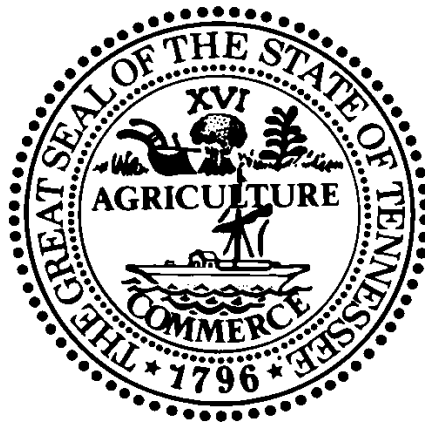


STATE OF TENNESSEE

FISCAL YEAR 2021-22 ANNUAL ACTION PLAN

FOR HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS



TENNESSEE HOUSING DEVELOPMENT AGENCY

TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

TENNESSEE DEPARTMENT OF HEALTH

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Executive Summary

ES-05 Executive Summary - 91.300(c), 91.320(b)

1. Introduction

The State of Tennessee 2021-2022 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 listed below. The Annual Action Plan, which covers the period of July 1, 2021 through June 30, 2022, describes the allocations, strategies and activities for carrying out the 2020-2024 Consolidated Planning goals.

The U.S. Department of Housing and Urban Development (HUD) requires the State of Tennessee, as a recipient of federal formula grant funds, to develop a Consolidated Plan every five years. This plan describes the state's housing and community development priorities and multi-year goals, based on an assessment of housing and community development needs, examination of housing and economic market conditions, and analysis of available resources. The Consolidated Plan covers the period of July 1, 2020 through June 30, 2025 and was approved in June 2020.

Federal resources provided by HUD discussed within the plan include:

- Community Development Block Grant (CDBG): This program promotes economic and community development in small cities across the state. CDBG will also be administering a pilot Recovery Housing Program (CDBG-RHP), which was originally scheduled for FY20, but delayed due to the pandemic.
- HOME Investment Partnerships (HOME) Program: This program promotes the production, preservation, and rehabilitation of affordable housing for rent or home ownership for low-income households.
- Housing Trust Fund (HTF): This program promotes the production, preservation, rehabilitation, and operation of affordable rental housing for extremely low-income (ELI) households.
- Emergency Solutions Grants (ESG) Program: This program provides services necessary to support persons that are at-risk of homelessness or are homeless to quickly regain stability in permanent housing.
- Housing Opportunities for Persons with AIDS (HOPWA) Program: This program addresses the housing needs for low-income persons who are living with HIV/AIDS and their families.

The HOME, HTF, and ESG Programs are administered through Tennessee Housing Development Agency (THDA); CDBG and CDBG-RHP are administered by the Tennessee Department of Economic and Community Development (TNECD); and HOPWA is administered by the Tennessee Department of Health (DOH). While THDA is the lead agency responsible for coordinating the development of the Consolidated Planning documents, all of the administering agencies of the five grant programs participated in their development.

The Annual Action Plan contained within describes the amounts expected to be made available during Program Year 2021-22 for the five formula grant programs. It also 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. The State of Tennessee received a total of \$59,201,699 for 2021-2022. Allocations are broken out by program below.

- CDBG - \$29,211,037
- CDBG-RHP - \$889,092
- HOME - \$14,367,451
- HTF - \$9,736,855
- ESG - \$3,220,924
- HOPWA - \$1,776,340

Other affordable housing resources made available to the state or have an impact on the state's performance are discussed in the Consolidated Plan. These include HUD's Section 8 Tenant-Based Housing Choice Voucher (HCV) and Project-Based Contract Administration Programs, the THDA Homebuyer Education Programs, Tennessee's Community Investment Tax Credit Program, the Low-Income Housing Credit (LIHC) Program and the Tennessee Housing Trust Fund Program.

The Consolidated Planning process is an opportunity for strategic planning and citizen participation to take place comprehensively. The Consolidated Plan serves as a guide for decisions regarding the use of these federal resources and sets forth program goals, specific objectives, and benchmarks for measuring progress.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The State of Tennessee identified four priority needs for the five-year period covered by the 2020 – 2024 Consolidated Plan. These priority needs include:

- Limited housing opportunities: Preserve affordable housing stock, increase the amount of affordable housing, and increase access to affordable housing for low- and moderate-income families.
- Aging infrastructure, disinvestment in communities, and disaster recovery: Improve the safety and livability of communities through investment in infrastructure, economic opportunities, and disaster recovery.
- Limited non-housing supportive services: Increase availability and awareness of supportive services for persons with HIV/AIDs, homeless persons, and other special populations.
- Affirmatively furthering fair housing: Ensure access to quality housing for protected classes and provide fair housing outreach, education and counseling.

In addition to these priority needs, HUD set forth three basic goals and objectives against which the plan and the state's performance under the plan will be evaluated. These goals include providing decent housing, providing a suitable living environment, and expanding economic opportunities for low- and moderate-income persons.

3. Evaluation of past performance

The State of Tennessee will continue to build upon past progress to increase the number of affordable and accessible housing units, contribute to economic sustainability, and foster community vibrancy in all areas across the state. Tennessee will continue to support program activities which have proven to be effective while also looking for areas where the efficiency or impact of these programs can be improved.

Specific information on the state’s performance can be found within the Consolidated Annual Performance and Evaluation Report (CAPER), which is available on THDA’s website:

<https://thda.org/research-reports/consolidated-planning>

4. Summary of Citizen Participation Process and consultation process

The State solicited public input during the public comment period of March 23 through April 22, 2021. 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, Chinese, Korean, Laotian, 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 THDA 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

During the public comment period, 10 responses were received via the SurveyMonkey feedback form, though some had multiple subjects. Three comments concerned persons with disabilities, two comments were general questions about affordability and housing stock, five comments were about the ESG program and CoCs, two comments were about CDBG, and one comment was about HOME and HTF. Appropriate staff responded to each concern. A full list of comments and responses is included in the appendix.

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

All comments received were accepted. Comments and responses are included in the appendix.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible 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

Narrative

The HOME, HTF, and ESG Programs are administered by the Tennessee Housing Development Agency (THDA); CDBG and CDBG-RHP are administered by the Tennessee Department of Economic and Community Development (TNECD); and HOPWA is administered by the Tennessee Department of Health (DOH). While THDA is the lead agency responsible for coordinating the development of the Consolidated Plan, all of the administering agencies of the five grant programs participated in the development of the Consolidated Plan. Additionally, developing the plan involved input from citizens, organizations, state, local and federal government officials, developers, public housing authorities and housing professionals.

Consolidated Plan Public Contact Information

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AP-10 Consultation

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 (91.215(l))

During the 2020-24 Consolidated Planning consultation phase, staff and representatives from governmental, health, mental health, environmental, and other service agencies were invited to participate in various forms of feedback activities. Data and conversations from these departments were instrumental in creating our special population analysis, homeless needs assessment, our HIV/AIDS assessment and our lead-based poison prevention approach.

Furthermore, Stakeholder Feedback Sessions: A series of stakeholder feedback sessions meetings and interviews were conducted to discuss issues and opportunities related to housing and community development, including fair housing, , as well as fair housing issues, throughout Tennessee. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate in interviews and meetings to ensure that the priorities discussed in the Consolidated Plan were inclusive of the needs of all Tennesseans.

Each year, THDA looks for ways to further communication efforts and relationships with other state departments, related agencies, and the public. Recently, additional efforts have been made to partner with Tennessee Continuums of Care for a variety of program goals. Development Districts across the state also assist the Consolidated Planning partners with activities related to and outside of the Consolidated Plan.

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 Emergency Solutions Grants (ESG) contracts for the Tennessee Balance of State and non-entitlement Continuums of Care (CoCs). Because service delivery structure and the extent of homelessness differ regionally throughout Tennessee, THDA supports local continuums while administering the ESG program. THDA communicated with the CoCs and ESG grantees through feedback sessions at ESG workshops held in January 2020 to better understand the needs of the homeless population, which were included to include in the Consolidated Plan. These meetings offered an opportunity to get feedback for the Consolidated Plan, as well as hear feedback on the ESG program as staff consider potential changes to policies and procedures.

THDA is a member of numerous consortia that assist low-income households, and those who are experiencing homelessness in Tennessee. THDA coordinates with these groups to help align services regionally. Specific to the Consolidated Plan, THDA communicated with these groups through stakeholder meetings, public hearings, and other feedback channels.

THDA funded the participation of the Tennessee Valley Coalition for the Homeless in the Built for Zero technical assistance initiative through Community Solutions. Through this opportunity, TVCH developed an organizational structure and process to address veteran's homelessness with the CoC.

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

THDA administers ESG contracts for the Tennessee Balance of State and Continuums of Care (CoCs) except in entitlement jurisdictions that receive their own allocation of ESG funds (Chattanooga, Memphis, and Nashville-Davidson County). THDA works closely with the CoCs to administer the ESG program and address service gaps to homeless populations. During the scoring process for ESG resources, THDA seeks CoC feedback regarding the applications submitted.

With increased ESG funding through the CARES Act (ESG-CV), THDA has further partnered with CoCs to assist THDA in distributing that funding according to need and CoC regional goals throughout the pandemic. CoCs help score applicants and assist in reporting efforts for this funding as well. Additionally, the Tennessee Housing Trust Fund awarded CoCs a combined \$500,000 in supplemental grant funding to support plans for CoC-wide responses to the COVID-19 pandemic.

During the development of the Consolidated Plan, CoCs were invited to attend the ESG application workshops held in January in Nashville, Knoxville, and Jackson. At each of these workshops, a member of the Research and Planning staff gave a presentation on the Consolidated Plan and led a discussion of homelessness and the strategy to address it, special populations and populations served, program policies, and ESG resources. ESG staff were present to hear and respond to questions, concerns, and feedback. Summaries of these conversations are available throughout the 2020-2024 Consolidated Plan and are reflected in the ongoing ESG goals.

As a response to feedback on this Annual Action Plan, ESG staff are planning upcoming meetings with CoCs to enhance collaboration efforts and address CoC concerns.

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

All appropriate agencies received notice of consultation efforts. The lists in this section are not exhaustive. Numerous agencies such as CoC's, Development Districts, local governments, coalitions, formula sub-grantees, nonprofits, state and local agencies were notified of or participated in strategy and consultation efforts throughout the Consolidated Planning period.

AP-12 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 State of Tennessee received 10 comments during the public comment period running from March 23 – April 22, 2021. The state received the comments electronically via a Survey Monkey form that was translated into Spanish, Arabic, Somali, Chinese, Korean, Laotian, Vietnamese, Badini, and Sorani. The form was posted on the THDA website, and linked from notices posted to the websites for the Development Districts, Department of Economic and Community Development, and Department of Health. Accommodations such as translation services or interpreter services for persons with disabilities were available upon request.

Appropriate staff responded to the comments pertaining to their program or issue area. Based on the feedback, language was adjusted in the Action Plan and/or staff will continue conversations within their program. For example, five comments involved ESG and the CoCs. Staff have since scheduled a meeting with the CoCs to further discuss the concerns mentioned in the comments. A full list of comments and responses are included in the appendix.

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

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 two of the Consolidated Plan’s planning period (FY 2020-2024).

Anticipated Resources

Program	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$29,211,037	\$1,280,710	\$0	\$30,491,747	\$84,000,000	TNECD (Tennessee Economic and Community Development) receives CDBG funds for non-entitlement areas in the state. These funds, as well as 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.
CDBG-RHP	Transitional housing construction	\$889,092	\$0	\$0	\$889,092	\$0	CDBG-RHP is a pilot program allocation as part of the SUPPORT Act to develop transitional housing for persons in recovery from a substance-abuse disorder.
HOME	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$14,367,451	\$0	\$10,862,782	\$25,230,233	\$42,000,000	THDA receives HOME funds for the cities, counties and nonprofits outside of local participating jurisdictions (PJs) and for CHDO organizations statewide. 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.
Housing Trust Fund	Preservation, rehabilitation, and production of new construction of affordable rental housing units	\$9,736,855	\$0	\$0	\$9,736,855	\$22,500,000	The Housing Trust Fund (HTF) is an affordable housing production program that complements 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. THDA receives HTF funds to award grants to Public Housing Authorities and Non-Profit Developers to implement eligible affordable rental housing development activities.

ESG	Financial assistance Overnight/Day shelter Rapid re-housing (rental assistance) Prevention Rental Assistance Services Case Management Transitional housing	\$3,220,924	\$0	\$70,220	\$3,291,144	\$10,500,000	THDA receives ESG funds to provide the services necessary to help homeless persons or those at risk of becoming homeless to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.
HOPWA	Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$1,776,340	\$0	\$0	\$1,776,340	\$5,100,000	TDOH receives HOPWA funds for housing activities that benefit low-income persons living with HIV/AIDS and their families.
Ryan White Funds	Other	\$500,000	-	-	\$500,000	-	Leveraged Ryan White funds.
LIHC	Acquisition Multifamily rental new construction Multifamily rental rehab	\$393,400,000	-	-	\$393,400,000	-	The LIHC 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 are the 10-year values of the allocations to be made during the ConPlan period.
Section 8 Contract Administration	Rental Assistance	\$212,500,000	-	-	\$212,500,000	-	The Section 8 Contract Administration Division of THDA administers the Project Based Section 8 Rental Assistance 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 2020, the Division had 371 contracts, representing 28,491 units, and monthly HAPs averaging approximately \$17.7 million per month.

