



## **TENNESSEE HOUSING DEVELOPMENT AGENCY**

### **HOME PROGRAM FOR FISCAL YEAR 2026**

#### **HOMEOWNER REHABILITATION PROGRAM DESCRIPTION**

The Tennessee Housing Development Agency (“THDA”) administers the federally funded HOME Investment Partnership Program (“HOME”) 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 THDA’s HOME Homeowner Rehabilitation Program.

HOME funds are awarded under this Program Description through a competitive application process open to cities, counties, and non-profit organizations that are located outside of local participating jurisdictions. Local participating jurisdictions (“Local PJs”) are those local governments that also receive HOME funds directly from the United States Department of Housing and Urban Development (“HUD”). The Local PJs in Tennessee are Chattanooga, Clarksville, Jackson, Knoxville, Memphis, Murfreesboro, 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 PJ may apply for projects located outside of a Local PJ. An applicant must apply for at least \$250,000 and may apply for a maximum HOME grant of \$750,000 for funding under this Program Description.

The application period for the Homeowner Rehabilitation Program will open on Monday, May 4, 2026. Applications must be received by THDA on or before 4:00 PM Central Time on Thursday, June 11, 2026. THDA anticipates notifying successful applicants by August 7, 2026. Contracts for applicants funded under the Homeowner Rehabilitation Program may begin October 1, 2026, and will end September 30, 2029.

This Program Description and application instructions are available on THDA’s website at <https://thda.org/government-nonprofit-partners/home-program>. If you have questions, please contact Aaron Toran at (615) 815-2037 or [HOME@thda.org](mailto:HOME@thda.org).

## **The HOME Program**

The HOME program is governed by 24 CFR 92, as amended. Those regulations are incorporated herein by this reference. In cases of conflicting requirements, the more stringent requirement will apply.

### **1) ELIGIBLE APPLICANT REQUIREMENTS**

- a) THDA will accept applications under this Program Description from:
  - i) Cities, counties, and private, non-profit organizations that are located outside of Local PJs; and
  - ii) Private, non-profit organizations located in a Local PJ, if the non-profit is applying to implement projects located outside of a Local PJ.
- b) Non-profit Requirements. Non-profit applicants must:
  - i) Meet one of the two following criteria:
    - (1) 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
    - (2) 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).
  - ii) 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;
  - iii) 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;
  - iv) Have no part of its net earnings inuring to the benefit of any member, founder, contributor or individual;

- v) 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; and,
  - vi) Have standards of financial accountability that conform to 2 CFR Part 200, Uniform Administrative Requirements, Audit Requirements and Cost Principles.
- c) Applicants with Past HOME Grants from THDA.
- i) Applicants with open grants under the HOME Urban/Rural or Homeowner Rehabilitation programs must have expended, or submitted an official Request for Payment Form with supporting documentation to THDA by May 31, 2026, for the percentage of grant funds specified below per grant year:

| HOME GRANT YEAR | SPEND-DOWN<br>REQUIREMENT | COMMITMENT<br>REQUIREMENT |
|-----------------|---------------------------|---------------------------|
| 2020 to 2023    | 100%                      | 100%                      |
| 2024            | 75%                       | 100%                      |
| 2025            | 25%                       | 75%                       |

- ii) Applicants with closed grants under the HOME Urban/Rural or Homeowner Rehabilitation programs from the 2020 – 2023 program years that failed to spend a minimum of 100% of the awarded grant within the term of the applicable HOME contract, including approved extensions, will have a point deduction from their application scoring based on the cumulative amount of funds not spent in the specified period. The number of points to be deducted from the applicant’s final score can be found in Section 7 of this Program Description.
- iii) Applicants must demonstrate a need for the HOME funds.
- iv) Applicants must be in compliance with all other THDA programs in which the applicant participates and must have no outstanding findings under any THDA program.

