment or modification of a debt.

The Grantee may set a maximum dollar amount that a program participant may receive for each type of financial assistance. The Grantee may also set a maximum period for which a program participant may receive any of the types of assistance or services.

Financial assistance cannot be provided to a program participant who is receiving the same type of assistance through other public sources.

c. *Short and Medium Term Rental Assistance Requirements and Restrictions*

- (i) Compliance with FMR (Fair Market Rents) and Rent Reasonableness;
- (ii) For purposes of calculating rent, the rent must equal the sum of the total rent, any fees required for rental (excluding late fees and pet deposits), and, if the tenant pays separately for utilities (excluding telephone) the monthly allowance for

utilities as established by the public housing authority for the area in which the housing is located;

- (iii) Compliance with minimum habitability standards;
- (iv) Tenant based rental assistance means that participants select a housing unit in which to live and receive rental assistance. Project based rental assistance means that grantees identify permanent housing units that meet ESG requirements and enter into a rental assistance agreement with the owner to reserve the unit and subsidize it so that eligible program participants have access to the unit;
- (v) A standard and legal lease must be in place;
- (vi) No rental assistance can be provided to a household receiving assistance from another public source for the same time period (with the exception of rental arrears); and
- (vii) Participants must meet with a case manager at least monthly for the duration of the assistance (participants who are victims of domestic violence are exempt if meeting would increase the risk of danger to client).
- (viii) The Grantee must develop an individualized plan to help the program participant remain in permanent housing after the ESG assistance ends.
- (ix) The Grantee must make timely payments to each owner in accordance with the rental agreement. The Grantee is solely responsible for paying late payment penalties that it incurs with non-ESG funds.

5. ***Homeless Management Information System (HMIS) Data Collection:*** Eligible costs include hardware; software; equipment costs; staffing for operating HMIS data collection, monitoring and analysis; reporting to the HMIS Lead Agency; training on HMIS use; and obtaining technical support. Domestic violence agencies may use HMIS funds to pay for costs in obtaining and operating a data collection program comparable to HMIS, including user fees, software, equipment, training, and maintenance.

Local government recipients may distribute all or a part of their ESG funds to eligible, private 501(c)(3) or 501(c)(4) non-profit organizations for allowable ESG activities.

For each of the eligible activities, THDA reserves the right to adjust funding requests to remain within the required percentages.

E. INELIGIBLE ACTIVITIES

- 1. *Under Street Outreach Services*, ESG funds may not be used for the following:
 - a. Emergency medical and/or mental health services accessible or available within the area under an existing program; and
 - b. Maintenance of existing services already being provided within the past 12 months prior to funding.

2. *Under Emergency Shelter Services*, ESG may not be used for the following:
 - a. Acquisition of real property;
 - b. New construction or rehabilitation of an emergency shelter for the homeless;
 - c. Property clearance or demolition;
 - d. Staff training or fund raising activities;
 - e. Salary of case management supervisor when not working directly on participant issues;
 - f. Advocacy, planning, and organizational capacity building;
 - g. Staff recruitment and/or training
 - h. Transportation costs not directly associated with service delivery.
 - i. Recruitment or on-going training of staff;
 - j. Depreciation;
 - k. Costs associated with the organization rather than the supportive housing project (advertisements, pamphlets about the agency, surveys, etc.)
 - l. Staff training, entertainment, conferences or retreats;
 - m. Public relations or fund raising;
 - n. Bad debts or bank fees; and
 - o. Mortgage payments.
3. *Under Prevention and Rapid-Rehousing Activities*, ESG funds may not be used for the following:
 - a. Mortgage loan payments;
 - b. Pet deposits;
 - c. Late fees incurred if grantee does not pay agreed rental subsidy by agreed date;
 - d. Payment of temporary storage fees in arrears;
 - e. Payment of past debt not related to rent or utility; and
 - f. Financial assistance to program participants who are receiving the same type of assistance through other public sources or to a program participant who has been provided with replacement housing payments under URA during the same time period.
4. *Under HMIS Data Collection*: Grantees that are not compliant with HUD's standards on participation, data collection, and reporting under a local HMIS will not be eligible for reimbursement for HMIS activities.

F. MATCHING FUNDS

The ESG program requires a dollar for dollar match for the ESG funds. Each application must contain **PART VIII: Certification of Matching Funds**. All Grantees must supplement their ESG funds with equal amounts of funds or in-kind support from non-ESG sources. Certain other federal grants contain language that may prohibit their being used as a match. Matching funds or in-kind support must be

provided after the date of the grant award to the Grantee and within the period of the ESG contract with THDA. The Grantee may not include funds used to match any previous ESG grant.

G. OTHER FEDERAL REQUIREMENTS

1. **NON-DISCRIMINATION AND EQUAL OPPORTUNITY**. Grantees must make facilities and services available to all on a nondiscriminatory basis, and publicize the facilities and services. The procedures a Grantee uses to convey the availability of such facilities and services should be designed to reach persons with disabilities or persons of any particular race, color, religion, sex, age, familial status, or national origin within their service area who may qualify for them. If not, the Grantee must establish additional procedures that will ensure that these persons are made aware of the facilities and services. Grantees must adopt procedures to disseminate information to anyone who is interested regarding the existence and location of services or facilities that are accessible to individuals with disabilities.

Grantees must also comply with the requirements of 24 CFR Parts 5, 200, 203, et al Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity. The regulation is available at <http://www.gpo.gov/fdsys/pkg/FR-2012-02-03/pdf/2012-2343.pdf>. Grantees should include in their ESG standards a written policy for Fair Housing to all persons and/or families regardless of sexual orientation, gender identity or family identification.

2. **LEAD BASED PAINT**. Housing assisted with ESG funds is subject to the Lead-Based Paint Poisoning Prevention Act and the Act's implementing regulations at 24 CFR Part 35, Subparts C through M for any building constructed prior to 1978. Grantees using ESG funds only for essential services and operating expenses must comply with Subpart K to eliminate as far as practical lead-based paint hazards in a residential property that receives federal assistance for acquisition, leasing, support services or operation activities.
3. **PROPERTY MANAGEMENT STANDARDS**. Grantees are required to follow uniform standards for using and disposing of capital improvements and equipment. Equipment is defined as having a useful life of one year and a per unit value of \$5,000 or more.
4. **RELOCATION AND DISPLACEMENT**. Grantees are required to take reasonable steps to minimize the displacement of persons, families, individuals, businesses, non-profit organizations or farms as a result of administering projects funded through ESG. Any persons displaced by the acquisition of property must be provided with relocation assistance (24 CFR 576.59).
5. **ENVIRONMENTAL REVIEW**. In implementing the ESG program, the environmental effects of each activity must be assessed in accordance with the provisions of the National Environment Policy Act of 1969 (NEPA) and the related authorities listed in HUD's regulations at 24 CFR Part 58. THDA as the Responsible Entity and the units of local government funded by THDA will be responsible for carrying out environmental reviews.

THDA will review the release of funds for local governments and must request the release of funds from HUD for any projects of non-profit organizations. The non-profit organizations will be responsible for gathering the information required for the environmental reviews. ESG funds cannot be committed until the environmental review process has been completed. Commitments for expenditures made prior to the approval of the environmental review cannot be reimbursed with ESG funds.

6. CONFLICT OF INTEREST. Each ESG Grantee must adopt a conflict of interest policy which prohibits any employee, persons with decision making positions or having information about decisions made by an organization, from obtaining a personal or financial interest or benefit from the organization's activity, including through contracts, subcontracts, or agreements. (24 CFR 576.57).
7. ASBESTOS. Prior to renovation, Tennessee State law requires an asbestos inspection for any structure that is not a residential building having four or fewer dwelling units. The costs of asbestos removal may be included in the grant request.
8. CONTRACTUAL AGREEMENT. All Grantees must enter into a contractual agreement with THDA. This Working Agreement includes all requirements contained in the ESG Interim Rule (24 CFR Part 576 and 91) in addition to all other applicable rules and regulations. The Working Agreement will include, but is not limited to the following:
 - a. BUILDING STANDARDS. Grantees must ensure that any building for which ESG funds are used for meets the local government standards for safety and sanitation.
 - b. CERTIFICATION OF ASSISTANCE. Grantees must certify that on-going assistance will be provided to homeless individuals to obtain appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision and other services essential for achieving independent living and other federal, state local and private assistance available for such persons.
 - c. CONFIDENTIALITY. Grantees must develop procedures to ensure the confidentiality of victims of domestic violence.
 - d. DRUG AND ALCOHOL-FREE FACILITIES. Grantees must administer a policy designed to ensure that each assisted homeless facility is free from the illegal use, possession or distribution of drugs or alcohol by its beneficiaries.
 - e. CLIENT PARTICIPATION. Grantees must involve the homeless individuals and families in the maintenance and operation of facilities, and in the provision of services to residents of these facilities to the maximum extent possible. The involvement of homeless persons is required through the Housing and Community Development Act of 1992.
 - f. PROCUREMENT PROCEDURES. Each ESG Grantee must have an appropriate procurement procedure in place. At a minimum, three telephone bids must be obtained for any equipment or furniture purchases to be charged totally or in part to ESG.
 - g. FAIR HOUSING. All ESG Grantees must perform and document action in the area of enforcement and/or promotion to affirmatively further fair housing. During the grant year Grantees must carry out a minimum of one activity to promote fair housing. Non-discrimination and equal opportunity are applicable to ESG programs (24 CFR 5.105(a) as amended).
 - h. TERMINATING ASSISTANCE. All ESG Grantees must have a formal process for terminating assistance to an individual or family. At a minimum, there must be an appeals

procedure with one level of administrative review for clients who are evicted or refused service from the facility for any reason.

- i. **REPORTING REQUIREMENTS.** Each ESG Grantee must complete quarterly reporting forms as required by THDA. Quarterly reports must be submitted by the 15th of the month following the close of the quarter. If the 15th falls on a weekend or holiday, the report must be submitted by the next business day.

ESG Grantees also are required to upload the ESG Consolidated Annual Performance and Evaluation Report (CAPER) via Comma Separated Valued (CSV) into the Sage HMIS Reporting Repository. Domestic violence agencies must also upload CAPER information from their comparable data system as required by HUD.

Additional reports may be required by THDA at its sole and absolute discretion.