Homebuyer Education	Homebuyer Education						THDA requires homebuyer education for our home loan programs and encourages it for everyone considering homeownership. The purpose of homebuyer education is to assist people with purchasing homes and 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 as well as hosts certification and continuing education courses for homebuyer education providers. THDA is also a HUD Intermediary for the Office of Housing Counseling, administering the oversight of HUD's Housing Counseling Grant to participating agencies.
		\$600,000	-	-	\$600,000	-	
Tennessee Housing Trust Fund	Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Short term or transitional housing facilities Transitional housing						The Tennessee Housing Trust Fund (THTF) 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 housing modifications for persons with disabilities, home repair for the elderly and disabled, new home construction and purchase for low income Tennesseans, and assistance for communities impacted by weather related incidents.
		\$10,000,000	-	-	\$10,000,000	-	

CITC	Other						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 help build the capacity of eligible nonprofit organizations who provide housing opportunities for low income Tennesseans.
		\$310,370,009	-	-	\$310,370,009	-	
Housing Choice Voucher Program	Rental Assistance						The Housing Choice Voucher (HCV) program provides monthly rental assistance to eligible participants who are elderly, disabled, or of very low income.
		\$41,667,836	-	-	\$41,667,836	-	

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

Community Development Block Grant

The CDBG program uses an Ability to Pay (ATP) Index to develop the required local match amounts from the applying local governments. The ATP developed as a requirement of the EPA-backed State Revolving Fund (SRF) for all city and county governments based on factors such as median household income, poverty rate, unemployment rate, food stamp dependency etc. ECD uses this ATP to create a match rate range of 10 to 30 percent. Additionally, local governments can receive a 4% reduction on their match by being located in a county that is actively participating in the ThreeStar program. For application submissions during the FY2021 round, local governments have been provided an additional 4% reduction to address impacts to local government budgets due to COVID-19.

Applicants must submit a local government resolution with the application for the commitment of matching funds. If, upon bidding, the project budget must be increased, the local government must provide a commitment, usually in the form of a resolution, to cover the overage. During the reimbursement process, ECD only reimburses based on the percentage of each budget line item attributed to the grant. For instance, if the construction line item is 50% CDBG-funded, when a request for payment is submitted only 50% of the construction amount invoiced will be reimbursed.

Grants or loans issued in response to infectious disease pandemics (such as the Novel Coronavirus) may or may not include matching or leveraged funding. These determinations will be made once the full scope of resources available is understood at the time of application. In the event that matching or leverage funds are required, a formal, signed commitment of funds will be required before award of the grant or loan is

issued.

CDBG Recovery Housing Program

For the CDBG Recovery Housing Program (CDBG-RHP), a matching requirement will not be established for this pilot program. The amount of funds leveraged for the construction of transitional housing will be considered when determining the locations and entities to be awarded funds for these developments.

HOME Investment Partnership Program

For HOME, THDA will continue to provide the required federal match. Although no local match is required from applicants, THDA will count any nonfederal project funds that qualify as match under the HOME rule toward its matching requirement. In the scoring matrix, any project that has leveraged funds will receive additional points.

Housing Trust Fund

For HTF, THDA will count leveraged funds provided by the applicant and grants from other sources as match funds. 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 is considered leveraged funds. In the scoring matrix, any project that has leveraged funds will receive additional points.

Emergency Solutions Grants (ESG)

The ESG program requires that grantees provide a dollar for dollar match of the 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.

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)

Goals Summary Information

Goal Name	Category	Geographic Area	Anticipated Funding	Goal Outcome Indicator
Creation and preservation of affordable housing	Affordable Housing	Non-Entitlement Statewide Grant Allocation Priority	CDBG: \$1,000,000 HOME: \$25,230,233 HTF: \$9,736,855 CITC: \$310,370,009 TN HTF: \$10,000,000 HCV: \$41,667,836 LIHC: \$393,400,000 S8CA: \$212,500,000	<p>CDBG 10. Homeowner Housing Rehabilitated (Household Housing Units): 12</p> <p>HOME 9. Homeowner Housing Added (Household Housing Units): 25 10. Homeowner Housing Rehabilitated (Household Housing Units): 80 11. Direct Financial Assistance to Homebuyers (Households Assisted): 10 12. Tenant-based rental assistance / Rapid Rehousing (Households Assisted): 25</p> <p>Housing Trust Fund 7. Rental units constructed (Household Housing Units): 25 8. Rental units rehabilitated (Household Housing Units): 25</p> <p>CITC: 7. Rental units constructed (Household Housing Units) 1,709 8. Rental units rehabilitated (Household Housing Units) 618 9. Homeowner Housing Added (Household Housing Units) 190 10. Homeowner Housing Rehabilitated (Household Housing Units) 1</p> <p>TN HTF: 7. Rental units constructed (Household Housing Units) 95 8. Rental units rehabilitated (Household Housing Units) 278 9. Homeowner Housing Added (Household Housing Units) 65 10. Homeowner Housing Rehabilitated (Household Housing Units) 277</p> <p>HCV 12. Tenant-based rental assistance / Rapid Rehousing (Households Assisted): 6,149 plus 179 mainstream vouchers</p> <p>LIHC 7. Rental units constructed (Household Housing Unit): 2,589 8. Rental units rehabilitated (Household Housing Unit): 1,726</p>
Preserve homeless facilities & supportive services	Homeless	Non-Entitlement Statewide Grant Allocation Priority	ESG: \$3,291,144	<p>12. Tenant-based rental assistance / Rapid Rehousing (Households Assisted) 3,600 13. Homeless Person Overnight Shelter (Persons Assisted) 6,900 15. Homelessness Prevention (Persons Assisted) 2,000</p>

Preserve housing for persons with AIDS/HIV	Affordable Housing Non-Homeless Special Needs	Non-Entitlement Statewide Grant Allocation Priority	HOPWA: \$1,776,340 Leveraged Funds Ryan White: \$500,000	12. Tenant-based rental assistance / Rapid Rehousing (Households Assisted) 35 14. Overnight/ Emergency Shelter/Transitional Housing Beds added (Beds) 77 15. Homelessness Prevention (Persons Assisted) 475 23. Other (Housing Information Services and Resource ID Services): 475
Physical infrastructure development	Non-Housing Community Development	Non-Entitlement Statewide Grant Allocation Priority	CDBG: \$20,434,706	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (Persons Assisted): 260,000
Revitalize disinvested areas & improve livability	Non-Housing Community Development	Non-Entitlement Statewide Grant Allocation Priority	CDBG: \$6,800,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (Persons Assisted): 180,000
TA, Job/Business Development, Administration	Non-Housing Community Development	Non-Entitlement Statewide Grant Allocation Priority	CDBG: \$963,608 CDBG-RHP: \$44,452	
Create recovery transitional housing	Non-Homeless Special Needs	Non-Entitlement Statewide Grant Allocation Priority	CDBG-RHP: \$844,640	Persons Assisted: 40
Fair Housing	Affordable Housing Public Housing Homeless	Non-Entitlement Statewide Grant Allocation Priority	Homebuyer Ed: \$600,000 CDBG: \$1,500	Homebuyer Education Education provided to homeowners: 3,000

Goal Descriptions

1	Goal Name	Creation and preservation of affordable housing
	Goal Description	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	Goal Name	Preserve homeless facilities & supportive services
	Goal Description	Preserve homeless facilities to ensure they can continue to meet the needs of Tennessee's homeless population as well as provide resources to support those who are homeless or at-risk of homelessness.
3	Goal Name	Preserve housing for persons with AIDS/HIV
	Goal Description	Provide resources to preserve affordable housing options for those persons with HIV/AIDS.
4	Goal Name	Physical infrastructure development
	Goal Description	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	Goal Name	Revitalize disinvested areas & improve livability
	Goal Description	These projects are activities designed to provide other community development services to meet health and safety needs of the communities, particularly to benefit LMI persons. These projects can include purchasing fire trucks or ambulances, repaving roads, assisting with the building of community centers, treatment centers or other public service buildings not for the general use of government.
6	Goal Name	TA, Job/Business Development, Administration
	Goal Description	Payment of reasonable administrative costs and carrying charges related to the planning and execution of community development and housing activities. Also, technical assistance to non-profit organizations, local development corporations, and local governing bodies. This goal will also help implement programs that will create a climate that is receptive to and encourages the growth of jobs.
7	Goal Name	Microenterprise support and development ¹
	Goal Description	This goal aims to support and encourage microenterprise development and growth by funding local governments and non-profits to provide tools, education, and technical assistance.

¹ Goals 7-9 are not funded for FY21, or have been funded through other means, and have been removed from allocation charts in this report.

8	Goal Name	Recidivism reduction through workforce development
	Goal Description	This goal aims to provide workforce development training and skills development programs for incarcerated individuals to reduce recidivism, or a return to prison.
9	Goal Name	Emergency job creation/retention
	Goal Description	Intended to respond to the economic impacts of infectious disease pandemics, such as the Novel Coronavirus by providing grants and/or loans to impacted businesses to retain jobs and/or to businesses creating jobs for those lost as a result of the pandemic.
10	Goal Name	Create recovery transitional housing
	Goal Description	Pilot program as part of the SUPPORT Act to develop transitional housing for persons in recovery from a substance-abuse disorder.
11	Goal Name	Fair housing
	Goal Description	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. Fair housing practices will be integrated into all of our housing activities and therefore cannot be quantified at the state level. It also does not fit into the indicator categories provided.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

ESG serves homeless and at-risk individuals and families and plans to provide Rapid Rehousing benefits to 3,600 households and homeless prevention services to 2,000 households. Homeless households expected to be supported total 6,900. However, this is not the limit of their services, as some may be harder to measure or covered by CV funding.

The Housing Trust Fund plans to construct and rehab 50 units for extremely low-income renter households.

CDBG provides some housing services to owner households. They plan to serve 12 low-income households with rehabilitation activities.

The HOME program at THDA has traditionally served only low-income owner households over the last few years but plans to start providing rental activities. HOME plans to provide 105 owner households with new units or rehab services. In program year 2019-2020, 70% of these

households were very low income, and half of that number were considered extremely low-income. Additionally, HOME plans to provide 35 households at 0-80% AMI with TBRA and other financial assistance.

HOPWA serves low-income households where a member has been diagnosed with HIV or AIDS, and frequently serve those who are homeless or are at risk of becoming homeless. 77 persons are anticipated to be served by services that target homeless households. Other housing assistance will reach approximately 475 households at 0-80% AMI.

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 (%)	Create recovery transitional housing	Fair housing (%)	Total (%)
CDBG	3	0	0	70	23	3	0	0	100
CDBG-RHP	0	0	0	0	0	5	95	0	100
HOME	99	0	0	0	0	0	0	1	100
HTF	100	0	0	0	0	0	0	0	100
ESG	0	99	0	0	0	0	0	1	100
HOPWA	0	0	100	0	0	0	0	0	100
Ryan White Funds	0	0	100	0	0	0	0	0	100
LIHC	100	0	0	0	0	0	0	0	100

Section 8 Contract Administration	100	0	0	0	0	0	0	0	100
Homebuyer Education	0	0	0	0	0	0	0	100	100
Tennessee Housing Trust Fund	100	0	0	0	0	0	0	0	100
CITC	100	0	0	0	0	0	0	0	100
Housing Choice Voucher Program	100	0	0	0	0	0	0	0	100

Reason for Allocation Priorities

HOPWA: The proposed distribution of funds address all of our priority need housing areas outlined in the MOD and compliant with 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.

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. However, THDA will be developing and implementing rental housing development and tenant based rental assistance programs using HOME funds during the program year. Additionally, the Housing Trust Fund and the Tennessee Housing Trust Fund Competitive Grants programs will target households at 30% AMI and 50% AMI, respectively. 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.

New for FY21, the Pilot Program to Help Individuals In Recovery From a Substance Use Disorder Become Stably Housed (Recovery Housing Program), was authorized under Section 8071 of the Support for Patients and Communities (SUPPORT) Act. The Recovery Housing Program (RHP) allows states and the District of Columbia to provide stable, transitional housing for individuals in recovery from a substance-use disorder. The funding covers a period of not more than two years or until the individual secures permanent housing, whichever is earlier. This new program has a separate allocation from the regular CDBG allocation. TN is planning to model this program after other similar recovery housing programs such as CHI-2 at THDA.

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

Introduction:

The below methods of distribution describe how individual programs will allocate their funding to particular projects and the program parameters used in assessing funding needs. Also included are methods for how competitive applications are assessed and awarded. Additional details are available in program manuals and descriptions available on each program's website and linked in AP-90.

Distribution Methods

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. Due to the COVID-19 pandemic, a virtual public meeting was held in September of 2020 to discuss the application and award process of the 2021 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 100 people were in attendance.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>All applications must meet four criteria, before being scored:</p> <ul style="list-style-type: none"> ▪ Meet a National Objective ▪ Be an eligible activity ▪ Be a non-entitlement jurisdiction ▪ Be one of four eligible community development objectives: <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.