## 2) ALLOCATION OF FUNDS

- a) 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 2026 HOME Allocation is currently undetermined; however, based on the 2026 Federal funding bill for HUD, THDA anticipates HOME funding to be similar to the amount allocated in 2025, approximately \$13.2M. THDA will initially set aside up to 10% of its total allocation for administrative and planning purposes, 20% for its CHDO set aside, and up to 5% for CHDO Operating Expenses.

- b) THDA will make approximately 50% of its 2026 HOME allocation available, after all set asides described above, under the 2026 HOME Homeowner Rehabilitation Program Description and an amount equal to 8% of each Grantee's award from the administrative set aside towards Grantee administrative expenses. Additionally, THDA may make available any unallocated or returned funds from the 2025 or earlier funding rounds, as determined at the time of award in August 2026.
- c) THDA will initially set aside one-third of the amount made available for the Homeowner Rehabilitation Program to be awarded to eligible applicants from each of Tennessee's three Grand Divisions, starting with the highest scoring, eligible application first and then in order as ranked from highest to lowest eligible score for each Grand Division. If any funds are left over after all eligible applicants from a specific Grand Division have been funded, the remaining eligible applications for all Grand Divisions will be ranked by score, highest to lowest, and funded in order of next highest score until all remaining funds have been expended.
- d) Scoring. THDA will score, rank, and fund applications separately by Grand Division.
- e) Minimum Threshold. To be considered for funding, an application must receive a minimum threshold score of 60, an amount equal to 60% of the total points available under the Homeowner Rehabilitation matrix. Applications that do not meet the threshold score will not be considered for funding.
  - i) THDA may re-allocate any remaining funds, after all eligible applicants have been funded, to other HOME activities if no additional qualified, eligible applicants are available under this program description.
  - ii) County Limit. No county may receive a combined total of more than \$1,000,000. If the amount requested from successful applicants within the same county would exceed this limit, each applicant's grant will be reduced proportionately until the limit is met. THDA may award less than \$250,000 should there be more than three successful applicants from the same county.
  - iii) In the event of a tie score within a Grand Division, THDA will select the application with the highest Need score and then, if a tie remains, the application with the highest Not Proportionally Served score.
- f) Funding Requirements:
  - i) HOME awards will be in the form of a reimbursement grant via a grant contract and will utilize a forgivable note. The grant contract will serve as the federally required written agreement required under 24 CFR 92 between THDA and the Grantee.
  - ii) The Grantee must also enter into a written agreement with the homeowner beneficiary in accordance with the requirements for written agreements listed

under 24 CFR 92, which will obligate the funds to a specific site address.

- iii) The Grantee must have the beneficiary execute the forgivable note and execute and record a deed of trust in favor of THDA to secure the award (the “Closing Documents”).
- iv) THDA may require a Grantee to repay any HOME funds expended on projects that do not result in a qualified HOME unit or are not completed and ready for occupancy by the expiration of the grant contract. Grantees may also be required to repay HOME funds if there is a default under the grant contract or other Closing Documents.
- v) Commitment Requirement. A Grantee that receives an allocation of funds must commit 100% of those funds to specific units by September 30, 2028. Failure to meet this deadline may result in a reduction of the grant award to the amount of funding committed at such deadline.

### **3) ELIGIBLE ACTIVITY REQUIREMENTS**

- a) The only eligible activity under the 2026 Homeowner Rehabilitation Program Description is homeowner rehabilitation, including reconstruction.
- b) The structure must exhibit at least one code violation as revealed by the initial code inspection to be eligible for assistance.
- c) All projects must address the housing needs of low-income households.
- d) 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.
- e) The value of the HOME-assisted property after rehabilitation must not exceed HUD’s published property value limit for the area.
- f) If the proposed HOME investment for hard construction costs for a unit to be rehabilitated exceeds 75% of the after-rehabilitation value of the unit, determined by a method approved by THDA, the unit must be reconstructed.
  - i) THDA may waive this requirement, in its sole discretion, and allow the unit to be rehabilitated.
  - ii) Hard construction costs exclude costs for building inspections, lead-based paint inspections, energy related inspections, and work write-ups, but include all remaining costs associated with addressing lead-based paint hazards for the unit.