- j. **HMIS PARTICIPATION.** All ESG Grantees must certify that they will fully utilize the Homelessness Management Information System (HMIS) for the Continuum of Cares in which the assistance is delivered. The Grantee should work with their local CoC to coordinate HMIS access and technical assistance. The ESG Grantee assumes full responsibility for all reporting to THDA. Please check the following website for local CoC contact information and for information on the geographic areas covered by each CoC: <http://thda.org/business-partners/esg>. Please note that domestic violence programs are exempt from the HMIS requirement; however they will be required to provide aggregate data for ESG reporting purposes.
- k. **COORDINATED ENTRY.** All Grantees must participate in the Coordinated Entry process of the Continuum of Care in which services are delivered. Grantees serving multiple Continuums of Care must participate in each Coordinated Entry process established by each CoC.
- l. **SERVING FAMILIES WITH CHILDREN.** Organizations that use ESG funds for emergency shelter to families with children under the age of 18 shall not deny admission to any family based on the age of any child under age 18. Providing these families with stays in a hotel/motel or other off-site facility does not suffice. If the Grantee's facility serves families, provisions must be made for the facility to accommodate **all** families.

H. APPLICATION AND EVALUATION PROCEDURE

THDA will evaluate each application to determine if the proposal meets threshold criteria. Threshold criteria includes: submission of a complete application; proposal of an eligible activity; proposal of a project that meets the requirements of the ESG Regulations; Written ESG Standards, Habitability Standards, Confidentiality and Privacy Policies; and compliance with and participation in the applicable CoC. Additionally, to be considered for funding, the application must be signed with an original signature by a nonprofit entity's Chairman of the Board or the Executive Director, or the Mayor of the local government.

All nonprofit organizations must upload all organizational information required to be submitted through THDA's Participant Information Management System (PIMS). Copies of organizational documents that are required to be submitted through PIMS but that are submitted through another means will not be

considered.

Additional requirements for non-profit organizations are included in the application at **Part V: Non-Profit Checklist** and **Part VI: Non-Profit Board Composition**. Documentation must be submitted along with the completed Checklist to demonstrate that the organization meets threshold requirements and has the capacity to provide shelter, essential services and/or operations for programs serving the homeless. Applications meeting the threshold criteria will be scored and ranked in descending numerical order.

Key Applicant Eligibility Factors

- Eligible non-profit agency or unit of general local government
- No outstanding findings or other issues from any program operated by THDA
- Experienced homeless services/prevention provider
- Must be able to meet recordkeeping and reporting requirements, including use of HMIS
- Must be able to meet HMIS requirements or, if a domestic violence program provider, a comparable database that collects client level data over time and generates unduplicated aggregate reports based on the data
- Must be certified by local CoC Lead Agency as a participating member
- Must receive a Certification of Consistency with the Consolidated Plan if seeking funding for an emergency shelter and serving a community in which a Consolidated Plan is prepared locally
- Must receive local government approval if a nonprofit entity seeking funding to provide emergency shelter using ESG resources
- Must submit ESG Written Standards
- Must be participating in the Coordinated Entry process set up by the regional CoC.
- Must submit audit or financials dated not more than 12 months prior to the date of the application.
- Proposed activities must be in compliance with HUD requirements as specified in this Program Description.

ESG COMPETITIVE ALLOCATON RATING SCALE

100 POINTS

1. PROGRAM DESIGN

UP TO 25 POINTS

The degree to which the proposed program demonstrates:

- a. An understanding of the ESG objectives and requirements, including whether the proposed activities are eligible by category, are realistic and are needed in the community.
- b. A cost effective project with documentable and realistic outcomes, and, if the proposed project is a continuation of an on-going program, the applicant's demonstration that performance outcomes been met.
- c. Support for the local CoC to end homelessness, including whether the proposed activities duplicate other resources within the region and the applicant's demonstration of participation in the coordinated entry process.
- d. A strategic plan to leverage and support other funding sources to reduce and end homelessness;
- e. The use of rapid re-housing to move individuals and families from homelessness to permanent housing; and,
- f. Degree to which the project shows success in finding permanent housing solutions for the population served.

2. APPLICANT CAPACITY

UP TO 25 POINTS

- a. Relative experience of the individual(s) on staff of the applicant who shall have primary responsibility for the oversight and management of the proposed project;
- b. Relative capacity of applicant's organizational infrastructure to establish and administer the project, including demonstrated capacity to meet HUD reporting requirements through HMIS and to provide all HUD required deliverables in an accurate and timely manner.
- c. Demonstrated experience of the applicant in establishing and operating ESG eligible activities, or similar projects, for at-risk and literally homeless persons.
- d. Relative performance similar to existing or previously funded projects (i.e. past performance outcomes)
- e. Relative experience in collaborating with relevant public and/or private entities to obtain appropriate mainstream services on behalf of the population to be served.
- f. Active involvement of board of directors and volunteers to support the mission of the project.

3. FISCAL INFORMATION

UP TO 25 POINTS

- a. Clear and specific documentation of match, including the source and level of committed match. Letters of support, documentation of real value of buildings or donated lease are included. Donations are supported by documentation of current year's donations or financial records. Sample volunteer job descriptions/timesheets are included.
- b. Completeness of budget, which includes both the narrative and the budget pages, demonstrating realistic staff compensation specific to the category of ESG activity and showing eligible line items under the ESG Regulations.
- c. Applicant audit and/or financial records support applicant's ability to cash-flow a reimbursement program.

4. PERFORMANCE

UP TO 15 POINTS

THDA will award up to 15 points based on the applicant's past performance with the administration of THDA grant funds and compliance with program policy, including:

- a. Submission of accurate monthly draws reports and timely response to requests for information or documentation;
- b. Current percentage of drawdown of THDA ESG funded grants.
- c. Past monitoring of and compliance with ESG Regulations.

THDA will evaluate current ESG grantees based on the total funds drawn as of February 28, 2018. New applicants will be given the average score of all applicants with existing ESG grants.

5. COORDINATION WITH COC PRIORITIES

UP TO 5 POINTS

THDA will award up to 5 points for an application that actively participates in and coordinates with the local CoC.

6. HOUSING FIRST MODEL

UP TO 5 POINTS

THDA will award up to 5 points for an application that meets the objectives of the Housing First model in providing permanent housing solutions without unnecessary barriers or program requirements.

Appendix G:

Consultation

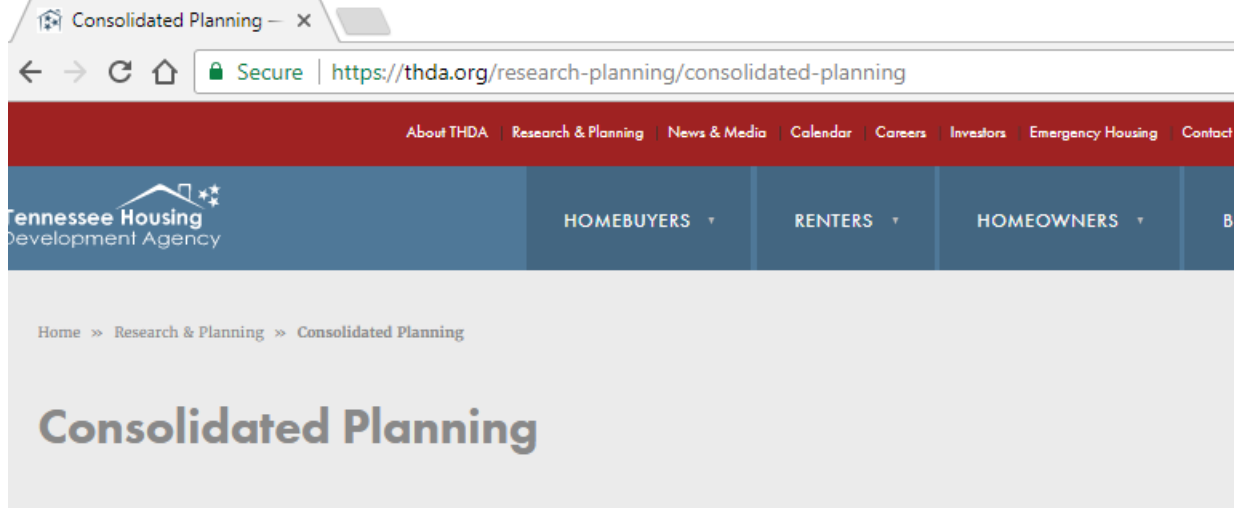
Website Notices

Social Media and Email Outreach

Translations

Newspaper Tear Sheets

Website Notices



Now Accepting Comments on the 2018-19 Annual Action Plan and Fair Housing

March 26 – April 25, 2018

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018–2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use “Select Language” at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26–April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment from March 26–April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018–19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.



Public Notice and Comm

Secure | https://thda.org/about-thda/public-notice-and-comment

About THDA | Research & Planning | News & Media | Calendar | Careers | Investors | Emergency Hou

Tennessee Housing
Development Agency

HOMEBUYERS

RENTERS

HOMEOWNERS

Home » About THDA » Public Notice and Comment

Public Notice and Comment

Accepting Comments on the 2018-19 Annual Action Plan and Fair Housing
March 26 - April 25, 2018

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment below. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available below from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

[Click HERE to Comment on the Annual Action Plan and Fair Housing](#)

[Click HERE to take the Fair Housing Survey](#)

[Click HERE to view the Annual Action Plan Executive Summary](#)

[Click HERE to view the 2018-19 Annual Action Plan \(Working Draft\)](#)

AVISO DE COMENTARIOS PÚBLICOS

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Acción Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a través de los programas de CDBG, ESG, HOME, HOWPA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a información contenida en el plan. Un resumen de los planes está disponible para revisar e incluir comentarios públicos a continuación. Use

Public Notice and Comm

Secure | https://thda.org/about-thda/public-notice-and-comment

About THDA | Research & Planning | News & Media | Calendar | Careers | Investors | Emergency Hou

Tennessee Housing
Development Agency

HOMEBUYERS

RENTERS

HOMEOWNERS

Home » About THDA » Public Notice and Comment

Public Notice and Comment

Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

[Click HERE to Comment on the Annual Action Plan and Fair Housing](#)

[Click HERE to take the Fair Housing Survey](#)

[Click HERE to view the Annual Action Plan Executive Summary](#)

[Click HERE to view the 2018-19 Annual Action Plan \(Working Draft\)](#)

AVISO DE COMENTARIOS PÚBLICOS

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Acción Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a través de los programas de CDBG, ESG, HOME, HOWPA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a información contenida en el plan. Un resumen de los planes está disponible para revisar e incluir comentarios públicos a continuación. Use "Select Language" al final de la página para varias traducciones. Vínculos también estarán disponibles en los sitios de web del Estado de Tennessee, Departamento de Desarrollo Económico y Comunitario de Tennessee, Departamento de Salud de Tennessee, y cada uno de los nueve Distritos de Desarrollo de Tennessee. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Además, el Estado de Tennessee está buscando comentarios públicos sobre equidad en la vivienda y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda.