	<ul style="list-style-type: none"> • 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 2021-22, 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 tract per capita income • Ten year average county unemployment rate • 5 Year ACS per capita income 2. Project Need: Project need points measure the degree to which there is a need for the project (example: 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. Community Livability projects have their own set of Project Feasibility criteria: 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. 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. 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. 6. Economic Development: Up to 10 additional points are available to applications that exhibit economic development impacts as a result of the project.
If only summary criteria were described, how can potential	All CDBG manuals and applications materials are available on the ECD website and by request.

	applicants access application manuals or other state publications describing the application criteria? (CDBG only)											
	Describe how resources will be allocated among funding categories.	<table><tr><td>Water and Sewer Projects</td><td>\$20,434,706 (70%)</td></tr><tr><td>Community Livability Projects</td><td>\$6,800,000 (23%)</td></tr><tr><td>Housing Projects</td><td>\$1,000,000 (3%)</td></tr><tr><td>Administration and Tech. Assistance</td><td>\$976,331 (3%)</td></tr><tr><td>Total</td><td>\$29,211,037 (100%)</td></tr></table> <p>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.</p>	Water and Sewer Projects	\$20,434,706 (70%)	Community Livability Projects	\$6,800,000 (23%)	Housing Projects	\$1,000,000 (3%)	Administration and Tech. Assistance	\$976,331 (3%)	Total	\$29,211,037 (100%)
	Water and Sewer Projects	\$20,434,706 (70%)										
	Community Livability Projects	\$6,800,000 (23%)										
Housing Projects	\$1,000,000 (3%)											
Administration and Tech. Assistance	\$976,331 (3%)											
Total	\$29,211,037 (100%)											
Describe threshold factors and grant size limits.	Community Livability grants have a maximum threshold request of \$400,000. Housing has a threshold of \$500,000. Water and sewer have thresholds of \$600,000. Projects located in a ThreeStar participating county have the opportunity for an additional 5% in grant funds.											
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:	CDBG – Microenterprise support and development										
	Funding Sources:	CDBG										

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The State of Tennessee has a rolling application open for local governments, nonprofit entities, and institutions of higher education to plan, educate, train, and provide resources to microenterprises and entrepreneurs. This program is the TN Placemakers program and includes CDBG and state funding sources.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Applications that are funded using CDBG funds must meet the following criteria:</p> <ul style="list-style-type: none"> ▪ Meet a National Objective ▪ Be an eligible activity ▪ Be a non-entitlement jurisdiction <p>Applications are scored based on the following criteria:</p> <ol style="list-style-type: none"> 1. Project Need (25 points) <ul style="list-style-type: none"> • How and why did you choose the proposed project? Why is this project important for the community? • Can you demonstrate existing demand for the project (Use specific data if available)? • How will this project assist your current plan of work to support or grow entrepreneurship? • How is this an innovative approach? 2. Project Impact: (25 points) <ul style="list-style-type: none"> • Describe how additional funds will be leveraged to increase the impact of this project. • Provide the expected outcomes for the project. • What is the target area, number of participants, and demographics of participants your project will serve? • Will other partners participate? • What will their role be? • Describe how this project is scalable and replicable. 3. Project Plan (25 Points) <ul style="list-style-type: none"> • What does success look like for this project? • What metrics will you use to determine success (qualitative and quantitative)? • How many jobs do you predict will be created with this project (Provide a conservative and best-case scenario)?

	<ul style="list-style-type: none"> • What is your recruitment plan for participation in your program? <p>4. Feasibility and Sustainability (25 Points)</p> <ul style="list-style-type: none"> • What is the timeline for execution of this project/program? • Describe the qualifications of the person(s) administering the program, providing the training, and managing the finances. • How will the project be sustained after the funding period concludes? What challenges or barriers do you expect? <p>5. Budget (10 Points):</p> <ul style="list-style-type: none"> • Provide a budget narrative for the proposed budget including information on how the budget was developed. • Is the budget reasonable, comprehensive, and comprehensible?
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	The application and program guidelines are on the ECD website.
Describe how resources will be allocated among funding categories.	Funds for the CDBG-CV allocation are being committed to this program. No additional resources from the FY2021 formula allocations will be committed.
Describe threshold factors and grant size limits.	<p>Applicants can apply under 3 categories: Assess and Plan, Support and Train, and Build and Sustain. An applicant may apply under any one, two, or all three categories. Category threshold are:</p> <p>Assess and Plan - \$15,000</p> <p>Support and Train - \$25,000</p>

		Build and Sustain - \$75,000 Total Application Threshold - \$100,000
	What are the outcome measures expected as a result of the method of distribution?	Number of projects expected to be completed under each of the activity descriptions based on prior grant years. Number of microenterprises/entrepreneurs served.
3	State Program Name:	CDBG – Recidivism reduction through workforce development
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Public service program targeting incarcerated persons to provide workforce development training and skills development programs expand economic opportunity and reduce recidivism.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>This first round will be a pilot round where 3 counties will be selected. The program is structured around a successful program funded by ARC, but only ARC counties are eligible. CDBG will be able to expand this program across the state.</p> <p>Eligible entities and proposals must meet the following:</p> <ol style="list-style-type: none"> 1. Meet a National Objective 2. Be an eligible activity 3. Be a non-entitlement jurisdiction <p>The detailed criteria is still being established, but each sub-recipient will have to exhibit the following:</p> <ul style="list-style-type: none"> • Organizational capacity and personnel to effectively execute the program, including the local elected officials, the local sheriff's office, involvement from supporting industry partners, and personnel available to conduct education and training. • Incarcerated participants that meet the baseline criteria for eligibility, including length of sentence remaining, severity of the offense, level of education, etc. • The capacity and willingness for program sustainability beyond the life of the grant.
	If only summary criteria were described, how can potential applicants access application	The program guidelines are still in development but will be available on the ECD website.

	manuals or other state publications describing the application criteria? (CDBG only)	
	Describe how resources will be allocated among funding categories.	This pilot program has been put on hold. No additional resources from the FY2021 formula allocations will be committed. The funding for these projects comes from recoveries and program income.
	Describe threshold factors and grant size limits.	\$50,000
	What are the outcome measures expected as a result of the method of distribution?	The proposed measures are: <ul style="list-style-type: none"> • Recidivism rates at years 1, 2, and 3 post release. • Time to employment • Starting wage
4	State Program Name:	CDBG - Emergency job creation/retention
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Emergency job creation/retention: Grants and/or loans to respond to the economic impacts of infectious disease pandemics, such as the Novel Coronavirus. The focus will be on impacted businesses to retain jobs and/or to businesses creating jobs for those lost as a result of the pandemic.
	Describe all of the criteria that will be used to select	Eligible entities and proposals must meet the following: <ol style="list-style-type: none"> 1. Meet a National Objective 2. Be an eligible activity 3. Be a non-entitlement jurisdiction

applications and the relative importance of these criteria.	<p>Applicants must also be able to meet public benefits standards and agree to federal reporting requirements.</p> <p>The detailed criteria and weighting are still being established, but likely factors that will be evaluated will be:</p> <ul style="list-style-type: none"> • Loss of revenue by comparing a period of time before an established date for impact of the outbreak and the time after the established date. • NAICS codes to determine the severity of the economic impact to job sectors. • Geographic unemployment since the established date for impact of the outbreak, probably regionally or county-level. • Number of jobs created or retained. • Number of LMI jobs created or retained. <p>Other criteria may be identified in the development of this program.</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>Written guidelines will be developed and made available on the TNECD website.</p>
Describe how resources will be allocated among funding categories.	<p>No additional categories are being developed under this program.</p>
Describe threshold factors and grant size limits.	<p>\$1,000,000</p>

	What are the outcome measures expected as a result of the method of distribution?	Number of jobs retained or created
5	State Program Name:	CDBG-Recovery Housing Program
	Funding Sources:	CDBG-RHP
	Describe the state program addressed by the Method of Distribution.	Pilot program as part of the SUPPORT Act to develop transitional housing for persons in recovery from a substance-abuse disorder.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>This will be a pilot program that will use existing programs and state and federal data to determine the greatest areas of need and the existing gaps in transitional housing to prioritize where the transitional housing units will be developed or constructed.</p> <p>The area and/or population served must meet a national objective.</p> <p>ECD will partner with THDA and the Department of Mental Health and Substance Abuse Services to build upon the established Creating Homes Initiative that is focused on development permanent housing for individuals with mental illness, of which substance abuse qualifies. These two agencies have experience in gathering and analyzing the data and developing successful programs to address the housing needs of individuals recovering from substance abuse.</p>
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Program guidelines and requirements will be developed and available on the CDBG website.
	Describe how resources will be allocated among funding categories.	No additional categories will be created under the initial pilot program.

	Describe threshold factors and grant size limits.	Maximum grant amount will be \$800,000.
	What are the outcome measures expected as a result of the method of distribution?	Number of persons transitioned to permanent housing
6	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>Homeownership programs</i> - THDA provides funds for the development of affordable housing for sale to low and moderate income households. THDA provides funds to the CHDO as a grant for the rehabilitation or new construction of units that will be sold to qualified households. Each CHDO must provide an amount of down payment assistance not to exceed \$14,999 for use by the home buyer as a soft second mortgage necessary to qualify the household for permanent financing; CHDOs may retain the remaining balance from the sale of the unit as CHDO proceeds for development of future HOME eligible housing. <i>CHDO Operating Expenses, Developer's Fees; and Project Soft Costs</i> - CHDO's may request up to 7% of the funds awarded as operating expense assistance and up to 8% of the actual hard project costs as a developer fee. Additional qualified soft costs may be charged to each project. All soft costs will count towards the HOME maximum subsidy.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<ol style="list-style-type: none"> 1. CAPABILITY Up to 60 points: The proposed project demonstrates exceptional planning and readiness and the organization demonstrates sufficient capacity beyond threshold. 2. CHDO SERVICE AREA NOT IN A PJ 5 points: THDA shall award up to 5 points to applications submitted from CHDO's where the service area of the CHDO does not include an area designated as an entitlement area/PJ by HUD. 3. PUBLIC PRIVATE PARTNERSHIP FOR NEIGHBORHOOD REDEVELOPMENT 10 Points: To receive points under this criteria, the CHDO must partner with a local unit of government or a local quasi-governmental entity by means of a MOU or other partnership agreement, outside of THDA's contract, for the purpose of the development of affordable housing. 4. MATCH Up to 15 points: THDA shall award up to 15 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

		<p>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.</p> <p>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 for the leveraged funds in the application.</p> <p>6. ENERGY CONSERVATION up to 10 points: 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 standards beyond which is required by THDA's Design Standards for New Construction.</p> <p>7. UNIVERSAL DESIGN up to 10 points: For new construction or acquisition/rehabilitation type homeownership projects, THDA shall award up to 10 total points to applications that include additional identified universal design features in each unit.</p> <p>8. PRIOR YEAR UNEXPENDED HOME FUNDS DEDUCTIONS Up to -5 Points: CHDOs who administered a HOME grant in prior years who have successfully closed their HOME grant are eligible for application under the 2021 HOME CHDO Mini-Round if the spend down requirement are met, as detailed in Section A, item 14-C. Any grant that successfully closed, but did not commit or 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 5. The amount of points deducted is contingent upon the balance of HOME grant funds left uncommitted or spent.</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>CHDO Set-aside. Eighteen percent (18%) of 2021 HOME allocations 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 maximum per county grant.</p> <p>A successful CHDO that receives an allocation of 2021 CHDO funds, must commit those funds to specific units no later than September 30, 2022. If in the opinion of THDA, the applications submitted do not contain viable proposals or are from a</p>

		<p>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 \$1,000,000. 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 \$1,000,000 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.
7	State Program Name:	HOME Program – Urban and Rural
	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 down payment assistance necessary to qualify the household for permanent financing. <i>TBRA</i> – to assist youths aging out of foster care. <i>Rental new construction and rehabilitation</i> – to provide funding for these activities in response to grantee requests.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<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 10 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.

		<p>3. NOT PROPORTIONALLY SERVED Up to 10 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.</p> <p>4. DISASTER AREAS : 5 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.</p> <p>5. LEVERAGE Up to 5 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.</p> <p>6. MATCH Up to 5 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. For more details about points, please refer to the HOME Program Description in the Appendix.</p> <p>7. ENERGY CONSERVATION Up to 5 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>Urban and Rural Matrices.</p> <p>THDA will make available approximately \$7.45M for use under the Urban and Rural Matrices. 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</p>

		<p>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 and ranked. Applications that do not meet the threshold score will not be considered for funding. 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 by the close of the grant period. 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.	Applicants under the Urban and Rural matrices 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.
8	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. For 2021, the HTF program will be restricted to extremely low-income households only.
	Describe all of the criteria that will be used to select	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

<p>applications and the relative importance of these criteria.</p>	<p>that receive the minimum score by TN grand division. 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 HTF 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</p>
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		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.
	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 \$1,000,000. 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.
9	State Program Name:	ESG - Set Aside
	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 quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Eligible activities include street outreach, shelter activities, homelessness prevention, rapid re-housing, Homeless Management Information Systems (HMIS) and administration activities.</p> <p>The majority of funding is made available competitively to nonprofit organizations and local units of government serving outside the HUD ESG entitlement communities of Knoxville, Memphis, and Nashville-Davidson County.</p> <p>THDA will allocate \$150,000 each to the cities of Chattanooga, Clarksville, Johnson City, 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.</p> <p>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 local governments participating as a "Set-Aside" city through the State's ESG</p>

	<p>program or to local governments which are awarded funding through the State’s funding competition. Nonprofit agencies are not eligible to receive funds for administration.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>THDA will award funding to organizations based on the following general scoring criteria:</p> <ul style="list-style-type: none"> • Program Design – Up to 40 Points • Applicant Experience and Capacity – Up to 20 Points • Applicant Fiscal Capacity – Up to 20 Points • Coordination with CoC Priorities – Up to 20 Points <p>For complete criteria, please consult the 2021 ESG Program Description and ESG Guide at https://thda.org/government-nonprofit-partners/emergency-solution-grants-esg-program</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 and local governments located outside the ESG entitlement cities of Knoxville, Memphis, and Nashville-Davidson County may compete in the competitive round for ESG funds (see below). Four local governments (Chattanooga, Clarksville, Johnson City, and Murfreesboro) each receive a set-aside of funding of \$150,000 to 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. Eligible applicants may request funding for different categories based on assessed community needs and input from local CoC priorities.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Threshold criteria include: 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.</p> <p>An applicant must apply for at least \$35,000 and may apply for a maximum of \$150,000 in ESG funding. Nonprofits that apply for the competitive round and apply to their set-aside city cannot be awarded more than \$150,000 in total funding.</p>