- g) "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 debris and demolition associated with the reconstruction of the home must be properly disposed. All reconstructed housing will have a compliance period of 15 years.
- h) Assisted units must meet one of the following three housing types:
  - i) Stick-built single-family (1-unit structure) residence sited on a lot owned by the beneficiary.
  - ii) Manufactured housing (1-unit structure) that has been property de-titled at least 12 full months before the homeowner applies for assistance. De-titling requirements include (1) connection to permanent utility hook-ups, (2) affixation to a permanent foundation, (3) legal ownership of the manufactured housing and the underlying land both in the name of the applicant homeowner as evidenced by a deed and an Affidavit of Affixation both recorded in the Register of Deeds Office for the applicable county, (4) surrendering of the certificate of title or the like to the Vehicle Services Division of the Tennessee Department of Revenue for cancellation. See 24 CFR 92.251 for the property standards for manufactured housing.
  - iii) Modular built in conformance with State of Tennessee Modular Building Program established under the authority of the Tennessee Code Annotated 68-126-301 as implemented by the Tennessee Department of Commerce and Insurance and in accordance with the Property Standards requirements outlined in Section H.5 of this program description. Additionally, the unit must be on a lot owned by the homeowner.

#### **4) PROHIBITED ACTIVITIES**

HOME funds under this Program Description may **not** be used to:

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

- d) Provide assistance authorized under Section 9 of the 1937 Act (annual contributions for operation of public housing);
- e) Carry out activities authorized under 24 CFR Part 968 (Public Housing Modernization);
- f) Provide assistance to eligible low-income housing under 24 CFR Part 248 (Prepayment of Low-Income Housing Mortgages);
- g) Provide assistance 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;
- h) Pay for any cost that is not eligible under 24 CFR 92.206 through 92.209;
- i) Implement rental housing projects;
- j) Implement activities associated with the new construction or rehabilitation of homes for sale to low- and moderate-income homebuyers;
- k) 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; or
- l) Provide assistance to 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.

## **5) FORM OF ASSISTANCE TO HOMEOWNERS**

Grantees must provide assistance to eligible homeowner beneficiaries as forgivable, zero interest grant loans that are completely forgiven at the expiration of the applicable compliance period, as long as the homeowner adheres to the conditions for the duration of the compliance period.

## **6) COMPLIANCE PERIODS**

- a) Homeowner rehabilitation projects that do not include reconstruction, where the hard construction costs are equal to or less than 75% of the after rehabilitation appraised value of the unit, have a compliance period of five (5) years with a forgiveness feature of 20% annually.

- b) Homeowner rehabilitation projects that do not include reconstruction, where the hard construction costs are greater than 75% of the after rehabilitation appraised value of the unit, have a compliance period of fifteen (15) years with a forgiveness feature of 6.67% annually.
- c) Homeowner rehabilitation projects that include reconstruction have a compliance period of fifteen (15) years with a forgiveness feature of 6.67% annually.
- d) In order to enforce the applicable Compliance Period, THDA will require that grant recipients obtain a grant note and a recorded deed of trust executed by the homeowners.

If a homeowner dies during the Compliance Period, the property may be inhabited by heirs or the heirs may rent out the property without repaying the unforgiven portion of the HOME subsidy to THDA. However, if the house is sold by the heirs during the Compliance Period, the remaining unforgiven portion must be repaid to THDA.

## **7) LAYERING**

Before the Grantee can commit HOME funds, it must evaluate each project proposed to determine that the proposed amount of HOME funds needed to complete the project is necessary to provide a quality affordable housing project that meets the HOME Program requirements, including serviceability of all major systems, throughout the Compliance Period. Layering is the combining of more than one governmental resource on a HOME-assisted project.