Una encuesta estarán disponibles arriba. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018. Un borrador completo del plan estará disponible más adelante esta primavera para comentarios públicos.

Se celebrará una audiencia pública para obtener aportes sobre el Plan de Acción Anual 2018-2019 y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda el 12 de abril de 2018, de 11:00 a.m. a 1:00 p.m. en Andrew Jackson Building, 502 Deaderick St., Nashville, TN, Ground Floor Public Hearing Room (entre por la 5th Ave N). Para preguntas y adaptaciones especiales, por favor mande un correo electrónico a Megan Webb a mwebb@thda.org.

[Haga clic AQUÍ para comentar sobre el Plan de Acción Anual y la Vivienda Justa](#)

[Haga clic AQUÍ para ver el Resumen del Plan de Acción Anual](#)

[Click Here - Arabic](#)

[Click Here - Badini](#)

[Kliknite ovdje - Bosnian](#)

[Click Here - Burmese](#)

[Riix halkan - Somali](#)

[Click Here - Sorani](#)

[Bà m vào đây - Vietnamese](#)

Notice of Public Hearing for Proposed THDA Issuance of Bonds

Notice is hereby given of the intent of the Tennessee Housing Development Agency ("THDA") to hold a public hearing on THDA's proposed issuance of tax-exempt mortgage revenue bonds or notes, in one or

Fair Housing Act (Title VIII of the Civil Rights Act of 1968)



The Fair Housing Act (and amendments) makes it illegal to discriminate in the buying, selling or renting of a home because of a person's race, color, national origin, religion, sex, familial status and disability. Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under the age of 18.

To learn more about your legal rights and Fair Housing from the Department of Housing & Urban Development (HUD), [click here](#). To read the Fair Housing Act, [click here](#).



Additional Fair Housing Legislation

In addition to the Fair Housing Act, other laws related to fair housing include the following:

- [Title VI of the Civil Rights Act of 1964](#)
- [Section 504 of the Rehabilitation Act of 1973](#)
- [Title II of the Americans with Disabilities Act](#)
- [Age Discrimination Act of 1975](#)

Fair Housing Act, HUD Programs, Regardless of Orientation or Gender Identity

Title VI of the Civil Rights Act of 1964

Fair Housing Act (Title VIII of the Civil Rights Act of 1968)

[Examples of Housing Discrimination](#)
[File a Complaint](#)

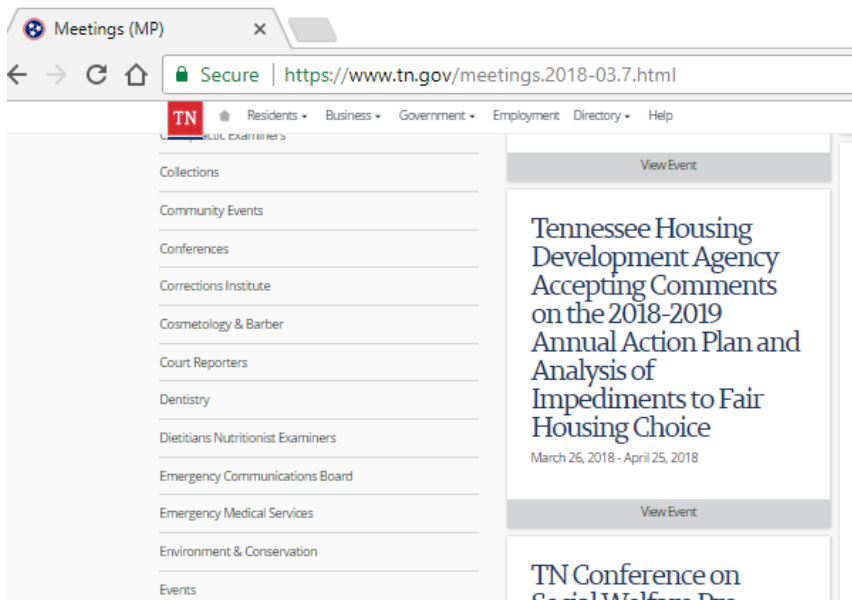
2018-19 Annual Action Plan and Fair Housing

THDA is seeking public comments on the Analysis of Impediments to Fair Housing Choice.

[LEARN MORE](#)

50 Years After the Fair Housing Act, Neighborhoods in Chattanooga are Still Segregated

Read this article from the



TN

Tennessee State Government

Go to TN.gov

Search All Tennessee Government

ResidentsBusinessGovernmentEmploymentDirectoryHelp

Tennessee Housing Development Agency Accepting Comments on the 2018-2019 Annual Action Plan and Analysis of Impediments to Fair Housing Choice

Tennessee Housing Development Agency Accepting Comments on the 2018-2019 Annual Action Plan and Analysis of Impediments to Fair Housing Choice

March 26, 2018 - April 25, 2018

The Tennessee Housing Development Agency ("THDA") has released a draft of the 2018-2019 Annual Action Plan for the State of Tennessee (the "Plan"). The Plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant ("CDBG"), Emergency Solutions Grant ("ESG"), HOME Investments Partnerships ("HOME"), Housing Opportunities for Persons with Aids ("HOPWA"), and Housing Trust Fund ("HTF") programs. Citizens are encouraged to review and make comments on information contained in the Plan. A summary of the Plan is available for review and public comments at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing and THDA's Analysis of Impediments to Fair Housing Choice. More information and a survey will be available on www.thda.org/about-thda/public-notice-and-comment. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

A public hearing to obtain input on the 2018-2019 Annual Action Plan and THDA's Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, 11:00 A.M. to 1:00 P.M. CDT, in Nashville, TN, at the Andrew Jackson Building, 502 Deaderick Street, Ground Floor Public Hearing Room (enter from 5th Avenue N.). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

Event

March 26, 2018 - April 25, 2018

8:00 am to 4:30 pm CDT

Community Development Block Grant

Community Development Block Grant

About CDBG

Community Development ("Regular Round")

Disaster CDBG Program

Fair Housing

Annual Action Plan

CDBG Manual

Annual and Final Report

CDBG Applications

Appalachian Regional Commission

Delta Regional Authority

Community Development Block Grant

Public Notice

Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing

March 26 - April 25, 2018

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

AVISO DE COMENTARIOS PÚBLICOS

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Acción Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a través de los programas de CDBG, ESG, HOME, HOWPA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a información contenida en el plan. Un resumen de los planes está disponible para revisar e incluir comentarios públicos en www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" al final de la página para varias traducciones. Vínculos también estarán disponibles en los sitios de web del Estado de Tennessee, Departamento de Desarrollo Económico y Comunitario de Tennessee, Departamento de Salud de Tennessee, y cada uno de los nueve Distritos de Desarrollo de Tennessee. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Además, el Estado de Tennessee está buscando comentarios públicos sobre equidad en la vivienda y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda. Una encuesta estarán disponibles en www.thda.org/about-thda/public-notice-and-comment. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018. Un borrador completo del plan estará disponible más adelante esta primavera para comentarios públicos.

Se celebrará una audiencia pública para obtener aportes sobre el Plan de Acción Anual 2018-2019 y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda el 12 de abril de 2018, de 11:00 a.m. a 1:00 p.m. en Andrew Jackson Building, 502 Deaderick St., Nashville, TN, Ground Floor Public Hearing Room (entre por la 5th Ave N). Para preguntas y adaptaciones especiales, por favor mande un correo electrónico a Megan Webb a mwebb@thda.org.

1 PUBLIC HEALTH ADVISORY CONCERNING FENTANYL AND FENTANYL-LACED SUBSTANCES

Health Hotlines

For Individuals

For Professionals

HIV Prevention Services

Ryan White Program

Minority HIV/AIDS Initiative

HOPWA

STD Prevention Field Services

Surveillance and Data Management

Hepatitis

STD Laws

Syringe Services Program

NEWS & ANNOUNCEMENTS

March 26 – April 25, 2018

The Tennessee Housing Development Agency (THDA) has released a draft of the 2018-2019 Annual Action Plan for the State of Tennessee. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan is available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. This plan will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26 – April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing and our Analysis of Impediments to Fair Housing Choice. More information and a survey will be available on www.thda.org/about-thda/public-notice-and-comment. Written comments via electronic submission on the THDA website will be accepted from March 26 – April 25, 2018.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018 from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing
March 26 – April 25, 2018

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

AVISO DE COMENTARIOS PÚBLICOS

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Acción Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a través de los programas de CDBG, ESG, HOME, HOPWA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a información contenida en el plan. Un resumen de los planes está disponible para revisar e incluir comentarios públicos en www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" al final de la página para varias traducciones. Vínculos también estarán disponibles en los sitios de web del Estado de Tennessee, Departamento de Desarrollo Económico y Comunitario de Tennessee, Departamento de Salud de Tennessee, y cada uno de los nueve Distritos de Desarrollo de Tennessee. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Además, el Estado de Tennessee está buscando comentarios públicos sobre equidad en la vivienda y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda. Una encuesta estarán disponibles en www.thda.org/about-thda/public-notice-and-comment. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018. Un borrador completo del plan estará disponible más adelante esta primavera para comentarios públicos.

Se celebrará una audiencia pública para obtener aportes sobre el Plan de Acción Anual 2018-2019 y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda el 12 de abril de 2018, de 11:00 a.m. a 1:00 p.m. en Andrew Jackson Building, 502 Deaderick St., Nashville, TN, Ground Floor Public Hearing Room (entre por la 5th Ave N). Para preguntas y adaptaciones especiales, por favor mande un correo electrónico a Megan Webb a mwebb@thda.org.