	What are the outcome measures expected as a result of the method of distribution?	<p>The Tennessee ESG Guide 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>
10	State Program Name:	2021 Emergency Solutions Grants Program
	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 Chattanooga, Clarksville, Johnson City, 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 40 points); APPLICANT CAPACITY (up to 20 points); FISCAL CAPACITY (up to 20 points); COORDINATION WITH COC PRIORITIES (up to 20 points).</p> <p>For complete criteria, please consult the ESG Program Description and ESG Guide available here: https://thda.org/government-nonprofit-partners/emergency-solution-grants-esg-program </p>
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general	<p>Nonprofits and local governments 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 throughout the state, posts notifications on the THDA website, and notifies CoC lead agencies to notify their CoC members and other agencies, which include community and faith based organizations.</p>

	local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	<p>Nonprofit organizations are eligible to receive shelter 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 2021 ESG Program Description.</p>
	Describe how resources will be allocated among funding categories.	<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>
	Describe threshold factors and grant size limits.	<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?	<p>The Tennessee ESG Guide 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>
11	State Program Name:	HOPWA
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	<p>The State is divided into seven (7) HOPWA regions (East Tennessee, North East Tennessee, Upper Cumberland, Mid Cumberland, South Central Tennessee, West Tennessee and South East Tennessee). For FY 2021-2022, 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 based on the seven (7) State of TN HOPWA Regions listed below for FY 2021-2022:</p> <ul style="list-style-type: none"> • East Tennessee (Positively Living) - \$424,500

	<ul style="list-style-type: none"> • North East Tennessee (Frontier Health – HOPE for TN) - \$137,300 • Upper Cumberland (UCHRA) - \$91,300 • Mid Cumberland (Nashville CARES) - \$96,800 • South Central Tennessee (Columbia CARES) - \$129,200 • West Tennessee (WTLS) - \$194,500 • South East Tennessee (Chattanooga CARES) - \$368,800 <p>In the event of a budget increase or decrease, the proposed activities' budgets will be proportionally increased or decreased to match actual allocation amounts.</p> <p>Remaining FY20 and new FY21 funds may be used to cover COVID-19 response if HOPWA-CV funds become depleted. All current HOPWA activities are also covered under formula HOPWA-CV guidelines. COVID Mega waivers will be utilized until the HUD expiration date or allowable use of COVID Waivers or extensions are granted.</p>
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	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 distribution selects projects and proposals targeted at meeting local needs and taking steps to affirmatively further fair housing during implementation, supportive service gaps, and addressing the regions of the state reporting an increase of homelessness.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	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, etc. 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. The next RFGP is planned for March 2021 for the time period July 1, 2021-June 30, 2026.

<p>Describe how resources will be allocated among funding categories.</p>	<p>To address urgent needs of persons 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"> • Administration • STRMU- Short term rent, mortgage and utility assistance • TBRA- Tenant based rental assistance • Supportive Services to include nutrition, transportation, housing information services, and non-medical case management • PHP- Permanent Housing Placement • Facility-Based Short-term/Transitional Housing – Hotel/Motel Voucher • HIS- Housing Information Systems • Resource ID <p>Project sponsor may use funds for allocation of indirect cost of no more than 7% for grant administration. The State will draw down admin funds of no more than 3%.</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>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The state envisions the use of STRMU services, permanent housing placement (PHP) and Short-term Transitional Facilities Hotel/Motel Voucher to enhance the availability and sustainability by way of prevention of homelessness. HOPWA also provides tenant-based rental assistance to prevent homelessness among this population, Housing Information Systems, and Resource ID services will be added in FY21 to better reach potential clients were are having difficulty accessing housing systems in Tennessee. 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.</p>

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

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

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. HOME also awards funding to CHDO's, which can be in either entitlement or non-entitlement areas.

HOME and HTF use a needs score to determine areas of the state with the greatest need based on indicators of low income, poverty, unemployment, public assistance rates, housing conditions, etc. These scores are calculated at the county level and used in the final application scoring for each of the programs. While ESG is not officially using a needs score in this scoring round, they are considering these factors in funding determinations and discussing ways a needs score could be better utilized in future program years.

HTF: Public Housing Authorities (PHAs) and nonprofit 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.

CDBG: 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.

CDBG-RHP: This program plan is still in development. Future guidelines will be posted to the CDBG website.

Geographic Distribution

Target Area	Percentage of Funds
Statewide Grant Allocation Priority	13
Non-Entitlement Statewide Grant Allocation Priority	87

Rationale for the priorities for allocating investments geographically

CDBG: Geographic location is not part of the method of distribution for CDBG. Projects are selected based on how they compare to the other similar projects and if the eligible applicants have open projects.

HOME: There are three categories of competition for HOME funds, two of which have a geographic component. 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). Within the 67% allocated for the urban and rural competitions, the urban allocation is 45% of the funds and the rural allocation is 55% of the funds. 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 2019 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). Any funds remaining following award under the Urban, Rural, and CHDO matrices will be made available for rental housing development and/or tenant based rental assistance.

HTF: Public housing authorities and nonprofit 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.

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 FY21, THDA will set aside \$150,000 each to the cities of Chattanooga, Clarksville, Johnson City, 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. After the small cities set-aside and administration funds are allocated, the remaining ESG funds are will be allocated to eligible applicants in a competitive grant application process to implement any of the

eligible activities noted above. The competitive scoring process weights applications based on the housing need geographically in that CoCs are consulted about applications to meet regional needs and prevent regional duplication of efforts.

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 1,500 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, South Central Tennessee, West Tennessee and South East Tennessee). The State will enter into a grant agreement with the seven regions for FY21-22. 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.

Affordable Housing

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

Introduction:

The one year estimated goals for households served in different categories by program are below. These goals are not exhaustive of all households supported by the five formula programs.

One Year Goals for the Number of Households to be Supported	HOPWA	ESG
Homeless	77	4,500
Non-Homeless	475	1,000
Special-Needs	35	-
Total	587	5,500

One Year Goals for the Number of Households Supported Through	HOPWA	ESG	HTF	HOME	CDBG
Rental Assistance	475	2,500	-	30	-
The Production of New Units	-	-	25	20	-
Rehab of Existing Units	-	-	25	75	12
Acquisition of Existing Units	-	-	-	-	-
Total	475	2,500	50	125	12

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. Additionally, many clients are being served by an influx of ESG-CV, HOPWA-CV, CDBG-CV, and other funding awarded in 2020, in addition to special COVID-19 related programs and legislation in place to assist vulnerable populations. Though we typically expect to assist directly or indirectly around 12,000 homeless, at risk, and special needs persons, figures may vary based on the special financial and regulatory circumstances over 2020-2021.

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

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

During the 2018-19 program year, THDA met with Public Housing Authority (PHA) Executive Directors and conducted a survey related to seniors/65+ persons residing in public housing and services available on site to inform ongoing discussion surrounding the growing need for affordable housing with integrated services among seniors. The 2021 Qualified Allocation Plan (QAP) for the Low Income Housing Credit (LIHC) program includes a set-aside of up to 20% of the state's annual competitive housing credit authority to assist the redevelopment of public housing units. Within the set-aside, THDA prioritizes applications involving public housing authorities (PHAs) which HUD has selected for the Rental Assistance Demonstration (RAD) program. The 2019-20 and 2021 QAPs set aside an additional \$1.7 Million of Tennessee's annual competitive tax credit authority to assist PHAs awarded a Choice Neighborhoods Initiative (CNI) Implementation Grant from HUD. In this way THDA is confronting gentrification and helping serve Tennessee's low-income residents and communities. THDA also uses its discretionary basis boost authority under the Housing and Economic Recovery Act (HERA) to ensure that these transactions are financially viable. Both of these policies will likely continue under the 2022 QAP.

In 2020 THDA incentivized investment in rural rental housing. Pursuant to the Governor's emphasis on serving at-risk and distressed rural counties, THDA amended the 2019-20 QAP to make it easier to produce small developments in these areas. Applications for competitive LIHC have increased maximum credit requests, increased total development cost limits, and use of the basis-boost under HERA. These provisions are only available to proposals to develop rental housing in counties designated as at-risk or distressed by the Appalachian Regional Commission (ARC). This policy produced immediate results. In 2020 THDA awarded \$1.3 million of annual tax credits to an affordable housing development in one of Tennessee's most economically troubled counties. The development will meaningfully increase the availability of affordable rental housing in an underserved rural area. This policy will also likely continue under the 2022 QAP.

To bring awareness to the needs of public housing residents and other affordable housing recipients, the Research and Planning Division of THDA published a report which provided an in-depth look at the age and physical condition of existing affordable housing properties in the state, along with other risk factors for loss of affordable units, such as HUD rental subsidy contract expirations. The report also contains a county-by-county breakdown of the number of Section 8, public housing and USDA units that are greater than 15 years old. This report will help to guide THDA's efforts and resources to help fill this gap of aging affordable housing, including the aging of public housing options in the State of Tennessee.

Additionally, PHA's are eligible applicants for the Housing Trust Fund and THDA has made a considerable effort to communicate with and encourage PHA's to apply for HTF funds to support their RAD conversions.

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 (Section 8 to Homeownership). 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

N/a

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

Introduction

The objectives of the ESG program are:

1. To help meet the costs of operating and maintaining emergency shelters;
2. To provide essential services so that homeless individuals have access to the assistance they need to improve their situation;
3. To provide street outreach services to the homeless; and
4. To provide emergency intervention assistance and rapid re-housing services to prevent homelessness and to obtain permanent housing.
5. To support the data collection efforts of homeless service providers using the Homeless Management Information System of the local CoC or, if a victim service provider, a comparable system.

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, Supplemental Nutrition Assistance Program (SNAP) and Families First (Temporary Assistance for Needy Families/TANF); 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. *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.

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.

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. *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.

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.

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 awards additional points through its THDA funded Competitive Grants program for applications that will construct or rehabilitate affordable rental housing for either youth transitioning out of foster care or ex-offenders.

HOME also offers a small portion of HOME TBRA funds to youth aging out of foster care. TBRA is a flexible program that can provide assistance to individual households to help them afford the housing costs of market-rate units. This program serves one of the most vulnerable and underserved populations in the state. Annually, between 400 and 600 youths age out of foster care. The TBRA program will serve only a small percentage of these for a limited 24-month period. HOME Administrators believe it will be vital to those served acting as a foundation to help them become independent and stable citizens in a difficult economic environment.

HOPWA intends to provide 696 housing related services to persons and families impacted by HIV/AIDS, amounting to 475 households (as some will receive multiple services).

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	475
Tenant-based rental assistance	35
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	109
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	77
	696 (duplicated)

	475
Total	(unduplicated)

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

Introduction:

Specific public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing varies widely throughout the state. Many communities, especially densely populated jurisdictions, have adopted the “home rule,” which means municipalities control most zoning and land use decisions. The state’s “home rule” provisions mean that zoning ordinances are left to the judgment of local governments. While some local jurisdictions use that to further affordable housing goals among others, there is concern that the “home rule” allows communities to use ordinances to keep affordable and multifamily housing—frequently the routes by which lower-income, often minority, households enter a community—from being developed. Depending on how local jurisdictions use this authority, the net effect of these local actions could make housing more expensive rather than less.

Additionally, requirements like background checks and an unwillingness to accept tenants using rental assistance, Housing Choice Voucher waitlist open and closing dates/times prevent case managers from accessing vouchers, long wait list at public housing agencies, prevent potential residents from accessing their units. Low wages and high rents and shortages of affordable housing unit available are barriers to affordable housing.

The CDBG program funds a small portion of housing rehabilitation for LMI homeowner occupied units, but an intended indirect impact of the CDBG funds are to help keep communities affordable by alleviating part of the cost burden on water and wastewater infrastructure improvements. Monthly utility bills are often cited by our local governments as directly affecting the affordability of the residents to continue to live in their communities. Without the inclusion of CDBG funds, these communities would have to raise utility rates to pay for these improvements.

ECD is currently working with the Department of Environment and Conservation (TDEC), the United State Department of Agriculture Rural Development (USDA-RD) state office, the Comptroller of the Treasury, and the University of Tennessee – Knoxville to complete a statewide rate study for water and wastewater. This comprehensive study will allow these departments and agencies to better compare and analyze the impact of water and wastewater rates on the utilities and the communities.

ECD is also making efforts to coordinate more closely with THDA in program alignment, specifically how the housing rehabilitation activities and HOME can be more streamlined and more complimentary of each other.

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

In FY20, THDA released a series of six fair housing briefs based on the Analysis of Impediments (AI) research previously conducted. This research also produced the five year Fair Housing Plan that was submitted with the 2020-24 Consolidated Plan. During the process of analysis, several potential issues regarding fair housing in the state have surfaced. Identification of these items as probable impediments to fair housing choice was based on HUD's definition of impediments as actions, omissions, or decisions that restrict housing choice due to protected class status or actions, omissions, or decisions that have this effect. The identified impediments are supported by evidence uncovered during the AI process, with impediments of higher need being those identified in multiple sources. The brief series and Fair Housing Plan are the result of much analysis and collaboration across multiple agencies to provide 5-year fair housing goals and actionable steps to work towards those goals.

Additionally, the Consolidated Planning partners have planned the actions below.