- a) The applicant must disclose all government resources that have been utilized and/or that the applicant intends to utilize in the HOME project, especially THDA resources. Failure to disclose said information may result in cancellation of award and money due to THDA.
- b) THDA will evaluate the project in accordance with its underwriting and subsidy layering guidelines.

## **8) MATCH**

THDA will continue to provide the required federal match for eligible projects. Although no local match is required, 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.

HOME match is permanent, non-federal contributions to a project. THDA will monitor the contribution of match throughout the implementation of the grant. 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 when passed on as a final benefit to the project.
- c) Reasonable rental value of the donated use of site preparation or construction equipment when passed on as a final benefit to the project.
- 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 \$19 per hour; skilled volunteer labor may be valued at the documented going rate. Must result is a permanent benefit to the project.
- h) Value of sweat equity may also be eligible only if every assisted household under the HOME grant award is required to perform sweat equity. Sweat equity may not be valued at more than \$19 per hour.
- i) Other match sources as permitted under the HOME Final Rule.

## **9) INCOME LIMITS**

HOME funds may only be used to benefit 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, in the county in which the unit to be assisted is located.

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 posted online at: <https://thda.org/govt-non-profit/home-program-applications-and-information/>. 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.

#### 10) LEVEL OF SUBSIDY

|                              |                    |
|------------------------------|--------------------|
| <b>MINIMUM HOME DOLLARS</b>  | \$1,000 PER UNIT   |
| <b>MAXIMUM HOME DOLLARS</b>  |                    |
| 0 BEDROOM (EFFICIENCY) LIMIT | \$187,658 PER UNIT |
| 1 BEDROOM LIMIT              | \$215,122 PER UNIT |
| 2 BEDROOM LIMIT              | \$261,595 PER UNIT |
| 3 BEDROOM LIMIT              | \$338,419 PER UNIT |
| 4 BEDROOM OR MORE LIMIT      | \$371,477 PER UNIT |

Periodically, THDA may update these limits pending approval from HUD. The Grantee must apply the limits in effect as of the effective date of the grant contract. These updates will be posted on THDA's website at <https://thda.org/govt-non-profit/home-program-applications-and-information/>.

#### 11) AFTER REHABILITATION PROPERTY VALUE

The maximum after rehabilitation value permitted for the type of single-family housing (1-4 family residence, condominium, cooperative unit,) cannot exceed 95% of the median purchase price for the area as established by HUD. **Property Value Limits – Existing Homes HOME Purchase Price** are posted online at: <https://thda.org/govt-non-profit/home-program-applications-and-information/>.

#### 12) PROPERTY STANDARDS

- a) Property standards must be met when HOME funds are used for a project. All housing rehabilitated or reconstructed with HOME funds must meet all applicable local, county and state codes, rehabilitation standards, zoning ordinances, and HUD's National Standards for the Physical Inspection of Real Estate ("NSPIRE") at the time of project completion. In the absence of a local code, the reconstruction of single-family units will be treated as new construction and must meet the current, State-adopted edition of the International Residential Code for One- and Two-Family Dwellings. The reconstructed 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 must meet the current, State-adopted edition of the International Existing Building Code.

- b) HOME-funded units must also conform to the THDA Minimum Design Standards for New Construction and Rehabilitation of Single Family and Multifamily Units, as applicable. THDA must review and approve plans, work write-ups and written cost estimates and determine cost reasonableness prior to the project being put out to bid.
- c) Manufactured Housing Units
  - i) If the unit has been properly de-titled, it can be replaced with a stick-built unit.
  - ii) Manufactured Housing must be reconstructed unless the unit has a manufacture date of less than 20 years prior to the date of the HOME application and the cost to rehabilitate the unit does not exceed 75% of the cost to reconstruct.
  - iii) Rehabilitated units must meet all HUD HOME requirements for manufactured housing and THDA's Design Standards to include affixation to a permanent foundation per HUD Permanent Foundations Gulde (7584) and connection to permanent utility hookups.
- d) Modular Housing must be certified by the state of Tennessee.
- e) Additional design standards include:
  - i) Energy Code. Reconstructed units 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, reconstructed units must be Energy Star qualified as certified by an independent Home Energy Rating System ("HERS") rater.
  - iii) 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.