18_19 Public Notice ARABIC

18_19 Public Notice_Badini

18_19 Public Notice_Bosnian

18_19 Public Notice_Burmese

18_19 Public Notice_Somali

18_19 Public Notice_Sorani

18_19 Public Notice_Spanish_edited

18_19 Public Notice_Vietnamese

THDA 2018-19 Annual Action Plan

(With Translations Included)

Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing March 26 - April 25, 2018

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

AVISO DE COMENTARIOS PÚBLICOS

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Acción Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a través de los programas de CDBG, ESG, HOME, HOWPA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a información contenida en el plan. Un resumen de los planes está disponible para revisar e incluir comentarios públicos en www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" al final de la página para varias traducciones. Vinculos también estarán disponibles en los sitios de web del Estado de Tennessee, Departamento de Desarrollo Económico y Comunitario de Tennessee, Departamento de Salud de Tennessee, y cada uno de los nueve Distritos de Desarrollo de Tennessee. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Además, el Estado de Tennessee está buscando comentarios públicos sobre equidad en la vivienda y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda. Una encuesta estarán disponibles en www.thda.org/about-thda/public-notice-and-comment. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018. Un borrador completo del plan estará disponible más adelante esta primavera para comentarios públicos.

Se celebrará una audiencia pública para obtener aportes sobre el Plan de Acción Anual 2018-2019 y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda el 12 de abril de 2018, de 11:00 a.m. a 1:00 p.m. en Andrew Jackson Building, 502 Deaderick St., Nashville, TN, Ground Floor Public Hearing Room (entre por la 5th Ave N). Para preguntas y adaptaciones especiales, por favor mande un correo electrónico a Megan Webb a mwebb@thda.org.



Home About GNRC Publications Programs & Services News & Events Calendar Contact

Home > News & Events > Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing

Recent News

RFP Re-issued for Regional Smart Mobility Assessment
Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing
Upcoming Arts Builds Communities Grant Workshop for Potential Applicants
Public Notice: Now Accepting Comments on the 2018-17 Consolidated Annual Performance and Evaluation Report (CAPER) August 23 - September 8, 2017
Now Accepting Comments on the 2017-18 Annual Action Plan - Emergency Solutions Grant Program (ESG) Supplemental Funding August 2-18, 2017

Archives

April 2018
August 2017
June 2017
May 2017
April 2017
March 2017
February 2017
November 2016
October 2016
June 2016
May 2016
April 2016
January 2016
November 2015
September 2015
August 2015
June 2015
May 2015
April 2015
March 2015
December 2014
November 2014
September 2014
August 2014
April 2014
December 2013



Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing

Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing, March 26 - April 25, 2018

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

ADVISOR

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Acción Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a través de los programas de CDBG, ESG, HOME, HOVPA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a información contenida en el plan. Un resumen de los planes está disponible para revisar e incluir comentarios públicos en www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" al final de la página para varias traducciones. Vínculos también estarán disponibles en los sitios de web del Estado de Tennessee, Departamento de Desarrollo Económico y Comunitario de Tennessee, Departamento de Salud de Tennessee, y cada uno de los nueve Distritos de Desarrollo de Tennessee. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Además, el Estado de Tennessee está buscando comentarios públicos sobre equidad en la vivienda y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda. Mayor información y una encuesta estarán disponibles en www.thda.org/about-thda/public-notice-and-comment. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Se celebrará una audiencia pública para obtener aportes sobre el Plan de Acción Anual 2018-2019 y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda el 12 de abril de 2018, de 11:00 a.m. a 1:00 p.m. en Andrew Jackson Building, 502 Deaderick St., Nashville, TN, Ground Floor Public Hearing Room (entre por la 5th Ave N). Para preguntas y adaptaciones especiales, por favor mande un correo electrónico a Megan Webb a mwebb@thda.org.

[Click Here - Arabic](#)
[Click Here - Bahdini](#)
[Click Here - Bosnian](#)
[Click Here - Burmese](#)
[Click Here - Somali](#)
[Click Here - Sorani](#)
[Click Here - Vietnamese](#)

Posted on: 10 Apr. 2018

THDA Accepting Public Comments on 2018-19 Annual Action Plan and Fair Housing

Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing

March 26 – April 25, 2018

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

AVISO DE COMENTARIOS PÚBLICOS

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Acción Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a través de los programas de CDBG, ESG, HOME, HOPWA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a información contenida en el plan. Un resumen de los planes está disponible para revisar e incluir comentarios públicos en www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" al final de la página para varias traducciones. Vínculos también estarán disponibles en los sitios de web del Estado de Tennessee, Departamento de Desarrollo Económico y Comunitario de Tennessee, Departamento de Salud de Tennessee, y cada uno de los nueve Distritos de Desarrollo de Tennessee. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Además, el Estado de Tennessee está buscando comentarios públicos sobre equidad en la vivienda y sobre

NEWS

Press Releases

Monthly Newsletters

JOIN EMAIL LIST

EMAIL

GO

FOLLOW MAAG ONLINE



@WestTNDayTrippin



MAAG on Facebook



@MyMAAG

Public Notice: THDA Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing Translation

ARABIC

SOMALI

BADINI

SORANI

BOSNIAN

SPANISH

BURMESE

VIETNAMESE

Public Notice

Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing

March 26 - April 25, 2018

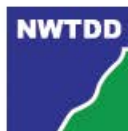
The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

Other Translations

[Spanish](#) | [Badini](#) | [Bosnian](#) | [Burmese](#) | [Somali](#) | [Sorani](#) | [Arabic](#) | [Vietnamese](#)



**Northwest Tennessee
Development District**

Social, Economic & Environmental



**Northwest Tennessee
Human Resource
Agency**

Resident Quality of Life

124 Weldon Dr. • Martin, Tennessee 38237

731-587-4213 • 1-800-750-6866

[Home](#)[Regional Data](#)[Aging & Disability](#)[Community
Development](#)[Economic Development](#)[Public Transportation](#)

The Tennessee Housing Development Agency (THDA)

As the State's housing finance agency, the Tennessee Housing Development Agency (THDA) is a self-sufficient, independently funded, publicly accountable entity of the State of Tennessee. THDA's mission is to ensure that every Tennessean has access to safe, sound, affordable housing opportunities. More information about THDA programs can be found online at www.thda.org



Now Accepting Comments on the 2018-19 Annual Action Plan and Fair Housing March 26 - April 25, 2018

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26 - April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing and our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment, from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018 from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

AVISO DE COMENTARIOS PUBLICOS

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Accion Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para Detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a traves de los programas de CDBG, ESG, HOME, HOWPA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a informacion contenida en el plan. Un resumen de los planes esta disponible para revisar e incluir comentarios publicos en www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" al final de la pagina para varias traducciones. Vinculos tambien estaran disponibles en los sitios de web del Estado de Tennessee, Departamento de Desarrollo Economico y Comunitario de Tennessee, Departamento de Salud de Tennessee, y cada uno de los nueve Distritos de Desarrollo de Tennessee. Comentarios por escrito y por via electronica en el sitio web de THDA seran aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Ademas, el Estado de Tennessee esta buscando comentarios publicos sobre equidad en la vivienda y sobre nuestro Analisis de Impedimentos a Opciones de Equidad en la Vivienda. Una encuesta estaran disponibles en www.thda.org/about-thda/public-notice-and-comment. Comentarios por escrito y por via electronica en el sitio web de THDA seran aceptados desde el 26 de marzo hasta el 25 de abril de 2018. Un borrador completo del plan estara disponible mas adelante esta primavera para comentarios publicos.

Se celebrara un audiencia publica para obtener aportes sobre al Plan de Accion Anual 2018-2019 y sobre nuestro Analisis de Impedimentos a Opciones de Equidad en la Vivienda el 12 de abril de 2018, de 11:00 a.m. a 1:00 p.m. en Andrew Jackson Building, 502 Deaderick St., Nashville, TN, Ground Floor Public Hearing Room (entre par la 5th Ave N). Para preguntas y adaptaciones especiales, por favor mane un correo electronico a Megan Webb a mwebb@thda.org

About SCTDD
Aging Department
Community Development
Economic Development
Public Transportation

- Community Development
- Infrastructure
- Preservation
- Housing
- Solid Waste
- Staff Directory
- Helpful Links

Housing Program

Current Public Notices:

HOME, ERP, CONTRACTORS Public Notice

Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing March 26 – April 25, 2018

Now-Accepting-Comm... X

www.sedev.org/wp-content/uploads/2018/03/Now-Accepting-Comments-on-CAPER-1.pdf

Now-Accepting-Comments-on-CAPER-1.pdf 1 / 16

**Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing
March 26 - April 25, 2018**

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

AVISO DE COMENTARIOS PÚBLICOS

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Acción Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a través de los programas de CDBG, ESG, HOME, HOWPA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a información contenida en el plan. Un resumen de los planes está disponible para revisar e incluir comentarios públicos en www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" al final de la página para varias traducciones. Vínculos también estarán disponibles en los sitios de web del Estado de Tennessee, Departamento de Desarrollo Económico y Comunitario de Tennessee, Departamento de Salud de Tennessee, y cada uno de los nueve Distritos de Desarrollo de Tennessee. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Además, el Estado de Tennessee está buscando comentarios públicos sobre equidad en la vivienda y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda. Una encuesta estarán disponibles en www.thda.org/about-thda/public-notice-and-comment. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Economic & Community

swtdd.org/economic-community-development/

swtdd

Aging & Disability Economic & Community Development About Us REDI Workforce

GRANT PROGRAMS PLANNING SMALL BUSINESS LOANS SOAR

Tennessee Housing Development Agency (THDA)

As the State's housing finance agency, the Tennessee Housing Development Agency (THDA) is a self-sufficient, independently funded, publicly accountable entity of the State of Tennessee. THDA's mission is to ensure that every Tennessean has access to safe, sound, affordable housing opportunities. More information about THDA programs can be found online at www.thda.org.

Now accepting comments on the 2018-19 Annual Action Plan and Fair Housing through April 25, 2018

18_19_Public_Notice.pdf

swtdd.org/images/uploads/site-documents/18_19_Public_Notice.pdf

18_19_Public_Notice.pdf 1 / 9

**Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing
March 26 - April 25, 2018**

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

Now Accepting Public Comments on the 2018-19 Annual Action Plan and Fair Housing March 26 – April 25, 2018

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to outline the estimated budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Citizens are encouraged to review and make comments on information contained in the plan. A summary of the plan will be available for review and public comment at www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. Written comments via electronic submission on the THDA website will be accepted from March 26-April 25, 2018.