The program managers for HOME, ESG and HTF, along with other THDA program staff, plan to attend Fair Housing trainings and conferences typically occurring in the spring. 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. THDA will also provide training to all grant recipients on fair housing requirements and obligations.

For FY21-22, THDA will complete the following actions in support of our Annual Action Plan to

affirmatively further fair housing.

- Sponsor, support, participate in, and attend at least three fair housing conferences in different regions of the state to ensure fair housing education is available to THDA staff, other housing professionals and other interested persons across the state.
- Present fair housing workshops or include fair housing and/or equity considerations in other topic specific sessions; and provide fair housing literature/resources at the Tennessee Housing Conference, organized by THDA.
- Require all THDA employees to complete non-discrimination training annually, which includes general Fair Housing requirements and topic specific updates, such as actions associated with THDA's Analysis of Impediments to Fair Housing Choice (AI). New employee onboarding includes an online non-discrimination training module and quiz to be completed within the first 6 months of employment.
- THDA's sub-recipients and contract staff are required to complete online or in person non-discrimination training annually and all sub-recipients are asked to complete a non-discrimination in services self-assessment to describe their Title VI & Fair Housing activities during the most recent fiscal year. THDA reviews the self-assessments for compliance and training purposes.
- THDA's Fair Housing & Title VI web pages are updated regularly with information of importance to the public.
- A four factor limited English proficiency (LEP) Analysis and Language Access Plan was adopted by the THDA policy review committee in FYE 2020. The Plan guides THDA's actions in the area of language access. As part of the Plan, THDA commits to providing oral interpretation to all LEP persons, the use of a notice of free language assistance in the most commonly spoken languages other than English and to translation of vital program documents into the Spanish language. Additionally, THDA is making language access improvements to the website and in marketing and outreach activities. THDA entered into a Memorandum of Understanding (MOU) with the West Tennessee Legal Services to develop an informational booklet (hard copy and web based) on Fair Housing for persons with disabilities (to include physical accessibility, reasonable accommodation & modification considerations). Due to Covid-19 activities, work on the booklet was delayed in FY2020-2021. THDA will work with WTLS to begin work on the booklet in FY2021-2022.
- THDA is reviewing and considering updates to its Affirmative Marketing Procedures during FY 2021-2022 to ensure our housing programs reach underserved populations and those least likely

to apply.

List of program specific workshops with fair housing discussions and other actions -

HOME & HTF Workshops:

- 2021 Housing Trust Fund Grantee Workshop
- 2021 HOME CHDO Homeownership Development Grantee Workshop
- 2022 HOME Urban Rural Round Application Workshop
- 2021 HOME Urban Rural Grantee Workshop
- 2022 HOME TBRA Application Workshop
- 2022 HOME TBRA Grantee Workshop

ESG Activities:

- Present fair housing workshop in April for ESG staff and ESG funded grantees.
- Provide fair housing education for ESG grantees in grantee workshops as well as application workshops though out the funding year.
- Provide an online training and self-assessment for Title VI & Fair Housing for ESG sub-grantees.
- ESG makes fair housing logos, posters, fair housing pamphlets and fair housing resources available on the ESG THDA home page.

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.

TNECD serves in a representative role on the Health and Housing Task Force that works to address the impacts and intersections of health, aging, and housing in Tennessee.

HOPWA:

- Explore using TN Housing Search to provide an educational piece to approximately 3,700 landlords. TN Housing Search is a searchable database for rental housing with listings in all 95 counties. The education piece, delivered via email, could provide ongoing education on fair housing including detailed information regarding discrimination in the rental market, examples of prohibited or unlawful conduct and examples of activities that AFFH.
- Continue to educate HOPWA staff who work with rental programs and landlords on an annual basis. The Tennessee Fair Housing Council will conduct in-house training at TDH and Contracted Providers through annual Statewide meetings.
- Continue to monitor subrecipients for compliance with Fair Housing and Equal Opportunity, utilizing Fair Housing and Equal Opportunity checklists.

- Continue to give “Fair Housing Equal Opportunity for All” brochure to program beneficiaries and monitor subrecipients to ensure compliance.
- Support the Fair Housing Council in providing fair housing training for developers and property managers.
- TDH and Contracted staff to attend the following fair housing events when applicable and available.
- TDH intends to engage more with THDA activities around fair housing to align HOPWA with all Housing services in our State through Resource ID implementation.

TNECD and TN DOH have been actively involved with THDA's development of the fair housing plan to commit to fair housing related action items that fall under their program scope.

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 HOME funds per capita of low-income residents as other counties. CDBG 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 (HTF) 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, HTF uses a county level needs score.

The HOME and HTF programs use a needs score as a part of the application scoring process in an effort to quantify need per county. The scores include factors such as extremely or very low-income households, housing problems (overcrowding, cost burden, etc.), characteristics of housing units, persons living in poverty, the population receiving food stamps, and unemployment rates. Each program has its own metrics available in its respective program manual.

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 rental 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.

Affordability has many contributing factors. The CDBG program funds a small portion of housing rehabilitation for LMI homeowner occupied units, but an intended indirect impact of the CDBG funds are to help keep communities affordable by alleviating part of the cost burden on water and wastewater infrastructure improvements. Monthly utility bills are often cited by our local governments as directly affecting the affordability of the residents to continue to live in their communities. Without the inclusion of CDBG funds, these communities would have to raise utility rates to pay for these improvements.

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 (TN HTF) that targets assistance to persons of very low and extremely low income, those earning 50% or less of the area median income, with specific lower targets under specific TN HTF funded programs. Within the TN HTF, competitive grants support the chronically homeless, persons with intellectual disabilities or mental illness, citizens with developmental disabilities, single mothers recovering from substance addiction or physical abuse, youth exiting the foster care system, large families, veterans with multiple needs, and ex-offenders re-entering society. In 2006, the TN HTF was established with \$12 million of THDA funds over a two-year period. Currently, the TN HTF is funded at \$8.5 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. THDA implements 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 Credit (LIHC) Program Qualified Contract Guide to assist buyers that are willing to purchase and maintain properties that are eligible to opt-out of the LIHC program. THDA is developing a network of qualified purchasers and will market qualified LIHC properties on its website to find the best sales contracts, which will maintain the affordable housing inventory in Tennessee.

Low Income Housing Credits – Another program that encourages the development and preservation of affordable housing is the Low-Income Housing Credit (LIHC) program. LIHC is a credit against federal income tax liability each year for 10 years for owners and investors in low-income rental housing. The amount of tax credits is based on the portion of the buildings' total depreciable cost basis dedicated to serving qualified low-income residents. THDA ensures that costs are reasonable and determined in compliance with Section 42 of the Internal Revenue Code.

Multifamily Tax-Exempt Bond Authority - The Bond Authority program, like the LIHC program, supports rehabilitation, acquisition and rehabilitation, and new construction of affordable rental units. Local governments use a portion of the state's bond authority to issue bonds in support of housing development. Bond proceeds are loaned to developers to fund construction of affordable rental housing. The bond issuance is a limited obligation of the state through which bond-investors assume financial risk. Proposed developments utilizing tax exempt bonds are eligible for non-competitive Low Income Housing Credits. Tax-Exempt bonds and non-competitive credits help support the conversion of public housing to more financially stable models through Rental Assistance Demonstration (RAD).

Actions planned to reduce lead-based paint hazards

The State of Tennessee addresses hazards of lead based paint in the state through the following programs/initiatives. In May 1999, by state legislation, the Tennessee Department of Environment and Conservation (TDEC) was given the necessary authority to have lead-based paint training in the state. The legislation also gave TDEC the authority to monitor lead abatement in the state to assure that contractors and owners of units comply with applicable laws. The division of solid waste management of TDEC received authorization from the Environmental Protection Agency (EPA) on January 17, 2001, to administer the 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 also in effect for each of the five formula programs in the state. Specifically, grantees must give participants notice of possible lead hazards within the unit when the house is pre-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.

The Tennessee Department of Health's Childhood Lead Poisoning Prevention Program and Healthy Homes Initiative provides lead poisoning information such as lead sources and prevention tips for parents and health care professional. The Prevention Programs requires TennCare, the state health system for uninsured persons, 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 links with the Tennessee Department of Environment and Conservation's information on lead assessment and abatement programs. Any concerns submitted to THDA will be directed to these programs as appropriate.

Actions planned to reduce the number of poverty-level families

The Consolidated Planning Partners work to address housing and community development needs of low-, very low- and extremely low-income households. Through the services provided by 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 –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 2019-20, 70 percent of the 134 HOME beneficiaries served were very low-income households. Of the 94 very low-income households served, 54 percent of those were considered extremely low-income, earning 0-30% AMI.

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

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 five 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. Through technical assistance contracts with the regional Development Districts, THDA seeks to help improve non-profit capacity such that they can be better positioned to qualify as a CHDO. Additionally, Community Programs staff at THDA have been working to provide information and assistance for non-profits interested in the CHDO qualifications.

Currently CDBG funds are not used for activities supporting public housing or social service agencies, so coordination is limited. ECD does intend to increase communication and coordination with housing partners, particularly concerning affordable housing.

Program Specific Requirements

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

Introduction:

Consolidated Planning programs regularly update their program descriptions, program manuals, scoring, and other program information on their websites. Links to relevant websites and documents are below.

HOME

2021 Program Description <https://thda.org/pdf/2021-HOME-Urban-Rural-Program-Description-BD-approved-1.26.2021.pdf>

Operating Manual <https://thda.org/pdf/HOME-operating-Manual.pdf>

Other program information <https://thda.org/government-nonprofit-partners/home-program>

ESG

2021 Program Description https://thda.org/documents/4a.-2021-Emergency-Solutions-Grant-Program-Description_Final.pdf

Additional Information <https://thda.org/government-nonprofit-partners/emergency-solution-grants-esg-program>

HTF

2021 Program Description <https://thda.org/pdf/2021-National-Housing-Trust-Fund-Program-Description-BOARD-APPROVED-1.19.21.pdf>

Program Manual and additional information <https://thda.org/government-nonprofit-partners/national-housing-trust-fund>

CDBG

Handbook (Updated 2020) <https://www.tn.gov/ecd/community-development-block-grant/cdbg/cdbg-manual.html>

Website <https://www.tn.gov/ecd/community-development-block-grant/cdbg/cdbg-about.html>

HOPWA

Website <https://www.tn.gov/health/health-program-areas/std/std/hopwa.html>

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	500,000
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.	800,000
5. The amount of income from float-funded activities	0
Total Program Income	1,300,000

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:
N/a
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 for these applicants are restricted to down payment assistance necessary to qualify the household for permanent financing. The down payment assistance is made available as a soft second mortgage to the homebuyer following the guidelines below.

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 Assistance 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 costs 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 fifth 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" 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).

Additional guidelines are included in the appendix. Guidelines are also included in the HOME Program Manual, which is updated annually and posted to the THDA website.

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:

N/a

Emergency Solutions Grant (ESG)

Reference 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 Grants Guide*, are attached and can also be found at the THDA ESG Program webpage:

https://s3.amazonaws.com/thda.org/ESG-Guide-Final_for-web.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 seven 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 as well as a hotline available CoC-wide. West Tennessee, led by TN Homeless Solutions, also has created an ESG-funded hotline to assess over the phone and refer potential clients to the closest agency for services. All agencies in their CoC who receive ESG and/or CoC funding also act as coordinated access points. Two CoCs (Homeless Advocacy for Rural TN and Community Housing Partnership of Williamson County) have opted for a centralized system of intake for their Continuum agencies. TN Valley Coalition to End Homelessness operates a centralized access point for nine counties, as well as supporting CoC member agencies who offer coordinated assessment for three other counties. 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 or existing as a nonprofit agency under Tennessee law, as evidenced by a Certificate of

Existence from the Tennessee Secretary of State dated within 30 days 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.

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 public housing authorities and nonprofit entities. A recipient must:

- 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. 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 nonprofit organizations that 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 HTF 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 qualified 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 are 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 HTF 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 units assisted with HTF resources will have a 30-year period of affordability. No additional consideration is proposed for units 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 are 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.

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 we expect to have in the Housing Trust Fund, we believe they will also be successful for this grant program.

The investment of HTF funds must conform to the following minimum and maximum standards per unit:

a. Minimum HTF Funds: \$1,000 per unit

b. Maximum HTF Funds Per Unit:

\$63,881	0-Bedroom (Efficiency) Limit
\$73,230	1-Bedroom Limit
\$89,049	2-Bedroom Limit
\$115,201	3-Bedroom Limit
\$126,454	4-Bedroom Limit

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

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.

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.

Housing Opportunities for Persons with AIDS (HOPWA)

91.320(k)(4)

HOPWA is in the process of selecting sponsors through soliciting grant proposals from grass roots faith-based and other community-based organizations. The RFGP is planned for March 2021 for the time period July 1, 2021 through June 30, 2026. Additional details are included in the MOD.

Current and Proposed HOPWA Activities Include:

Supportive Services: Provide non-medical case management, advocacy, coordination of benefits, education, employment assistance and training for persons with HIV/AIDS, legal services, life skills management, support groups, nutritional services (including meals), outreach and transportation, health and medical services. Supportive Services may be provided in conjunction with HOPWA housing assistance or as a stand-alone service.

Housing Case Management simply means that the central emphasis of a case manager's work with a household is placed on housing issues, including evaluation of housing options, housing stability, and housing specific goals. Housing Case Management may be provided in conjunction with housing assistance services or as a standalone service.

Short-Term Rent, Mortgage, and Utility (STRMU) assistance is time-limited housing assistance designed to prevent homelessness and increase housing stability. Grantees may provide assistance for a period of up to 21 weeks in any 52-week period. The amount of assistance varies per client depending on funds available, tenant need, and program guidelines.