### 13) 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 is 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 level clear space inside and outside entry door, as defined by the American with Disabilities Act.
- 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 may be found at The Center for Universal Design at North Carolina State University: <https://design.ncsu.edu/research/center-for-universal-design/>

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 the National Council on Independent Living: <https://ncil.org/visitability/>.

## 14) 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:

- a) Fair Housing Act 24 CFR Part 100.
- b) Executive Order 11063, as amended 24 CFR Part 107 (Equal Opportunity in Housing).
- c) Title VI of the Civil Rights Act of 1964 24 CFR Part 1 (Nondiscrimination in Federal programs) Age Discrimination Act of 1975 24 CFR Part 146.
- d) Section 504 of the Rehabilitation Act of 1973 24 CFR Part 8. 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.
- e) Section 109 of Title I of the Housing and Community Development Act of 1974 Title II of the Americans with Disabilities Act 42 U.S.C. §12101 et seq.
- f) 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.
- g) Section 3 of the Housing & Urban Development Act of 1968 24 CFR 135.

Section 3 requires that the employment and other economic opportunities generated by Federal financial assistance for housing and community development programs shall, to greatest extent feasible, be directed toward low-income persons, particularly those who are recipients of government assistance for housing.

- h) Executive Order 11246, as amended 41 CFR 60 (Equal Employment Opportunity Programs).
- i) Executive Order 11625, as amended (Minority Business Enterprises).
- j) Executive Order 12432, as amended (Minority Business Enterprise Development).
- k) Executive Order, 12138, as amended (Women's Business Enterprise).
- l) 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.

m) 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, THDA and Grantees must assure that the Equal Opportunity and Fair Housing policies in the HOME Program are consistent with its current Consolidated Plan.

#### **15) PERSONAL RESPONSIBILITY AND WORK OPPORTUNITY RECONCILIATION ACT OF 1996**

The Grantee must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the U.S. Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.

No Grantee that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.

The Grantee must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States. Requirements for the use of SAVE will be outlined in THDA's HOME Manual.

#### **16) BUILD AMERICA BUY AMERICA ACT**

The Build America, Buy America Act (BABA) was enacted as part of the Infrastructure Investment and Jobs Act on November 15, 2021, and established a domestic content procurement preference

applicable to all HOME funded activities obligated for infrastructure projects, including housing construction and rehabilitation.

BABA requires that all iron, steel, manufactured products, and construction materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver. This requirement is known as the “Buy America Preference (BAP)” and the specific requirements are codified in 2 C.F.R. 184.

Implementation guidance for all HOME funded projects is found in HUD Notice CPD-2023-12.

## **17) 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, as amended.

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.**

## **18) 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. 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/lead](http://www.hud.gov/lead) or by contacting 1-800-424-LEAD (5323).

## **19) RADON POLICY**

All THDA HOME funded projects are required to have an active Radon Mitigation System (RMS) installed.

Rehabilitated projects that were constructed with a slab-on-grade foundation must undergo radon testing. If test results indicate radon levels below 4.0 pCi/L, the project may be eligible to opt-out of RMS installation. All opt-out decisions are at the discretion of and subject to approval by THDA.

## **20) DEBARMENT AND SUSPENSION**

Local programs must require participants in lower-tier transactions covered by 2 CFR Part 2424 to certify that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from the covered transaction.

## **21) FLOOD PLAINS**

THDA discourages the rehabilitation of units located in special flood hazard areas, but, with approved mitigation steps or where an official flood zone map revision has been obtained and with written permission from THDA, houses located in a floodplain may be assisted. When a unit in a special flood zone is assisted, the community must be participating in the National Flood Insurance Program and flood insurance must be obtained on the units.

## **22) CONFLICT OF INTEREST**

In the procurement of property and services, THDA and Recipients must adhere to the conflict-of-interest provisions at 24 CFR 92.356. THDA will not request exceptions to the conflict of interest provisions from HUD. In the event a conflict of interest is discovered, the Grantee shall repay that portion of the HOME grant related to the conflict of interest or may have all or some portion of the HOME grant rescinded, all as determined by THDA in its sole discretion.

## **23) PROCUREMENT**

The solicitation of bids for goods and services as well as professional services contracts must be 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 – 326 General Procurement Standards.

Prior to solicitation of bids, the Grantee should develop a comprehensive scope of work and perform an independent cost estimate. Grantees must use formal solicitation methods including advertisement and solicitation of sealed bids for all construction activity requiring a general contractor's services. 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.

## **24) PROGRAM COMPLIANCE**

Grantees must adhere to, or maintain compliance with, the requirements of the HOME Program and other programs administered through the Community Housing Division for which the Grantee has an award. Failure to maintain such compliance will result, depending on the egregiousness of the noncompliance, in penalties being assessed in the scoring of future applications and/or the inability to participate in programs administered by THDA for a period to be determined at THDA's sole discretion.

THDA is responsible for monitoring Grantee implementation of its HOME grant. Each Grantee will be monitored in accordance with 24 C.F.R. 92. The scope of the monitoring may include a desk review of the client files and program documents as well as site and project visits as determined at the sole discretion of THDA. During the performance period of the grant THDA will monitor Grantee's progress for compliance with the HOME regulations and THDA requirements. The Homeowner Rehabilitation grant monitoring review will be conducted for each Grantee when the Grantee has drawn between 25% and 75% of the awarded programs funds. Additional monitoring may be required, at THDA sole discretion, if determined necessary.

## **25) APPLICATION AND EVALUATION PROCEDURE**

THDA will evaluate each application to determine if the proposal meets threshold criteria. Threshold criteria include: 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.

All non-profit applicants must submit the following required documentation in accordance with the application instructions. All documentation must be submitted 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:

- a) Evidence that the applicant is organized and existing under the laws of Tennessee or, if organized and existing under the laws of another state, evidence that applicant is organized and existing in that state and authorized to do business in Tennessee.
- b) Documentation of an IRS designation under Section 501(c)(3) or 501(c)(4) of the federal tax code. A 501(c)(3) non-profit organization 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 material with the IRS and received a response from the IRS demonstrating 501(c)(4) status.
- c) Copy of Organizational Charter
- d) Copy of Organizational By-laws
- e) List of Board members including names, home address; occupation, a description of their primary contribution, length of service, phone number, email address, and date the term of service expires.
- f) Business plan or strategic management plan that demonstrates the agency's short term and long-term goals, objectives, and plans to achieve them.

- g) The most recent financial audit or audited financial statements of the organization.
- h) Applicant Board Member and Corporate Disclosure Forms completed **for the Executive Director and the Chairman of the Board**, signed by the applicable individual, and notarized.
- i) Applicant/Board Member and Corporate Disclosure Form completed, signed by the Chairman of the Board or Executive Director **on behalf of the organization** and notarized.
- j) One page explanation of how the Board of Directors is involved in the operation of the agency, including how often the Board meets, how the Board monitors and provides oversight for the agency's programs.
- k) Resolution by the Board of Directors authorizing the submission of this application.
- l) List of staff members employed by the organization, including how many are full-time or part-time, their specific responsibilities related to housing programs, and how many years of experience each staff member has in housing development.
- m) Documentation of agency operating funds from other sources, including how much annually and from what sources.
- n) Explanation of any other programs operated by the organization, including the program(s) and its funding source(s).
- o) Explanation of the agency's experience providing affordable housing.