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our Analysis of Impediments to Fair Housing Choice. An electronic survey is available at www.thda.org/about-thda/public-notice-and-comment from March 26-April 25, 2018. A full draft of the plan will be available later this Spring for public comment.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018, from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at mwebb@thda.org.

AVISO DE COMENTARIOS PÚBLICOS

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Acción Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a través de los programas de CDBG, ESG, HOME, HOWPA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a información contenida en el plan. Un resumen de los planes está disponible para revisar e incluir comentarios públicos en www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" al final de la página para varias traducciones. Vínculos también estarán disponibles en los sitios de web del Estado de Tennessee, Departamento de Desarrollo Económico y Comunitario de Tennessee, Departamento de Salud de Tennessee, y cada uno de los nueve Distritos de Desarrollo de Tennessee. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Además, el Estado de Tennessee está buscando comentarios públicos sobre equidad en la vivienda y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda. Una encuesta estarán disponibles en www.thda.org/about-thda/public-notice-and-comment. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018. Un borrador completo del plan estará disponible más adelante esta primavera para comentarios públicos.

Se celebrará una audiencia pública para obtener aportes sobre el Plan de Acción Anual 2018-2019 y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda el 12 de abril de 2018, de 11:00 a.m. a 1:00 p.m. en Andrew Jackson Building, 502 Deaderick St., Nashville, TN, Ground Floor Public Hearing Room (entre por la 5th Ave N). Para preguntas y adaptaciones especiales, por favor mande un correo electrónico a Megan Webb a mwebb@thda.org.

Translations

Public Notice Arabic

Public Notice Badini

Public Notice Bosnian

Public Notice Burmese

Public Notice Somali

Public Notice Sorani

Public Notice Spanish

Public Notice Vietnamese

Social Media and Email Outreach



Tennessee Housing
Development
Agency
@TNHousing

Home

About

Join My List

Photos

Events

Videos

Notes

Sign Up Today!

Posts

Community

Create a Page

Like Share Send Message



Tennessee Housing Development Agency

April 10 at 4:31pm · 🌐

Make your voice heard at a public meeting this Thursday, April 12, on THDA's 2018-19 Annual Action Plan. We're also accepting public comments at the meeting and online on Fair Housing in Tennessee. Your feedback is vital to THDA's Research team as they develop and update an analysis of impediments to Fair Housing in our state.

WHAT: Public Hearing on the Annual Action Plan and Fair Housing

WHEN: April 12, 2018, from 11:00 a.m. to 1:00 p.m.

WHERE: Andrew Jackson Building at the corner of Deaderick Street and Fifth Avenue North in downtown Nashville, in the Ground Floor Public Hearing Room



Like

Comment

Stephanie Clouse, Karen Sawyer Griffy Blick, Bill Lord and 5 others like this.

4 Shares

Like Share Send Message



Tennessee Housing Development Agency

April 24 at 1:21pm · 🌐

There's one more chance to comment on Housing and Fair Housing in your community!

Click the link below to comment on the 2018-19 Annual Action Plan and take the Fair Housing Survey. Responses are due by tomorrow, April 25.

<https://thda.org/about-thda/public-notice-and-comment>



Public Notice and Comment

The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to...
THDA.ORG

Like

Comment

Share

Jack M Thomas Jr, Christina Blevins and Bill Lord like this.

Oldest ▾

1 Share



Crystal Steelman I just have a ? Is it legal for your house to be taken and be paid \$2000 to leave? Even after attorney reassurance?? Next day show up with said deed to house said purchased house at Montgomery county courthouse

1w



Tennessee Housing Development Agency
@TNHousing

- Home
- About
- Join My List
- Photos
- Events
- Videos
- Notes
- Sign Up Today!
- Posts
- Community

 Like
  Share
  Send Message
  ...


Tennessee Housing Development Agency
 April 25 at 12:50pm · 🌐

Last call!

Comments for the Annual Action Plan close at midnight. The Fair Housing Survey will be extended to April 30. Thank you for your participation!



Public Notice and Comment


The Tennessee Housing Development Agency (THDA) will release a draft of the 2018-2019 Annual Action Plan for the State of Tennessee on March 26. This plan is submitted annually to the U.S. Department of Housing and Urban Development to...

THDA.ORG

 Like
  Comment
  Share

Stephanie Clouse, Jack M Thomas Jr and Bill Lord like this.




1 Share


THDA
 @TN_Housing_Dev


Tweets **2,732**
 Following **466**
 Followers **1,303**
 Likes **72**
 Lists **4**

Follow


FOX 17's Dennis Ferrier is looking into that question tonight at 9:00 p.m. -- including why it's sometimes... facebook.com/TNHousing/post...




THDA Retweeted


THDA Multifamily @THDA_multifam · Apr 18

THDA seeks comments on fair housing issues for inclusion in the state's Consolidated Plan. You can participate here thda.org/about-thda/pub... #Fairhousingis50



Public Notice and Comment
thda.org

  2  2

**THDA**

@TN_Housing_Dev

Tweets
2,736Following
466Followers
1,304Likes
72Lists
4[Follow](#)**THDA** @TN_Housing_Dev ·Apr 24

There's one more chance to comment on Housing and Fair Housing in your community!

Click the link below to comment on the 2018-19 Annual Action Plan and take the Fair Housing Survey. Responses are due by tomorrow, April 25....

**Public Notice and Comment**thda.org

1

**THDA**

@TN_Housing_Dev

Tweets
2,736Following
466Followers
1,304Likes
72Lists
4**THDA** @TN_Housing_Dev ·Apr 25

Last call!

Comments for the Annual Action Plan close at midnight. The Fair Housing Survey will be extended to April 30. Thank you for your participation!

**Public Notice and Comment**thda.org

1



From: TN Housing Development Agency <mwebb@thda.org>

Sent: Tuesday, April 10, 2018 10:18 AM

To: Megan Webb <MWebb@thda.org>

Subject: You're Invited to Comment on Housing and Fair Housing in Tennessee



Three Ways to Comment on Housing and Fair Housing in Tennessee

Public Hearing April 12, 2018
and
Annual Action Plan Comments
& Fair Housing Survey
Through April 25, 2018

Public Comment Period Open for the 2018-19 Annual Action Plan

The Tennessee Housing Development Agency (THDA), in conjunction with the Department of Economic and Community Health, has released a draft of the 2018-2019 Annual Action Plan for the State of Tennessee. The Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs submit this plan annually to the U.S. Department of Housing and Urban Development (HUD) to outline the

Public Comment Period Open for the 2018-19 Annual Action Plan

The Tennessee Housing Development Agency (THDA), in conjunction with the Department of Economic and Community Development and the Department of Health, has released a draft of the 2018-2019 Annual Action Plan for the State of Tennessee. The Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs submit this plan annually to the U.S. Department of Housing and Urban Development (HUD) to outline the estimated budget and goals for housing and community development activities. Citizens are encouraged to review and make comments on information contained in the plan. [Click here to view a summary of the plan and to comment.](#) Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. [Written comments via this link](#) will be accepted from March 26 – April 25, 2018.

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018 from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at Research@thda.org.

Thank you for your participation!

For questions or more information, please email Megan Webb at Research@thda.org



As the State's housing finance agency, the Tennessee Housing Development Agency (THDA) is a self-sufficient, independently funded, publicly accountable entity of the State of Tennessee. THDA's mission is to ensure that every Tennessean has access to safe, sound, affordable housing opportunities. More information about THDA programs can be found online at www.thda.org.



Andrew Jackson Building, Third Floor
502 Deaderick Street
Nashville, TN 37243
www.thda.org

FAIR HOUSING MAKES U.S. STRONGER
Commemorating 50 Years of the Fair Housing Act

See what's happening on our social sites



We want to hear about Fair Housing in your community!

Additionally, the State of Tennessee is seeking public comments on fair housing to inform our upcoming Analysis of Impediments to Fair Housing Choice. [Click here to take a 10-15 minute survey](#) about fair housing in your community. The survey will be available from March 26 – April 25, 2018. A draft of the forthcoming report will be available later this spring.

Invitation to a Public Hearing April 12

A public hearing to obtain input on the 2018-19 Annual Action Plan and our Analysis of Impediments to Fair Housing Choice will be held on April 12, 2018 from 11:00 a.m. to 1:00 p.m. in Nashville, TN at the Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (enter from 5th Ave N). For questions and accommodations, please email Megan Webb at Research@thda.org.

Thank you for your participation!



Final Call!

Last Chance to Comment on Housing and Fair Housing in Tennessee

Fair Housing Survey Open Through April 30, 2018

Annual Action Plan Comments due TONIGHT!

Extension - Fair Housing Survey

Now extended through Monday, April 30! The State of Tennessee is asking you to take a short survey on fair housing to inform our upcoming Analysis of Impediments to Fair Housing Choice. This report is submitted to HUD every 5 years to detail barriers to fair housing in Tennessee and plans to overcome those challenges. [Click here to take a 10-15 minute survey](#) about fair housing in your community. A draft of the forthcoming report will be available in early summer. Thank you to those who have already participated!

2018-19 Annual Action Plan Comments due TONIGHT

2018-19 Annual Action Plan Comments due TONIGHT

The Tennessee Housing Development Agency (THDA), in conjunction with the Department of Economic and Community Development and the Department of Health, has released a draft of the 2018-2019 Annual Action Plan for the State of Tennessee. The Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs submit this plan annually to the U.S. Department of Housing and Urban Development (HUD) to outline the estimated budget and goals for housing and community development activities. Citizens are encouraged to review and make comments on information contained in the plan. [Click here to view a summary of the plan and to comment](#). Use "Select Language" at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. [Written comments via this link](#) will be accepted until midnight on April 25, 2018.

Thank you for your participation!

For questions or more information, please email Megan Webb at Research@thda.org



As the State's housing finance agency, the Tennessee Housing Development Agency (THDA) is a self-sufficient, independently funded, publicly accountable entity of the State of Tennessee. THDA's mission is to ensure that every Tennessean has access to safe, sound, affordable housing opportunities. More information about THDA programs can be found online at www.thda.org



Thank you for your participation!