Tenant-Based Rental Assistance (TBRA) is a rental subsidy used to help households obtain permanent housing. The gross rent of the proposed unit must be at or below the lower of the rent standard or the reasonable rent.

Transitional Supportive Housing works the exact same way as TBRA except the rental assistance is unit-based as opposed to tenant-based AND transitional supportive housing can't last longer than 24 months.

Short Term Supportive Housing is used for hotel/motel and reserving shelter beds; it cannot last longer than 60 days in any 6 month period; there is no rent calculation; there is no lease; it doesn't have to pass habitability (although you probably should not use Federal funds in a hotel or shelter that is gross, uninhabitable, or unsafe).

Permanent Housing Placement allows for the payment of reasonable costs to move clients into permanent housing. Security deposit costs cannot exceed two months of rental costs. In addition to the security deposit, funds may also be used for utility connection fees and processing costs. A HOPWA rental assistance program that provides such rent and utility deposits should require that landlords and utility companies pay any returned deposits directly to the program rather than to the client. Funds recaptured in this manner are considered program income and must be applied to future rental program or housing placement activities.

Resource Identification can be utilized for a variety of activities related to outreach and expansion of housing resources, system coordination and needs assessments, among others. Resource ID has a

broader community or system focus that includes activities that help establish, coordinate and develop housing assistance resources for eligible persons.

Housing Information Services include, but are not limited to, counseling, information, and referral services to assist households with locating, acquiring, financing, and maintaining housing. This may also include fair housing guidance for households that have encountered discrimination on the basis of a protected class.

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: Public Consultation

- Translations

- Website Postings

- Social Media & Newsletter Postings

- Email Outreach

- Newspaper Tear Sheets

Appendix H: Public Comments and Responses

Appendix A:
SF-424s and SF-424Ds

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):**

A: Increase Award

*** 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. UEI:**

879015923000

d. Address:

*** Street1:**

312 Rosa L Parks Avenue, 27th 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:

CDBG

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:

CDBG Director

Organizational Affiliation:

*** Telephone Number:**

615-354-3591

Fax Number:

*** 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 Grant

* 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 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="29,211,037.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="29,211,037.00"/>

*** 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
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- ☒ 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):**

A: Increase Award

*** 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. UEI:**

B79015923000

d. Address:

*** Street1:**

312 Rosa L Parks Avenue, 27th Floor

Street2:

*** City:**

Nashville

County/Parish:

Davidson

*** State:**

TN: Tennessee

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

37243

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*** Telephone Number:**

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kent.archer@tn.gov

Application for Federal Assistance SF-424

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

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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 Grant

*** 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 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="29,211,037.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
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* g. TOTAL	<input type="text" value="29,211,037.00"/>

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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:

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*** a. Legal Name:**

State of Tennessee

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

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*** c. Organizational DUNS:**

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d. Address:

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County/Parish:

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TN: Tennessee

Province:

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Fax Number:

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kent.archer@tn.gov

Application for Federal Assistance SF-424

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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 Grant - Recovery Housing Pilot 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 of Tennessee Community Development Block Grant Small Cities Program - Recovery Housing Pilot Program

Attach supporting documents as specified in agency instructions.

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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="889,092.00"/>
* 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="889,092.00"/>

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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:**

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Street2:

*** City:**

Nashville

County/Parish:

Davidson

*** State:**

TN: Tennessee

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

37243

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Department Name:

TN Dept of Econ/Community Dev

Division Name:

CDBG

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Middle Name:

*** Last Name:**

Archer

Suffix:

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CDBG Director

Organizational Affiliation:

*** Telephone Number:**

615-354-3591

Fax Number:

*** 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 Grant - Recovery Housing Pilot 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 of Tennessee Community Development Block Grant Small Cities Program - Recovery Housing Pilot 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="889,092.00"/>
* 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="889,092.00"/>

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- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
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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="8780474890000"/>	
d. Address:			
* Street1: <input type="text" value="502 Deaderick Street, 3rd 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 Housing Development Agency"/>		Division Name: <input type="text" value="Community Programs"/>	
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="Cynthia"/>	
Middle Name: <input type="text"/>			
* Last Name: <input type="text" value="Peraza"/>			
Suffix: <input type="text"/>			
Title: <input type="text" value="Director of Community Programs"/>			
Organizational Affiliation: <input type="text"/>			
* Telephone Number: <input type="text" value="615-815-2112"/>		Fax Number: <input type="text"/>	
* Email: <input type="text" value="cperaza@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

* 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 Emergency Solutions Grants

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="3,220,924.00"/>
* 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="3,220,924.00"/>

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*** 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)

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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:

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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:

Ms.

*** First Name:**

Cynthia

Middle Name:

*** Last Name:**

Peraza

Suffix:

Title:

Director of Community Programs

Organizational Affiliation:

*** Telephone Number:**

615-815-2112

Fax Number:

*** Email:**

cperaza@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

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

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View Attachment

* 15. Descriptive Title of Applicant's Project:

State of Tennessee Emergency Solutions Grants

Attach supporting documents as specified in agency instructions.

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

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

* a. Federal	<input type="text" value="3,220,924.00"/>
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* c. State	<input type="text"/>
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Prefix: * First Name:

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Suffix:

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

* Signature of Authorized Representative:

* Date Signed:

Application for Federal Assistance SF-424

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- ☐ Preapplication
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*** 2. Type of Application:**

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TN: Tennessee

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Title:

Director of Community Programs

Organizational Affiliation:

*** Telephone Number:**

615-815-2112

Fax Number:

*** Email:**

cperaza@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 of Tennessee HOME Investment Partnerships Program

Attach supporting documents as specified in agency instructions.

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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="14,367,451.00"/>
* 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="14,367,451.00"/>

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☐ Yes ☒ No

If "Yes", provide explanation and attach

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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, 3rd 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:

Ms.

*** First Name:**

Cynthia

Middle Name:

*** Last Name:**

Peraza

Suffix:

Title:

Director of Community Programs

Organizational Affiliation:

*** Telephone Number:**

615-815-2112

Fax Number:

*** Email:**

cperaza@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 of Tennessee 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

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* g. TOTAL	<input type="text" value="14,367,451.00"/>

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* Signature of Authorized Representative:



* Date Signed:

Application for Federal Assistance SF-424

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*** c. Organizational DUNS:**

1726362680000

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710 James Robertson Parkway, 4th Floor

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*** City:**

Nashville

County/Parish:

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TN: Tennessee

Province:

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USA: UNITED STATES

*** Zip / Postal Code:**

37243

e. Organizational Unit:

Department Name:

TN Dept. of Health

Division Name:

HOPWA Program

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:

HOPWA Director

Organizational Affiliation:

*** Telephone Number:**

615-532-7914

Fax Number:

*** 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:

State of Tennessee Housing Opportunities for Persons with AIDS (HOPWA)

Attach supporting documents as specified in agency instructions.

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Delete Attachments

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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="1,776,340.00"/>
* 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"/>
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Application for Federal Assistance SF-424

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Application for Federal Assistance SF-424

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Community Programs

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Cynthia

Middle Name:

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Peraza

Suffix:

Title:

Director of Community Programs

Organizational Affiliation:

*** Telephone Number:**

615-815-2112

Fax Number:

*** Email:**

cperaza@thda.org

Application for Federal Assistance SF-424

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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:

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State of Tennessee - Housing Trust Fund

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

* a. Federal	<input type="text" value="9,736,855.00"/>
* 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"/>
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Application for Federal Assistance SF-424

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Application for Federal Assistance SF-424

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Application for Federal Assistance SF-424

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☒ No

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Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number:

Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Governor of Tennessee
APPLICANT ORGANIZATION State of Tennessee CDBG Program	DATE SUBMITTED 6/8/2021

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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APPLICANT ORGANIZATION	DATE SUBMITTED
State of Tennessee CDBG Recovery Housing Pilot Program	5/4/21

ASSURANCES - CONSTRUCTION PROGRAMS

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APPLICANT ORGANIZATION State of Tennessee HOPWA Program	DATE SUBMITTED 5/4/21

ASSURANCES - CONSTRUCTION PROGRAMS

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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

5/4/2021

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) _____ 2021, 2022, 2023 _____ [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

5/4/21

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

5/4/21
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

5/4/21

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

5/4/21

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.

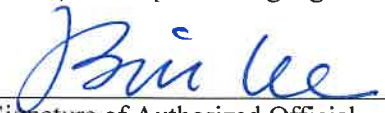
Anti-Lobbying -- To the best of the State's knowledge and belief:

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

5/4/21
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) _____ 2021, 2022, 2023 _____ [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

5/4/21
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

5/4/21
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

5/4/21
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.

 5/4/21
Signature of Authorized Official 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.

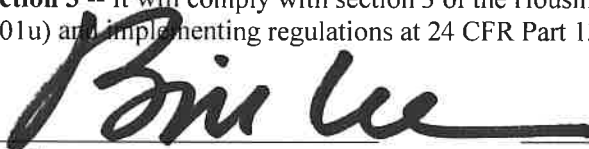
Anti-Lobbying -- To the best of the State's knowledge and belief:

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

6/8/2021
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) _____ 2021, 2022, 2023 _____ [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

6/8/21
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

6/8/21
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

0/8/21
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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

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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

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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) _____ 2021, 2022, 2023 _____ [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

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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.

 6/8/21
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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.

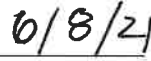
Supportive Services – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local,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

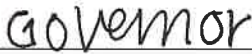
Consolidated Plan – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.



Signature of Authorized Official



Date



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.

 6/8/21

Signature of Authorized Official

Date

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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

Impediments & Recommended Actions		
Lack of Access to Affordable Rental Housing Opportunities		
Impediments	Recommended Actions	2020-2021 Progress/Actions
Insufficient supply of decent, rental housing affordable to 0-80% AMI across the state, which may disproportionately affect persons in a protected class who are low income.	<ol style="list-style-type: none"> 1. Develop and implement rental housing and tenant based rental assistance programs targeted to 0-80% AMI households through THDA's HOME program. 2. Support the development of rental units targeted to households at 30% and 50% AMI through THDA's National Housing Trust Fund (HTF) and the Tennessee Housing Trust Fund Competitive Grants. 3. Incentivize awardees of THDA's National HTF to create project based rental assistance (PBRA) units and increase affordability for extremely low-income households. 4. Support Continuums of Care (CoC) through THDA's Emergency Solutions grant (ESG) program to develop or refine a framework to address veteran and chronic homelessness more effectively through the Community Solutions "Built for Zero" program. 5. Provide targeted ESG grant funding to CoCs and other qualified entities to respond to the effects of COVID-19 in the housing and sheltering of homeless individuals and families. 6. Assist the maximum number of eligible households through THDA's Housing Choice Voucher (HCV) program through judicious management of budget authority. 7. Provide a set-aside of up to 20% of THDA's annual competitive housing credit authority to support the redevelopment of public housing units to help ensure access to rental housing for Tennessee's lowest income residents. 	<ul style="list-style-type: none"> ➤ THDA awarded Na. Housing Trust Fund grants to create or preserve 133 rental units serving extremely low-income households in 2020. ➤ THDA awarded TN Housing Trust fund grants to support the development of 184 rental units designated for households at 30-50% AMI in 2020-2021. ➤ THDA awarded \$500,000 in supplemental ESG funds to CoC organizations across Tennessee during 2020 for a CoC-wide response plan to reduce the risk of Covid-19 transmission within the homelessness community. THDA also launched a COVID-19 rent (& utility) relief program in 2021 (funded through U.S. Treasury) targeted to very low income TN renters (0-80% AMI) in communities where local governments did not receive funding. ➤ THDA utilized 96% of its assigned HCV to help 6,113 very low-income families afford rent payments in 2020. A significant percentage of families assisted through THDA's HCV program have members who are in a protected class. ➤ THDA awarded housing credits through the PHA set aside to four public housing agencies during 2020 to support the redevelopment of 240 units targeted to low income households.
Lack of knowledge about available rental housing opportunities, especially those that are affordable and accept vouchers, which may disproportionately affect persons in a protected class who are low income.	<ol style="list-style-type: none"> 1. Require THDA-funded affordable rental properties and encourage managers of local, state and federally funded affordable rental properties to list available and wait list units on TNHousingSearch.org to create a statewide inventory of affordable housing for the public. TNHousingSearch.org is supported by Google translate and a bi-lingual (English/Spanish) call center to ensure access by persons with limited English proficiency (LEP). 2. Send quarterly reminders to THDA funded properties, local entities, such as public housing agencies (PHAs) and other registered listing agents, to update available unit listings on TNHousingSearch.org. 	<ul style="list-style-type: none"> ➤ THDA's HOME, Housing Trust Fund and LIHC programs require available rental units to be listed on TNHousingSearch.org. Developers & grantees were provided information on the site during annual workshops. Quarterly reminders to post new or update existing listings were sent to THDA funded properties, PHAs & other registered agents. ➤ THDA posted notices and tracked user engagements related to TNHousingSearch.org on social media, primarily Facebook, which has the highest user engagement related the site.

Fair Housing Action Plan, Progress Report May 2021

	<ol style="list-style-type: none"> 3. Regularly post notices on THDA's social media accounts of the need for affordable rental units, particularly those accepting rental vouchers, and the process to list on TNHousingSearch.org. Announce THDA Housing Choice Voucher (HCV) waiting list openings on TNHousingSearch.org and on THDA's website, and encourage Public Housing Agencies that operate voucher programs outside of THDA's jurisdiction to notify THDA when waiting lists open for posting on TNHousingSearch.org. 4. Educate THDA grantees, LIHC properties, other state and federal partners about the features within TNHousingSearch.org that allow for listing detailed accessibility features, marketing accessible units to persons with disabilities and targeting special populations. 5. Disseminate information on the need for additional rental housing opportunities affordable at lower income levels (or that accept vouchers) and on the use of TNHousingSearch.org through THDA Industry and Governmental Affairs outreach. 6. Evaluate opportunities to improve collaboration & communication between local CoCs & THDA's HCV Program in order to support the transition of homeless individuals to permanent housing opportunities through the regular HCV program and through THDA's Non-Elderly Disabled (NED) voucher program. 7. Add a Rental Education course to THDA's HBEI curriculum to help individuals in the US Courts program (ex-offenders) prepare to be a successful renter & for homeownership opportunities long term. 	<ul style="list-style-type: none"> ➤ THDA posted all THDA HCV waiting list openings on TNHousingSearch.org, THDA's website and social media, and tracked user engagement. THDA also re-posted social media listings from other PHAs on their HCV and public housing waiting list openings when requested. THDA recorded thousands of social media re-posts/shares of wait list postings during 2020-21. ➤ THDA Industry & Government Affairs staff met with the TN State Legislature's Black Caucus during 2020 to provide information on THDA's programs. ➤ THDA's Rental Assistance staff began attending a weekly call with local and regional governments and non-profit organizations who support the homeless populations to improve knowledge of rental assistance and other programs, including the NED voucher program. ➤ THDA partnered with the Department of Correction to offer "The Good Tenant" training program to ex-offenders. Temporary closures of courthouses/centers due to Covid-19 reduced participation. 36 participants completed the program in 2020-2021. THDA also offers "rental to homeownership" education through the US Courts (prisoner re-entry) program (program placed on hold in Middle TN during pandemic; virtual learning under development). THDA held the first US Courts class in Knoxville in March 2020 with 5 participants, and celebrated the first homeowner from the Middle TN US Courts Home Equity Program in June 2020. ➤ THDA HBEI staff hosted the Middle TN Legal Aid Society for a continuing education session, "Knowing the Rental Law" in 2020. 37 HBEI network providers attended. ➤ THDA is in the process of partnering with the TN Legal Aid organizations to counsel/educate landlords about the Covid-19 Rent Relief program to overcome barriers that may be hindering the landlord participation when eligible tenants seek assistance.
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Lack of Access to Affordable Rental Housing Opportunities		
<i>Impediments</i>	<i>Recommended Actions</i>	<i>2020-2021 Progress/Actions</i>
Discrimination on the basis of membership in a protected class when trying to lease a rental unit. Discrimination includes refusal to rent, harassment, quoting different terms and conditions including rent amount and steering to units or properties not of their choice.	<ol style="list-style-type: none"> 1. Provide Fair Housing information relevant to renters on THDA's website and TNHousingSearch.org, including how to file a discrimination complaint (in English and Spanish languages). 2. Require annual non-discrimination training for all THDA staff to help staff identify and properly respond to Fair Housing concerns. 3. Require sub-recipients of THDA's federal funds to complete annual non-discrimination training and self-certify Fair Housing activities. 4. Monitor sub-recipients of THDA's funding for compliance with Fair Housing, including distribution of Fair Housing pamphlets and information on how to file a discrimination complaint. 5. Encourage THDA partners (HCV landlords, LIHC developers & managers, etc.) and members of the public to improve their understanding of Fair Housing by providing online training and other non-discrimination resources on the THDA website & TNHousingSearch.org. 6. Require annual Fair Housing training as part of THDA's Low Income Housing Credit (LIHC) Certified Property Management process. 7. Distribute Fair Housing information to participants in THDA's rental assistance programs, including where to file a discrimination complaint. 8. Collaborate when requested with external organizations that conduct audit testing, such as legal aid organizations, to document discrimination against protected classes seeking housing. 	<ul style="list-style-type: none"> ➤ THDA continued to provide online Fair Housing resources and important links on the website, including information on filing a discrimination complaint with THDA or other jurisdictional agencies. A Spanish version of the complaint process & form was posted to THDA's website in 2021. ➤ All THDA staff were in the process of completing a web-based non-discrimination training exercise as of the date of this report (in April-May 2021). ➤ THDA offered annual training to all sub-recipients through web-based opportunities (due to Covid-19), and will require all sub-recipients to self-certify Fair Housing training & other activities, such as notification of Fair Housing rights and outreach by July 30, 2021. ➤ THDA maintains basic Fair Housing & comprehensive non-discrimination training presentations on its' website as an educational tool for the public or partner agencies. ➤ THDA requires Fair Housing as a component of the LHC Property Management certification, with 110 property management companies achieved certification in 2020. ➤ THDA provides every participant in the voucher programs a copy of HUD's <i>Fair Housing: Know Your Rights</i> brochure & conducts annual compliance monitoring of sub-recipients in the HOME, Na. HTF and ESG programs to include distribution of Fair Housing pamphlets & other Fair Housing requirements.
Cost of utilities increases housing cost burden for all protected classes and may reduce housing choice or access to quality housing.	<ol style="list-style-type: none"> 1. Provide utility assistance to the maximum number of eligible households each year through THDA's Low Income Home Energy Assistance Program (LIHEAP) by advertising when funding is available on the THDA websites and social media accounts and by offering an online application process. 2. Provide post-repair or energy efficiency education to participants in THDA's weatherization and repair programs, where appropriate, or support efforts by outside partners to provide post-repair or energy efficiency education to help households minimize monthly utility costs. 	No update on these action items.

Lack of Housing Choice in Opportunity Areas		
<i>Impediments</i>	<i>Recommended Actions</i>	<i>2020-2021 Progress/Actions</i>
Affordable rental units are often located in areas of high poverty or economic distress, and low-income renters often lack access to affordable rental housing in areas of opportunity, which may disproportionately impact persons in a protected class.	<ol style="list-style-type: none"> 1. Implement scoring preferences or systems in THDA multifamily development programs that incorporate measures of opportunity, such as economic security, mobility and education to encourage development in areas with certain features determined to improve economic opportunity and/or livability. 2. Engage in activities or targeted outreach to increase participation in the HCV program by property owners who have units available in areas of greatest need. 	No update on these action items.
Lack of access to broadband in some communities.	<ol style="list-style-type: none"> 1. Provide Department of Economic & Community Development (ECD) funding to establish or increase broadband access to communities without access & to connect homes without current access. 	<ul style="list-style-type: none"> ➤ ECD awarded over \$19.7 million in state funded grants projected to bring broadband availability to over 12,600 locations in 2020. ➤ ECD awarded \$61 million from the Coronavirus Relief Fund to increase broadband availability in 25,000 additional locations in 2020.
Lack of Access to Homeownership Opportunities/ Lack of Resources to Maintain Homeownership		
<i>Impediments</i>	<i>Recommended Actions</i>	<i>2020-2021 Progress/Actions</i>
Lack of knowledge of the home buying process and awareness of rights during home purchase that would allow the prospective homebuyer to recognize discriminatory lending practices, which may disproportionately impact persons in a protected class, particularly minorities.	<ol style="list-style-type: none"> 1. Continue THDA's "Train the Trainer" Homebuyer Education Initiative (HBRI) to certify new Homebuyer Education trainers throughout the state and ensure every prospective THDA loan customer is connected with a homebuyer counseling program that includes Fair Housing principles in the curriculum. 2. Pursue partnerships with, and grant funding through, Tennessee financial institutions with a Community Benefit Agreement to improve homeownership & financial empowerment opportunities for minority and low to moderate-income households. 3. Work with the National Community Reinvestment Coalition (NCRC) to provide additional training opportunities for homebuyer educators and other industry professionals on Affirmatively Furthering Fair Housing & Fair Lending. 	<ul style="list-style-type: none"> ➤ Due to COVID-19, THDA did not host the HBEI Train the Trainer during 2020; the next training will occur September 13 – 17, 2021. ➤ Every THDA loan customer completing homebuyer workshops in 2020-21 received education in fair housing/fair lending. ➤ In July 2020, THDA included a session in the annual HBEI symposium on <i>Fair Lending & Reporting</i> presented by NCRC. The symposium had 109 registrants with 13 THDA staff attending the session.

Lack of Access to Homeownership Opportunities/ Lack of Resources to Maintain Homeownership		
<i>Impediments</i>	<i>Recommended Actions</i>	<i>2020-2021 Progress/Actions</i>
Less opportunity to achieve homeownership among minority populations, particularly among African American households in the Memphis area.	<ol style="list-style-type: none"> 1. Continue THDA agency membership in the Tennessee chapters of the National Association of Real Estate Brokers (NAREB) & the National Association of Hispanic Real Estate Professionals (NAHREP); encourage staff attendance at NAREB & NAHREP training/events and support Tennessee Chapter NAREB & NAHREP organization events as requested. 2. Partner with the national Mortgage Bankers Association in their pilot program to increase homeownership opportunities and rates among African-Americans in Memphis. 3. Offer downpayment assistance & manual underwriting with a minimum credit score of 640 in the THDA Great Choice mortgage programs to expand access to homeownership among underserved populations. 4. Work with NCRC to secure Fair Lending reports for regions throughout the state to identify areas of the state where disparities among the protected classes may exist in lending and develop a plan for targeted outreach for THDA's mortgage programs in those areas. 5. Raise awareness of the THDA Great Choice mortgage programs among underserved populations, particularly eligible minority buyers, through strategic partnerships & outreach in target areas. 6. Provide vital THDA lending documents in the Spanish language & include outreach in Spanish language publications. 	<ul style="list-style-type: none"> ➤ THDA continued its membership, sponsorship and participation in the TN chapters of NAREB, NAHREP, Black Chamber of Commerce, & Women's Council. THDA Customer Account Managers (CAMs) & Real Estate Industry staff attend monthly meetings & provide outreach materials on THDA's homeownership-related programs to the organizations as requested. THDA provided sponsorship funding in 2020-2021 to organizations working to improve homeownership opportunities for underserved populations: <ul style="list-style-type: none"> ○ NAREB - \$40,000 ○ NAHREP - \$5,000 (East TN) ○ Black Chamber of Commerce - \$1,500 (West TN) ○ Women's Council- \$2,000 THDA also maintains memberships and participates in the National Association of Asian American Professionals, TN Latin American Chamber of Commerce, & National Association of Minority Mortgage Bankers of America (NAMMBA). ➤ THDA partnered with the national MBA to support the Convergence Memphis program providing \$10,000 in 2020-2021 to help fund community engagement activities. THDA's West TN CAM and Liaison participated in monthly meetings and events. Events in 2020-2021 have included virtual webinars on rent relief, downpayment assistance, homebuyer & career fairs. ➤ THDA provided all vital lending documents in the Spanish language and offered reimbursement to HBEI providers up to \$400 for providing up to four hours of one-on-one interpretation of HBEI materials.

Lack of Access to Homeownership Opportunities/ Lack of Resources to Maintain Homeownership, cont.		
<i>Impediments</i>	<i>Recommended Actions</i>	<i>2020-2021 Progress/Actions</i>
Lack of resources among low-income homeowners to make needed repairs, improve energy efficiency (reduce utility costs) or add accessibility features, which may disproportionately impact persons in a protected class.	<ol style="list-style-type: none"> 1. Offer THDA home repair loans and grants to low income households aimed at good repair, affordability, accessibility and energy efficiency, with preferences for the elderly and disabled. 2. Provide post-repair or energy efficiency education where appropriate or support efforts by outside partners to provide post-repair or energy efficiency education to help households who receive THDA assistance minimize their monthly utility costs. 	<ul style="list-style-type: none"> ➤ During 2020, the TN Housing Trust Fund programs provided home repair assistance for 211 elderly or disabled households & funding to make 91 homes accessible for persons with disabilities. ➤ The TN Housing Trust Fund also supported \$1.3M in loans to low-income homeowners through nonprofit partners to repair and improve homes for 51 residents in 2020.
Inadequate Supply of Accessible, Affordable Housing		
<i>Impediments</i>	<i>Recommended Actions</i>	<i>2020-2021 Progress/Actions</i>
Lack of accessible and affordable rental and for sale housing for persons with disabilities.	<ol style="list-style-type: none"> 1. Prioritize the development and/or preservation of affordable rental housing for the elderly, persons with disabilities or other special needs in THDA's TN HTF Competitive Grant program. 2. Target low-income elderly and disabled homeowners in THDA's Home Modifications/Ramps and Emergency Repair Programs. 3. Incentivize universal design (UD) features in THDA's HOME CHDO single-family, TN HTF Competitive Grants & National HTF multifamily rental development programs. 4. Require Center for Medicare & Medicaid (CMS) accessibility ("settings") standards in multifamily projects developed through THDA's NHTF program and for LIHC innovation round projects that offer supportive services to persons with disabilities; deduct points for project applications that target individuals with disabilities that do not meet the CMS settings standards in the TN HTF Competitive Grants program. 5. Collaborate with one or more Fair Housing agencies to develop educational materials specific to Fair Housing for persons with disabilities to improve understanding of the requirements and the need to improve housing choice for persons with disabilities through reasonable accommodation and reasonable modifications. Distribute educational materials digitally on THDA's website, TNHousingSearch.org & share with partner agencies for posting electronically or distributing. 	<ul style="list-style-type: none"> ➤ TN Housing Trust Fund grants: <ul style="list-style-type: none"> ○ Competitive & CHI funded the rehabilitation of 25 existing units & the development of 91 new units with UD features in 2020-2021. ○ Emergency Repair funded home repair assistance for 211 elderly/disabled households in 2020. ○ Home Modifications/Ramps improved accessibility for 91 homes for disabled persons in 2020. ➤ THDA executed a memorandum of understanding with the West Tennessee Legal Aid Society in 2020 to develop an educational booklet specific to Fair Housing for persons with disabilities. The booklet is currently delayed due to the need for both THDA and W. TN Legal Aid Society to focus on Covid-19 relief efforts. THDA hopes to resume action in this area in 2022.

Inadequate Supply of Accessible, Affordable Housing, cont.		
<i>Impediments</i>	<i>Recommended Actions</i>	<i>2020-2021 Progress/Actions</i>
Lack of accessible, service-enriched and/or integrated affordable housing opportunities for persons with disabilities, particularly those with mental health disabilities and seniors with physical or cognitive decline.	<ol style="list-style-type: none"> 1. Prioritize funding for new rental developments with wrap around services targeted to special populations through THDA's National HTF program, Tennessee HTF Competitive Grants & through the Creating Homes Initiative (CHI-2), a partnership with the state Department of Mental Health and Substance Abuse Services (DMHSS). 2. Continue partnerships with TennCare, TN DMHSAS & the Tennessee Commission on Aging & Disabilities (TCAD) to maximize the utilization of THDA Non-Elderly Disabled (NED) vouchers. Apply for additional NED vouchers when HUD makes funding available. 3. Support CoCs through THDA ESG program to develop or refine a framework to address veteran and chronic homelessness more effectively through the Community Solutions Built for Zero program. 4. Prioritize assistance in the ESG program to organizations that minimize barriers in access to services, such as criminal background, financial requirements, & sobriety. 	<ul style="list-style-type: none"> ➤ THDA targeted \$3M of TN Housing Trust Fund grants in 2020 to expand permanent recovery housing options for individuals recovering from the use of opioids or opioid derivatives through partnership with DMHSS. ➤ THDA continued its partnerships to utilize NED vouchers in 2020-21 with TennCare, TN DMHSAS & TCAD, while also expanding partnerships to include the TN Department of Development & Intellectual Disabilities (DIDD), the TN Department of Health & various non-profit agencies. On average, 37 households were assisted in calendar year 2020 with NED vouchers. THDA was awarded additional NED vouchers in 2021 through CARES Act funding.
Lack of Understanding of Fair Housing Laws & Enforcement		
<i>Impediments</i>	<i>Recommended Actions</i>	<i>2020-2021 Progress/Actions</i>
Lack of knowledge among local governments and regional stakeholders of Fair Housing laws, protections and responsibilities.	<ol style="list-style-type: none"> 1. Provide THDA sponsor funding and other technical support for annual Fair Housing conferences held throughout the state led by partner agencies such as the Tennessee Human Rights Commission (THRC), Fair Housing Council, ECHO & legal aid organizations. 2. Provide THDA technical assistance grants to Development Districts to support local Fair Housing training, consumer referrals, completion of language access plans and capacity building. 3. Develop a Fair Housing activity guidebook for CDBG grantees and support education and training of local government officials. 	<ul style="list-style-type: none"> ➤ Due to Covid-19, Fair Housing conferences typically held in April 2021 were cancelled or replaced with web-based events. THDA participated in the following events in 2020-2021 that included Fair Housing information: <ul style="list-style-type: none"> ○ Fair and Affordable Housing: Rights, Responsibilities and Resources for Landlords and Tenants (April 7, 2021, TN Human Rights Commission) ○ The State of Memphis Housing Summit (Oct. 29, 2020, City of Memphis) ➤ Southwest Tennessee Development District utilized THDA TA grant funding to present a Virtual Fair Housing Landlord Training with West TN Legal Services in April 2021 that was free & advertised to a broad range of participants.

Lack of Understanding of Fair Housing Laws & Enforcement, cont.		
<i>Impediments</i>	<i>Recommended Actions</i>	<i>2020-2021 Progress/Actions</i>
Lack of knowledge of Fair Housing laws and rights by renters and buyers and perceived lack of timely enforcement of Fair Housing laws among Tennesseans.	<ol style="list-style-type: none"> 1. Maintain Fair Housing information, including how to file a discrimination complaint with THDA or enforcement agencies on THDA's website and on TNHousingSearch.org. 2. Distribute Fair Housing information (HUD pamphlets) to recipients of all HUD funded rental development and assistance programs, including information on where to file a complaint with the agency, or appropriate state or federal enforcement agencies. 3. Connect every prospective THDA loan customer with either an online counseling program or a THDA network counselor that includes Fair Housing principles in the curriculum. 4. Cooperate with Fair Housing enforcement agencies as requested to combat Fair Housing issues that emerge related to COVID-19. 	<ul style="list-style-type: none"> ➤ THDA provides Fair Housing information on the website and ensures information on filing a discrimination complaint with THDA, state & federal jurisdictional agencies is visibly located. ➤ Every recipient of THDA's HUD funded rental programs (administered by THDA or THDA's sub-recipients) receives a HUD Fair Housing booklet at admission and/or annually as a participant. ➤ Every prospective THDA loan customer was connected with an online or network homebuyer counseling option that included Fair Housing/Fair Lending information.
Lack of understanding of Fair Housing laws by project sponsors, property managers, owners/agents, realtors and homeowner associations, which may lead to disparate treatment of persons in a protected class, including the failure to make or approve reasonable accommodations & modifications for persons with disabilities.	<ol style="list-style-type: none"> 1. Provide THDA sponsor funding and other technical support for annual Fair Housing conferences held throughout the state led by partner agencies such as the THRC, Fair Housing Council, ECHO & legal aid organizations. 2. Require sub-recipients of THDA's federal funds to complete annual non-discrimination training and self-certify annual non-discrimination activities. 3. Provide training for HOPWA project sponsors annually. 4. Monitor sub-recipients of THDA, ECD and HOPWA funding for compliance with Fair Housing and Equal Opportunity. 5. Add a requirement for annual Fair Housing training to the THDA LIHC Certified Property Management process. 6. Provide Fair Housing resources on the THDA website & TNHousingSearch.org. 7. Collaborate with one or more Fair Housing agencies to develop educational materials specific to Fair Housing for persons with disabilities to improve understanding of the requirements and the need to improve housing choice for persons with disabilities through reasonable accommodation and reasonable modifications. 	<ul style="list-style-type: none"> ➤ Annual Fair Housing conferences organized by partner agencies were canceled in 2021 due to Covid-19 risks. ➤ THDA updated sub-recipient Web-based training presentations in 2021; included non-discrimination in grantee workshops and continued to self-certify annual non-discrimination activities. ➤ TN DOH provided Fair Housing training for project sponsors at their annual statewide meeting & monitored for the distribution of Fair Housing materials & other non-discrimination activities. ➤ THDA required Fair Housing as a component of the Certified Property Management certification, with 110 property management companies achieving the certification in 2020. ➤ Fair Housing resources & educational materials are regularly updated on THDA's website. ➤ THDA executed a memorandum of understanding with the West Tennessee Legal Aid Society in 2020 to develop an educational booklet specific to Fair Housing for persons with disabilities. The booklet is currently delayed due to the need for both THDA and W. TN Legal Aid Society to focus on Covid-19 relief efforts. THDA hopes to resume action in this area in 2022.

Appendix D:

HOME Program Description



HOME PROGRAM FOR FISCAL YEAR 2021

PROGRAM DESCRIPTION URBAN/RURAL ROUND

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. An applicant must apply for at least \$100,000 and may apply for a maximum HOME grant of \$500,000 for funding under Urban or Rural Matrices. 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 CDT on Friday, May 14, 2021. THDA anticipates notifying successful applicants by June 1, 2021. HOME contracts for applicants funded under the Urban or Rural Matrices will begin July 1, 2021 and will end June 30, 2024.

The program description and application link are available at www.thda.org. Once at the THDA website, click on PROGRAMS and the HOME program link is listed under PROGRAMS FOR LOCAL GOVERNMENT & NONPROFIT PARTNERS. Click on HOME for the link to the 2021 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.

1. To be eligible, a non-profit organization 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. 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.

Applicants with past HOME grants from THDA under the Urban or Rural Matrices 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, 2021 to be eligible for the 2021 HOME program:

HOME GRANT YEAR	SPEND DOWN REQUIREMENT
1992 – 2016	100%
2017 Urban or Rural Rounds	100%
2018 Urban or Rural Rounds	75%
2019 Urban or Rural Rounds	50%
2020 Urban or Rural Rounds	25%

- a) To be eligible, all applicants for the 2021 HOME application cycle must demonstrate a need for the HOME funds and be in compliance with all other THDA programs in which they participate and have no outstanding findings for any THDA programs.
- b) ALL entities with past HOME grants from THDA that failed to spend a minimum of 75% of any previous HOME grant award within the term of their HOME contract, including approved extensions, will be ineligible to apply for any additional HOME grants for a period of three years following the end of their contract term, including approved extensions.

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. THDA will make approximately \$7.4 million available for the 2021 HOME Urban and Rural Funding Competition and an additional \$444,000 for Administrative Funds from the unallocated funds that are either returned or leftover from the 2020 or earlier funding rounds as determined at the time of award in May 2021.

Urban/Rural Funding Competition:

2021 HOME funds 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 this funding amount, 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 60, an amount equal to 60% 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.

Funding Requirements:

HOME awards will be in the form of a reimbursement grant. Grantees will be required 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 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 and/or deeds of trust 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.

Housing includes (1) on-site, stick built housing, (2) manufactured housing (3) modular housing as permitted under each eligible activity.

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.

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. On a case-by-case basis, THDA may waive this requirement and allow the unit to be rehabilitated at its sole discretion.

“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.

For all homeowner rehabilitation activities, the unit assisted must meet one of the following three housing types:

A. The unit must be stick-built and sited on a lot owned by homeowner.

OR

B. The unit must be manufactured housing built in conformance with 24 CFR 3280.2 and must, at the time of [project completion](#), be connected to permanent utility hook-ups, affixed to a permanent foundation, and sited on land that is owned by the homeowner. Manufactured housing must be reconstructed.

OR

C. The unit must be 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.

Each housing type must also must all applicable requirements as identified in this program description. 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. 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 progress reviews and work write-ups are capped at \$2,500. In addition to the costs for progress reviews 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. 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 homebuyer 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. Use HOME funds for the new construction or rehabilitation of homes for sale to low and moderate income home buyers.
11. 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 2021 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, 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. 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 \$10 per hour; skilled volunteer labor may be valued at the documented going rate. Must result in 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 \$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 posted online at: thda.org/government-nonprofit-partners/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.

3. COMPLIANCE PERIOD

Grants for homeowner rehabilitation projects that do not include reconstruction and where the hard construction costs into a unit to be rehabilitated are equal to or less than 75% of the after rehabilitation appraised value of the unit 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 where the hard construction costs into a unit to be rehabilitated is greater than 75% of the after rehabilitation appraised value of the unit 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.

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 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 homebuyer 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 homebuyer. If the unit is leased or vacated during the affordability period, the entire HOME subsidy must be repaid to THDA by the Grantee.

- 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 homebuyer 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 homebuyer 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.

5. LEVEL OF SUBSIDY

The current maximum HOME investment per unit is provided below:

MINIMUM HOME DOLLARS	\$ 1,000	PER UNIT
MAXIMUM HOME DOLLARS	\$83,045	0-BEDROOM (EFFICIENCY) LIMIT
	\$95,199	1-BEDROOM LIMIT
	\$115,763	2-BEDROOM LIMIT
	\$149,761	3-BEDROOM LIMIT
	\$164,390	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 the written 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/pdf/HOME-maximum-Subsidy-Limits.pdf>

6. 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.

7. 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. **Property Value Limits – Existing Homes HOME Purchase Price** are posted online at <https://thda.org/government-nonprofit-partners/home-program>

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. 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 24 CFR Part 107 (Equal Opportunity in Housing)

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

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

Title II of the Americans with Disabilities Act 42 U.S.C. §12101 *et seq.*

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

- 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 41 CFR 60 (Equal Employment Opportunity Programs)

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.

K. 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.

L. 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.***

M. 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).

N. 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.

O. 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.

P. 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.

Q. 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 – 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.

R. 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.

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

- 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 #; 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, signed by the organization's Executive Director and each Board Member 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 in housing, particularly in providing housing to low and very low income households in Tennessee.

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.

Applications meeting the threshold criteria will be scored and ranked in descending numerical order within the Urban matrix and the Rural 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.

URBAN RURAL MATRIX

Up to 100 Points

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, 2024.
- 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 10 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 **2021 HOME Need Scores for Homeowner Projects** are posted online at <https://thda.org/government-nonprofit-partners/home-program>. 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 2011 - 2020 HOME dollars awarded in each county. These calculations are shown in **HOME Program Not Proportionally Served** are posted online at <https://thda.org/government-nonprofit-partners/home-program>. 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 under the Robert T. Stafford Disaster Relief and Emergency Assistance Act in the year prior to the application due date. **Disaster Counties** for the current disaster areas are posted

online at <https://thda.org/government-nonprofit-partners/home-program>.

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 point

6. LEVERAGE

Up to 5 points

THDA shall award up to 5 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 5 points

THDA shall award up to 5 points to applications for rehabilitation that include an independent energy audit and incorporate a minimum of (3) three energy conservation measures that exceed the THDA Design Standard requirements for rehabilitation; the New Construction standards for units to be reconstructed.

8. TENNESSEE GROWTH POLICY ACT

Up to 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.

Appendix E:

HTF Program Description



NATIONAL HOUSING TRUST FUND 2021

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 and non-profit entities. