



Tennessee Housing Development Agency

Andrew Jackson Building Third Floor
502 Deaderick St., Nashville, TN 37243

Bill Lee
Governor

Ralph Perrey
Executive Director

TO: Ralph M. Perrey, Executive Director
FROM: Bill Lord, Director of Community Housing
Don Watt, Chief Program Officer
DATE: August 31, 2026
SUBJECT: 2026 HOME Homeownership Development Program Funding Recommendation

Attached is the funding award matrix under the 2026 HOME Homeownership Development Program. We received a total of seven applications, requesting \$5,784,891 in total project funds.

THDA set aside 20% of its total 2026 HOME allocation of \$13M for this purpose, making over \$2.6M available from its 2026 HOME CHDO set-aside funds plus an additional \$1.76M in reallocated HOME funds, for total available project funds of \$4.38M. Awards will also include an additional \$304,108 of HOME funds for Operating Assistance.

THDA received 7 applications requesting \$5,784,891 in Homeownership project funds. Staff recommend the award of 5 applications, totaling \$4,379,998 in project funds to develop nineteen homes for sale to low-income homebuyers, with eleven in the Middle Grand Division and eight in the East Grand Division. Staff also recommend the award of \$304,108 in Operating Assistance funds to selected applicants.

Applicant	County	Project Funds Requested	Operating Funds Requested	Total Funds Recommended for Award
Habitat for Humanity of Sumner County, TN	Sumner	\$1,000,000	\$70,000	\$1,070,000
Jefferson County Habitat for Humanity	Jefferson	\$1,000,000	\$70,000	\$1,070,000
Lakeway Area Habitat for Humanity	Hamblen	\$880,000	\$61,600	\$941,600
Assurance Development and Management Corporation	Overton	\$1,000,000	\$70,000	\$1,070,000
The Housing Hub	Grundy	\$499,998	\$32,508	\$532,506



Staff do not recommend awards to the following applicants due to not meeting threshold requirements:

- Eastern Eight Community Development Corporation – Washington County - Failed Threshold: The nonprofit did not provide all of the required items on the CHDO Checklist.
- Gibson County Habitat for Humanity – Gibson County - Failed Threshold: The nonprofit did not meet low-income board requirements and the projects proposed were not feasible based on submitted budget.

If you concur with this recommendation, please sign the attached funding matrix.



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THDA.org - (615) 815-2200 - Toll Free: 800-228-THDA

THDA is an equal opportunity, equal access, affirmative action employer.



2026 HOME Homeownership Development Program Matrix

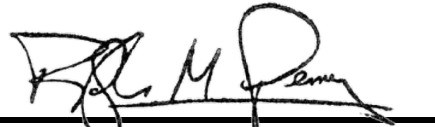
2026 HOME CHDO Project Funds:	\$2,616,816
2026 Reallocated HOME Project Funds:	\$1,763,182
Total HOME Project Funds Available:	\$4,379,998

Eligible Applications	County	Grand Division	HOME CHDO Project Funds Requested	HOME Operating Assistance Requested	Total HOME Funds Requested	# of Units	Program Design and Planning	Program Capacity	CHDO Service Area Not in a PJ	Public Private Partnership	Match	Leverage	Energy Conservation	Universal Design	Unexpended Fund Deduction	Total Score	HOME CHDO Project Funds Awarded	HOME Operating Assistance Awarded	HOME CHDO Project Funds Remaining
Habitat for Humanity of Sumner County, TN	Sumner	M	\$1,000,000	\$70,000	\$1,070,000	4	28	19	5	0	15	9	10	10	0	96	\$1,000,000	\$70,000	\$3,379,998
Jefferson County Habitat for Humanity	Jefferson	E	\$1,000,000	\$70,000	\$1,070,000	4	26	30	5	0	15	4	0	10	0	90	\$1,000,000	\$70,000	\$2,379,998
Lakeway Area Habitat for Humanity	Hamblen	E	\$880,000	\$61,600	\$941,600	4	24	27	5	0	15	1	10	10	-4	88	\$880,000	\$61,600	\$1,499,998
Assurance Development and Management Corporation	Overton	M	\$1,000,000	\$70,000	\$1,070,000	5	20	18	5	0	10	2	10	10	0	75	\$1,000,000	\$70,000	\$499,998
The Housing Hub	Grundy	M	\$499,998	\$32,508	\$532,506	2	26	14	5	0	0	1	10	10	0	66	\$499,998	\$32,508	\$0

2026 HOME Homeownership Development Program Matrix

Ineligible Applications	County	Grand Division	Reason
Eastern Eight Community Development Corporation	Washington	E	Failed Threshold: Did not provide CHDO checklist
Gibson County Habitat for Humanity	Gibson	W	Failed Threshold: Did not meet Low Income board requirement

	Number	Units	Project Funds Requested	Operating Funds Requested
All Applications Received:	7	25	\$5,784,891	\$403,012
Eligible Applications Received:	5	19	\$4,379,998	\$304,108
Applications Awarded:	5	19	\$4,379,998	\$304,108



Ralph Perrey, Executive Director