For questions or more information, please email Megan Webb at Research@thda.org



As the State's housing finance agency, the Tennessee Housing Development Agency (THDA) is a self-sufficient, independently funded, publicly accountable entity of the State of Tennessee. THDA's mission is to ensure that every Tennessean has access to safe, sound, affordable housing opportunities. More information about THDA programs can be found online at www.thda.org



Andrew Jackson Building, Third Floor
502 Deaderick Street
Nashville, TN 37243
www.thda.org



See what's happening on our social sites



TN Housing Development Agency | 502 Deaderick St., Third Floor, Andrew Jackson Building, Nashville, TN 37243

[Unsubscribe \(recipient's email\)](#)

[Update Profile](#) | [About our service provider](#)

Sent by research@thda.org in collaboration with



Try it free today

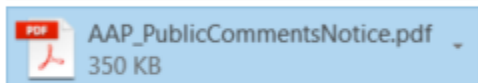


Mon 4/16/2018 3:17 PM

Kent Archer <Kent.Archer@tn.gov>

Notice of Public Comment Period for Annual Action Plan and Analysis of Impediments

To
i You replied to this message on 4/16/2018 3:50 PM.



Hello,

I hope you have had a wonderful weekend and productive Monday. This email is to notify you that only one week remains to provide comment on the Annual Action Plan and the Analysis of Impediments to Fair Housing Choice (AI). The deadline to provide comment is April 26, 2018.

- The Annual Action Plan provides an outline for how all the State's HUD-funded programs are proposed to be structured and how funding will be allocated for the coming year. This includes CDBG, HOME, ESG, HTF, and HOPWA.
- The AI provides an analysis of the current state of fair housing in Tennessee and details the barriers and impediments to improving fair housing.

The attached notice has a link to a short survey about fair housing in your community, a link to the summary of the proposed Annual Action Plan, and link to provide comments. We welcome your review and input associated with both of these items.

Thank you,



Kent Archer | CDBG Director
Community and Rural Development
Tennessee Department of Economic and Community Development
312 Rosa L Parks Ave., 27th Floor, Nashville, TN 37243
(615) 354-3591
kent.archer@tn.gov
<https://www.tn.gov/ecd/community-development-block-grant/cdbg.html>

Flyers and Handouts

Tennessee wants to hear from you about Fair Housing!

Two opportunities below to share your thoughts about housing, economic development, and fair housing practices.

Annual Action Plan

<https://thda.org/about-thda/public-notice-and-comment>

Through April 25, 2018

The Annual Action Plan is an annual report detailing the budget and goals for housing and community development activities by the CDBG, ESG, HOME, Housing Trust Fund (HTF), and HOPWA programs. Visit the link above to review the plan and to comment.

Fair Housing Survey

<https://www.surveymonkey.com/r/TNFairHousingSurvey>

Through April 25, 2018

This Fair Housing Survey will give us information about fair housing in Tennessee for an update to the five year report called the Analysis of Impediments to Fair Housing Choice. The full report will be available in early summer.



Tennessee wants to hear from you about Fair Housing!

Two opportunities below to share your thoughts about housing, economic development, and fair housing practices.

Comment on the Annual Action Plan

<https://thda.org/about-thda/public-notice-and-comment>

Through April 25, 2018

The Annual Action Plan is an annual report detailing the budget and goals for housing and community development activities by the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs. Visit the link above to review the plan and to comment.

Fair Housing Survey

<https://www.surveymonkey.com/r/TNFairHousingSurvey>

Through April 25, 2018

This Fair Housing Survey will give us information about fair housing in Tennessee for an update to the five year report called the Analysis of Impediments to Fair Housing Choice. The full report will be available in early summer.





One Week Left to Comment on Housing and Fair Housing in Tennessee

Annual Action Plan Comments
& Fair Housing Survey
[Due Wednesday April 25, 2018](#)

We want to hear about Fair Housing in your community!

The State of Tennessee is seeking public comments on fair housing to inform our upcoming Analysis of Impediments to Fair Housing Choice. [Click here to take a 10-15 minute survey](#) about fair housing in your community. The survey will be available from March 26 – April 25, 2018. A draft of the forthcoming report will be available in early summer.

Public Comment Period Open for the 2018-19 Annual Action Plan

The Tennessee Housing Development Agency (THDA), in conjunction with the Department of Economic and Community Development and the Department of Health, has released a draft of the 2018-2019 Annual Action Plan for the State of Tennessee. The Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Housing Trust Fund (HTF) programs submit this plan annually to the U.S. Department of Housing and Urban Development (HUD) to outline the estimated budget and goals for housing and community development activities. Citizens are encouraged to review and make comments on information contained in the plan. [Click here to view a summary of the plan and to comment](#). Use “Select Language” at the bottom of the page for multiple translations. Links will also be available on the websites of the State of Tennessee, TN Department of Economic and Community Development, TN Department of Health, and each of the nine Development Districts of Tennessee. [Written comments via this link](#) will be accepted from March 26 – April 25, 2018.

For questions or additional information, please email Megan Webb at Research@thda.org.

Thank you for your participation!

Public Hearing

Translations

Arabic, Badini, Sorani, Bosnian, Burmese, Somali,
Spanish, Vietnamese

*English and Spanish also shown under “Website
Notices”

بيان

لقد أصدرت "وكالة تينيسي لتنمية الإسكان" (THDA، Tennessee Housing Development Agency) مسودة "خطة العمل السنوية" (Annual Action Plan) 2018-2019 لولاية تينيسي. وهذه الخطة مقدمة سنوياً لـ "الوزارة الأمريكية للإسكان والتنمية الحضرية" (U.S. Department of Housing and Urban Development) لعرض الميزانية المقترحة والأهداف الخاصة بأعمال تنمية الإسكان والمجتمع التي تقوم بها برامج CDBG وESG وHOME وHOPWA وHTF. ونحث المواطنين على الإطلاع على المعلومات المتضمنة في الخطة وتقديم التعليقات عليها. وخلاصة الخطة متوفرة لإطلاع وتعليق الجمهور العام عليها على www.thda.org/about-thda/public-notice-and-comment. يرجى استخدام "Select Language" في أسفل الصفحة للحصول على ترجمات متعددة. كما ستكون الروابط متوفرة على موقعي إنترنت ولاية تينيسي، "دائرة تينيسي للتنمية الاقتصادية والمجتمعية" (TN Department of Economic & Community Development) و"دائرة تينيسي للصحة" (TN Department of Health)، وكذلك على موقع كل من "مقاطعات تنمية تينيسي" (Development Districts of Tennessee) التسع. وسيتم القبول بالتعليقات الخطية عبر تقديمها إلكترونياً على موقع إنترنت THDA من 26 مارس/آذار حتى 25 أبريل/نيسان 2018.

وبالإضافة إلى ذلك، تسعى ولاية تينيسي إلى الحصول على تعليقات الجمهور العام على الإسكان المنصف وتحليلنا لـ "الموانع أمام إختيار الإسكان المنصف" (Impediments to Fair Housing Choice). وستكون معلومات إضافية وإستطلاع متوفرين على www.thda.org/about-thda/public-notice-and-comment. وسيتم القبول بالتعليقات الخطية عبر تقديمها إلكترونياً على موقع إنترنت THDA من 26 مارس/آذار حتى 25 أبريل/نيسان 2018.

وستتعدّ جلسة للجمهور العام للحصول على تعليقات على خطة العمل السنوية 2018-2019 وتحليلنا للموانع أمام إختيار الإسكان المنصف، وذلك في 12 أبريل/نيسان 2018 من الساعة 11:00 صباحاً حتى الساعة 1:00 بعد الظهر في ناشفيل في تينيسي على العنوان Andrew Jackson Building, 502 Deaderick St.، قاعة الجلسات العلنية في الدور الأرضي (الدخول من 5th Ave N). ولطرح أسئلة والإستعلام عن التسهيلات، يرجى توجيه بريد إلكتروني إلى ميجان ويب (Megan Webb) على العنوان mwebb@thda.org.

داخوویانی

نارنسا گمتهیدانا مالی یا تنیسیتی (THDA) بیسنفیسک ژ بیرنامیا ئویراسیونی یا سالی یا 2018-2019 ژ بو یاریزگهها تنیسیتی وساندیه. ئەف بیرنامه هس سالی بو وزارتا مالی و گمتهیدانا بازاری یا ئامریکایی تی رایسکرن دا کو بوودجیا تهخمینی و ئارمانجین دیارکری ل وارئ مالی و کارین گمتهیدانا جفاکی ژ ریا بیرنامیین CDBG، ESG، HOME، HOPWA و HTF و مره دیارکرن. وهلاتی تین هاندانی کو زانیاری و ئاگاهیین دانندی ل بیرنامیین هلوکولین و نیرینا خوه ل بارا وئ راگهینن. کورتسک ژ بیرنامیی ب مهبستا هلوکلاندن و دمرینا نیرینی ل مالییرا www.thda.org/about-thda/public-notice-and-comment ل بیر دهسته. یزاردیا "بزارتا زمین" ژ بو دهستگهیتتا بو و مرگرتتا چمندجوره ب کار بینه. لینکین دهستگهیتتی هس وها ل مالییرین یاریزگهها تنیسیتی، وزارتا ئابوری و جفاکی یا تنیسیتی، وزارتا تاندوروستی یا تنیسیتی و هس یک ژ نه ناچسین گمتهیدانی بین تنیسیتی دئ ل بیر دهست به. نیرینن نفیسکی بین شاندی ژ ریا فورما ئلمکترونیکی یا هبی ل مالییرا THDA دئ ژ رۆزا 26 ئادار همتا 25 نیسانا 2018 ورن پمزانن.

هس وها یاریزگهها تنیسیتی همز دکه نیرینن گشتی ل وارئ مالا ئعدلانه و ئانالیزا مه ژ بیرمندا ئاستهنگیین مالا ئعدلانه و مرگره. زانیارینن زیدمتر هس وها رایرسینی ل فی واری دا ل مالییرا www.thda.org/about-thda/public-notice-and-comment دئ ل بیر دهست بن. نیرینن نفیسکی بین شاندی ژ ریا فورما ئلمکترونیکی یا هبی ل مالییرا THDA دئ ژ رۆزا 26 ئادار همتا 25 نیسانا 2018 ورن پمزانن.

جقینهکا بهیستتا گشتی ژ بو و مرگرتتا نیرینان ل بارا بیرنامیا ئویراسیونی یا سالی یا 2018-2019 و ئانالیزا مه ژ بیرمندی یزاردیا مالا ئعدلانه د 12 نیسانا 2018 ژ سائعت 11 سبهه همتا 1 یستی نیفرۆز ل ناھیشانا زیرین ل نیشویل، تنیسیتی و مره لدارخستن: Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (ژ 5th Ave N تیکمهن). ژ بو برسقدانا بو یرسان و بجهوونی ژ کمرما خوه دگل ئیممیا mwebb@thda.org بکمن تیکلنی.