## HOMEOWNER REHABILITATION MATRIX

UP TO 100 POINTS

### 1 PROGRAM DESIGN

Up to 60 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 demonstrate knowledge 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 demonstrated experience in implementing programs in accordance with 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 any prior grant administered at closeout from 2020 forward; and,
  - Responds appropriately to beneficiary 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 November 30, 2029.

- Program designs 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 10 points**

THDA has used housing statistics at the county level to calculate need factors related to the HOME Homeowner Rehab (previously HOME Urban/Rural) qualifying population and program activities. Need factors are based on percentages rather than absolute numbers. The need factors included are

- the percentage of homeowner households whose incomes are 80% of AMI or less,
- the percentage of owner-occupied homes built before 1980,
- the percentage of owner-occupied homes in need of kitchen/plumbing rehabilitation,
- and the percentage of the housing stock comprised of manufactured homes.

Scores to be used in the evaluations are shown in **2026 HOME Need Scores for Homeowner Projects** are posted online at <https://thda.org/govt-non-profit/home-program-applications-and-information/>. 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 10 points**

THDA shall award up to 10 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 2015 - 2025 HOME dollars awarded in each county. These calculations are shown in **HOME Program Not Proportionally Served** are posted online at <https://thda.org/govt-non-profit/home-program-applications-and-information/>. For multi-county projects, this score is calculated proportionately according to the number of units in each county.

## **4 DISASTER AREAS**

**5 points**

THDA shall award 5 points to applications for projects located in counties that have been declared a presidential disaster area for individual assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act within one year prior to the application due date. Current disaster areas for this program description are posted online at <https://thda.org/govt-non-profit/home-program-applications-and-information/>.

## **5 MATCH**

**Up to 5 points**

THDA shall award up to 5 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. = **5 points**
- The project's sources include an eligible HOME match contribution that is equal to or greater than 10% and less than 15% of the proposed HOME funds to be used for project costs. = **4 Points**
- The project's sources include an eligible HOME match contribution that is equal to or greater than 5% and less than 10% of the proposed HOME funds to be used for project costs. = **3 Points**
- The project's sources include an eligible HOME match contribution that is equal to or greater than 1% and less than 5% of the proposed HOME funds to be used for project costs. = **2 Points**
- The project's sources include an eligible HOME match contribution that is less than 1% of the proposed HOME funds to be used for project costs. = **0 points**

## **6. 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. **Growth Plan Approvals** when applicable are posted online at <https://thda.org/government-nonprofit-partners/home-program>. Applications submitted by nonprofit organizations are not eligible for receipt of these points.

## **7. PRIOR YEAR UNEXPENDED HOME FUNDS DEDUCTIONS**

**Up to -7 Points**

Applicants that have administered a HOME grant in prior years, 2020 to present and that have successfully closed their HOME grant are eligible for application if the spend down requirements are met as detailed in Section 1.c.i. of this program description. Any grant that successfully closed that did not expend 100% of the HOME grant funds awarded will be subject to a point deduction. The maximum number of points that can be deducted under this category is 7. The number of points deducted is contingent upon the balance of HOME grant funds left unspent as follows:

- \$100,000.00 and Over - 7 Points
- \$60,000.00 - \$99,999.99 - 3 Points
- \$30,000.00 - \$59,999.99 - 2 Points
- \$0 - \$29,999.99 - 1 Point

## **8 RURAL DESIGNATION**

## **3 Bonus Points**

THDA will award 3 bonus points for applications with projects located in designated rural areas of Tennessee. For this Program Description, “rural” is defined as all Tennessee counties except the following counties: Anderson, Bedford, Blount, Bradley, Carter, Coffee, Davidson, Hamblen, Hamilton, Haywood, Hawkins, Knox, Loudon, Madison, Maury, McMinn, Montgomery, Putnam, Roane, Robertson, Rutherford, Sevier, Shelby, Sullivan, Sumner, Williamson, and Wilson. All other counties are considered Rural.