ئاڭدادارى

ئازانسى گەشەي خانووبەرەي تېنسى (THDA) رەسئىيەلىك ئىشلىرى بىر نامەي كىرىمىي سالاھىي 2018-2019 بۇ ۋىلايەت تېنسى بىلەن كۆرۈشۈش. ئىم بىر نامە ھەمىي سالىك يېشىلىق ۋەزىرەي خانووبەرەي گەشەي شاراسى ئامېرىكا دىمىكرىت ئاكوو بۇدجەي خەلپىلەندىراي ۋە ئامانجە دىيارىكر اومكان لە بۇاراي خانووبەرەي ۋە بابىمەكانى گەشەي كۆمەلەيەت لە رىگاي بىر نامەكانى

CDBG، ESG، HOME، HOPWA ۋە HTF مۇە دىيارى بىرلىك. شارۋەندەن ھان دەدرىن ئاكوو زانىيارى گۇنچىلەندىراي لە بىر نامەكاندا تالوتىي بىكەن ۋە بۇجوونى خۇيان سىيارەت بىمە رايگەيەن. كۆرۈشۈش لە بىر نامەكان بىمەيەستى تالوتىي كىردى ۋە باسكىرنى بۇجوون لە ئاۋىشەن www.thda.org/about-thda/public-notice-and-comment شىاۋى دەستىپىر اگەيشتە. خالى "ھەلپىز ارنى زەمان" بۇ دەستىپىر اگەيشتەن بە ۋەزىرەيەندىراي ۋەزىرەيەندىراي بىكار بىنە. ھەسۋەھا لىنەكانى دەستىپىر اگەيشتەن لە مالىپەرىكانى ۋىلايەت تېنسى، ۋەزىرەي گەشەي ئاۋىرى ۋە كۆمەلەيەت تېنسى، ۋەزىرەي تەندىرۋىستى تېنسى ۋە ھەس يەكەن لە تۇ ئاۋچەكانى گەشەي تېنسى شىاۋى دەستىپىر اگەيشتەن دەيىت. بۇجوونە ئوۋسراۋە نىزدىراۋەكان لە رىگاي قۇرمى ئىلكتىرۇنىكىيە ۋە لە مالىپەرى THDA دا ھەيە لە رىكەت 26 ئادار ئاكوو 25 ئىسەي 2018 ۋەزىرەيەندىراي.

ھەسۋەھا، ۋىلايەت تېنسى ھەزى لە ۋەزىرەتلى بۇجوونى گەشەيە لە بۇاراي خانووبەرەي دادىپەرىمەنە ۋە شىكىرنەمەي ئىمە لە كۆسەيەكانى خالى خانووبەرەي دادىپەرىمەنە. زانىيارى زىاتىر لەم بۇارەدا لە ئاۋىشەن www.thda.org/about-thda/public-notice-and-comment دا دەيىت. بۇجوونە ئوۋسراۋە نىزدىراۋەكان لە رىگاي قۇرمى ئىلكتىرۇنىكىيە ۋە لە مالىپەرى THDA دا ھەيە لە رىكەت 26 ئادار ئاكوو 25 ئىسەي 2018 ۋەزىرەيەندىراي.

دانىشتىنلىك گۇنچىرەتلى گەشەي بۇ ۋەزىرەتلى بۇجوونەكانى سىيارەت بە بىر نامەي كىرىمىي سالاھىي 2018-2019 ۋە شىكىرنەمەي ئىمە لە كۆسەيەكانى خالى خانووبەرەي دادىپەرىمەنە لە 12 ئىسەي 2018 لە كاتىرەيىر 11 ئىسەي سىرلەيەيەن ئاكوو 1 ئىسەي دوانىپەرىۋ بە ئاۋىشەن خوارمە لە نەشقىل، تېنسى ۋە لە ئاۋىشەن خوارمە بىر ئوۋ دەيىت: Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (لە 5th Ave N) بۇ ۋەلەمدەنەي ۋەزىرەيەندىراي ئاكوو بۇ مالىپەرى مېگان بە ئاۋىشەن mwebb@thda.org.

OBAVJEŠTENJE

Agencija za stambeni razvoj savezne države Tenesi (engl. Tennessee Housing Development Agency, THDA) izdala je nacrt godišnjeg plana akcije za saveznu državu Tenesi za 2018-2019 godinu. Ovaj plan se podnosi svake godine američkom ministarstvu za stambeni i urbani razvoj da bi se opisali predviđeni budžet i ciljevi aktivnosti stambenog i komunalnog razvoja od strane Programa globalne pomoći za razvoj zajednice (CDBG), Programa donacija za rješenja u vanrednim situacijama (ESG), Programa investicijskih partnerstva (HOME), Stambenih mogućnosti za osobe sa sidom (HOPWA), kao i Programa stambene zaklade. Građani se potiču da pregledaju i komentarišu informacije sadržane u planu. Sažetak plana je dostupan za pregled i javno komentarisanje na adresi: www.thda.org/about-thda/public-notice-and-comment. Izaberite „Select Language“ na dnu stranice za prijevode na druge jezike. Linkovi će takođe biti dostupni preko internet stranica savezne države Tenesi, Ministarstva ekonomskog i komunalnog razvoja i Ministarstva zdravstva savezne države Tenesi, kao i devet razvojnih okruga države Tenesi. Pismeni komentari poslati elektronskim putem preko THDA internetskih stranica primaju se od 26. marta – 25. aprila 2018.

Osim toga, savezna država Tenesi traži javno komentarisanje o pravednom stambenom tretmanu i našoj Analizi prepreka izboru pravednog stambenog tretmana. Dodatne informacije i anketa će biti dostupni preko internet stranice: www.thda.org/about-thda/public-notice-and-comment. Pismeni komentari poslati elektronskim putem preko THDA internetskih stranica primaju se od 26. marta – 25. aprila 2018.

Javno saslušanje za pridobijanje ideja o godišnjem planu akcije za 2018-19 i našoj Analizi prepreka izboru pravednog stambenog tretmana održaće se 12. aprila 2018. od 11:00h do 1:00h u Našvilu, Tenesi u zgradi Andrew Jackson, 502 Deaderick St., Ground Floor Public Hearing Room (ulaz iz 5th Ave N). Za pitanja i smještaj pošaljite email osobi Megan Webb na mwebb@thda.org.

အသိပေးချက်

Tennessee အိမ်ရာ ဖွံ့ဖြိုးတိုးတက်မှု အေဂျင်စီ (THDA) ကနေ Tennessee ပြည်နယ်အတွက် 2018-2019 နှစ်တစ်ခုလုံးအတွက် ဆောင်ရွက်ချက် အစီအစဉ် မူကြမ်းကို ထုတ်ပြန်လိုက်ပါသည်။ CDBG | ESG | HOME | HOPWA နှင့် HTF ပရိုဂရမ် အစီအစဉ်များ မှစီစဉ်ပေးသည့် အိမ်ရာနှင့် လူ့အသိုင်းအဝိုင်း ဖွံ့ဖြိုးတိုးတက်မှု လှုပ်ရှားမှုများအတွက် ခန့်မှန်းခြေရသုံးငွေစာရင်းနှင့် ရည်မှန်းချက်ပန်းတိုင်များကို အကြမ်း ဖော်ပြရန် ဤအစီအစဉ်ကို အမေရိကန်ပြည်ထောင်စု ဌာနဆိုင်ရာ အိမ်ရာ နှင့် မြို့ပြ ဖွံ့ဖြိုးတိုးတက်မှု သို့ နှစ်စဉ် တင်ပြပါသည်။ အစီအစဉ်ထဲတွင်ပါဝင်သည့် အချက်အလက်များအပေါ် ပြန်လည်သုံးသပ်ရန်နှင့် ထင်မြင်ချက်ပေးရန် နိုင်ငံသားများကို တိုက်တွန်းနှိုးဆော်အပ်ပါသည်။ ယခုအစီအစဉ်အကျဉ်းချုပ်ကို ပြန်လည်သုံးသပ်ရန်နှင့် ပြည်သူ့ထင်မြင်ချက်များ ပေးနိုင်ရန်အတွက် www.thda.org/about-thda/public-notice-and-comment တွင် ပြုလုပ်နိုင်ပါသည်။ ဘာသာစကားမျိုးစုံဖြင့်ဖတ်ရန်အတွက် စာမျက်နှာ၏အောက်ခြေရှိ "ဘာသာစကား ရွေးချယ်ပါ" ကို အသုံးပြုပါ။ Tennessee ပြည်နယ်၊ TN ဌာနဆိုင်ရာ စီးပွားရေးနှင့် လူ့အသိုင်းအဝိုင်း ဖွံ့ဖြိုးတိုးတက်မှု၊ TN ဌာနဆိုင်ရာ ကျန်းမာရေး၊ နှင့် Tennessee ၏ဖွံ့ဖြိုးတိုးတက်မှုဆိုင်ရာ ခရိုင်ကိုးခုတစ်ခုစီ တို့၏ ဝတ်ဆိုင်များပေါ် တွင်လည်း လင့်ခ်များကို ရရှိနိုင်ပါသည်။ ထင်မြင်ချက်များကို အီလက်ထရွန်နစ်မှတစ်ဆင့် တင်ပြခြင်းကို THDA ဝတ်ဆိုင်ပေါ်တွင် 2018 ခုနှစ် March 26 ရက်ကနေ April 25 ရက် အတွင်း လက်ခံသွားမည်ဖြစ်သည်။

ထို့အပြင် Tennessee ပြည်နယ်သည် ပြည်သူ့ထင်မြင်ချက်များကို အိမ်ရာ ပြဋ္ဌာန်းနှင့် အိမ်ရာ ပြဋ္ဌာန်းချယ်မှုသို့ ကျွန်ုပ်တို့၏ အဟန့်အတား စိစစ်ချက်များ အတွက် ပြည်သူ့ထင်မြင်ချက်များကို ရှာဖွေနေပါသည်။ နောက်ထပ် အချက်အလက်များနှင့် ခြုံငုံလေ့လာချက်များကို www.thda.org/about-thda/public-notice-and-comment တွင် ရရှိနိုင်ပါသည်။ ထင်မြင်ချက်များကို အီလက်ထရွန်နစ်မှတစ်ဆင့် တင်ပြခြင်းကို THDA ဝတ်ဆိုင်ပေါ်တွင် 2018 ခုနှစ် March 26 ရက်ကနေ April 25 ရက် အတွင်း လက်ခံသွားမည်ဖြစ်သည်။

2018-19 ခုနှစ်အတွက် တစ်နှစ်ပတ်လုံး ဆောင်ရွက်ချက် အစီအစဉ် မူကြမ်းအပေါ် ဖြည့်သွင်းချက်များကိုရရှိရန်နှင့် အိမ်ရာ ပြဋ္ဌာန်းချယ်မှုသို့ ကျွန်ုပ်တို့၏ အဟန့်အတား စိစစ်ချက်များအပေါ် ပြည်သူ့ကြားနာခြင်းကို လာမည့် April 12 ရက် 2018 ခုနှစ်၊ နံနက် 11:00 နာရီမှ ညနေ 1:00 နာရီအထိ၊ Nashville | TN Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room ၌ (5th Ave N မှ ဝင်ရောက်ရန်) ပြုလုပ်သွားမည်ဖြစ်ပါသည်။ မေးခွန်းများနှင့် နေရာထိုင်ခင်းများအတွက် ကျေးဇူးပြုပြီး Megan အား mwebb@thda.org မှတစ်ဆင့် အီးမေးလ်ပေးပို့ပါ။

OGEYSIIS

Wakaaladda Horrumarinta Guryaha ee Tennessee (THDA) waxay soo saartay qabyo qoraalka Qorshaha Tallaabada Sanadlaha ee 2018-2019 ee Gobolka Tennessee. Qorshahan si sanadle ah ayaa waxaa loogu diraa Waaxda Guryaha iyo Horrumarinta Magaalooyinka ee Maraykanka oo waxaa lagu sharaxayaa qiyaasta miisaaniyadda iyo hadafyada ama himilooyinka ay ugu talagashay howlaha barnaamijyada horrumarinta guryaha iyo jaaliyadda ee ay qabanayaan CDBG, ESG, HOME, HOPWA iyo HTF. Muwaadiniinta waxaa lagu dhiirigelinayaa in ay akhriyaan oo ay tala ka soo dhiibtaan wixii xog ah ee qorshaha ku jira. Gunaanudka qorsha waxaad ka aqrisan kartaa oo dadka uga faalloon karaan boggan www.thda.org/about-thda/public-notice-and-comment. Isticmaal batoonka boggaas ku qoran ee ah "Select Language" si aad u aragto iyadoo lagu tarjumay luqaddo dhowr ah. Sidoo kale waxaad ka heli kartaa qatka internetka ee Gobolka Tennessee, Waaxda Dhaqaalaha iyo Horrumarinta Jaaliyadda ee TN, Waaxda Caafimaadka ee TN, iyo sagaalka Horrumarinta Degmooyinka ee Tennessee. Faallooyinka oo qoraal ah oo dhanka elegtaroonigga ah lagu soo gudbiyo bogga internetka THDA waxay ogolaan doonaan laga bilaabo 26 Maarso - 25 Abriil, 2018.

Waxaa intaa dheer, Gobolka Tennessee waxay dadwaynaha ka doonayaan in faallo ama tallo ka soo dhiibtaan guryaha sinnaanta oo Falanqeyayaasheena Xanibaadyada saaran Dalabyada Guryaha Sinnaanta. Wixii macluumaad dheeri ah iyo rayi ururinta waxaad ka heli kartaa bogga www.thda.org/about-thda/public-notice-and-comment. Faallooyinka oo qoraal ah waxaa lagu soo gudbin karaa dhanka elegtarooniga ee bogga internetka THDA waxaan oggolaan doonaa laga bilaabo 26 Maarso - 5 Abriil, 2018.

Si faallo ama tallo looga helo dadwaynaha waxaa la qaban doonaa kulan dadwayne oo looga hadlayo Qorshaha Tallaabada Sanadlaha ee 2018-19 oo Guryaha Sinnaanta oo Falanqeyayaasheena Xanibaadyada saaran Dalabyada Guri Sinnaanta waxaa la qaban doonaa 12 Abriil, 2018 laga bilaabo 11:00 a.m ilaa 1:00 p.m oo waxaa lagu qaban doonaa magaalada Nashville, TN cinwaanka kullanka uu ka dhici doono waa Andrew Jackson Building, 502 Deaderick St., Ground Floor Public Hearing Room (ka soo gal waddada 5th Ave N). Wixii su'aallo ah iyo beddellaad ah, fadlan Megan Webb iimeel ugu dir mwebb@thda.org.

ADVISO

La Agencia de Desarrollo de Viviendas de Tennessee (THDA) ha completado un borrador del Plan de Acción Anual 2018-2019 para el Estado de Tennessee. Este plan se presenta anualmente al Departamento de Vivienda y Desarrollo Urbano de EE.UU. para detallar el presupuesto aproximado y metas para actividades de vivienda y desarrollo comunitario a través de los programas de CDBG, ESG, HOME, HOWPA, y HTF. Se exhorta a que los ciudadanos revisen y hagan comentarios en cuanto a información contenida en el plan. Un resumen de los planes está disponible para revisar e incluir comentarios públicos en www.thda.org/about-thda/public-notice-and-comment. Use "Select Language" al final de la página para varias traducciones. Vínculos también estarán disponibles en los sitios de web del Estado de Tennessee, Departamento de Desarrollo Económico y Comunitario de Tennessee, Departamento de Salud de Tennessee, y cada uno de los nueve Distritos de Desarrollo de Tennessee. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Además, el Estado de Tennessee está buscando comentarios públicos sobre equidad en la vivienda y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda. Mayor información y una encuesta estarán disponibles en www.thda.org/about-thda/public-notice-and-comment. Comentarios por escrito y por vía electrónica en el sitio web de THDA serán aceptados desde el 26 de marzo hasta el 25 de abril de 2018.

Se celebrará una audiencia pública para obtener aportes sobre el Plan de Acción Anual 2018-2019 y sobre nuestro Análisis de Impedimentos a Opciones de Equidad en la Vivienda el 12 de abril de 2018, de 11:00 a.m. a 1:00 p.m. en Andrew Jackson Building, 502 Deaderick St., Nashville, TN, Ground Floor Public Hearing Room (entre por la 5th Ave N). Para preguntas y adaptaciones especiales, por favor mande un correo electrónico a Megan Webb a mwebb@thda.org.

THÔNG BÁO

Cơ quan Phát triển Nhà ở Tennessee (THDA, Tennessee Housing Development Agency) đã công bố bản phác thảo Kế hoạch Hành động Hàng năm 2018-2019 cho Tiểu bang Tennessee. Hàng năm, kế hoạch này được nộp cho Bộ Phát triển Đô thị và Nhà ở Hoa Kỳ (U.S. Department of Housing and Urban Development) để đề ra ngân sách ước tính và mục tiêu cho các hoạt động phát triển nhà ở và cộng đồng thông qua các chương trình CDBG, ESG, HOME, HOPWA và HTF. Công dân được khuyến khích xem xét và đưa ra ý kiến về các thông tin có trong bản kế hoạch. Bản tóm tắt kế hoạch có sẵn để xem xét và nhận xét công khai tại www.thda.org/about-thda/public-notice-and-comment. Sử dụng mục "Lựa chọn Ngôn ngữ" ở cuối trang để xem nhiều bản dịch. Các liên kết cũng sẽ được cung cấp trên các trang web của Tiểu bang Tennessee, Bộ Phát triển Kinh tế và Cộng đồng TN (TN Department of Economic and Community Development), Bộ Y tế TN (TN Department of Health) và chín Quận Phát triển của Tennessee. Sẽ chấp nhận các nhận xét bằng văn bản gửi qua điện tử trên trang web của THDA từ ngày 26 tháng 3 đến ngày 25 tháng 4 năm 2018.

Ngoài ra, Tiểu bang Tennessee đang thăm dò nhận xét của công chúng về nhà ở công bằng và Phân tích về Các Trở ngại đối với việc Lựa chọn Nhà ở Công bằng (Analysis of Impediments to Fair Housing Choice). Thông tin bổ sung và cuộc khảo sát sẽ được cung cấp trên www.thda.org/about-thda/public-notice-and-comment. Sẽ chấp nhận các nhận xét bằng văn bản gửi qua điện tử trên trang web của THDA từ ngày 26 tháng 3 đến ngày 25 tháng 4 năm 2018.

Một phiên điều trần công khai để có được thông tin đầu vào về Kế hoạch Hành động Hàng năm 2018-2019 và Phân tích về Các Trở ngại đối với việc Lựa chọn Nhà ở Công bằng sẽ được tổ chức vào ngày 12 tháng 4 năm 2018, từ 11 giờ sáng đến 1 giờ chiều tại Nashville, TN tại Tòa nhà Andrew Jackson, 502 Deaderick St., Ground Floor Public Hearing Room (đi vào từ 5th Ave N). Nếu có thắc mắc hoặc cần điều chỉnh hợp lý nào, vui lòng gửi email cho Megan Webb tại địa chỉ mwebb@thda.org.

Newspaper Tear Sheets

Appendix H:

Public Comments

Comment 1:

I am not happy one bit with this whole Fair Housing. It's not Fair at ALL. If it was Fair, you would see in there Children with Disabilities or Special Needs. What about them and there parent or parents struggling. There is no Housing Authority that mentions Children with Disabilities. It's says when looking for Section 8 apartment Elderly up to 2 bedroom, Disabled 1 bedroom, Families UpTo 4 bedroom.

How am I going to get my 15 year old son in electric wheelchair in a 1 bedroom and where am I that's disabled going to sleep or a live in care giver. Did you all think of that. Elderly, Seniors that all you people think about. While I will be HOMELESS next month with my son driving down the road 20 miles to Knoxville is where the HOMELESS shelter is under the bridge. ?

(We have reached out to this commenter to provide resources)

Comment 2:

Quick thoughts just before your deadline.

1. On the public side, wise allocation of construction, mortgager, subsidy, and counseling money by THDA and HUD.
2. On the private side, fiercely enforce existing laws prohibiting unlawful disclination in mortgage lending. Reward lenders who actively encourage integration.
3. In the boots-on-the-ground world, make every effort to increase interaction between races and ethnicities to address and reduced prejudice. The Common Ground seminars are an excellent example.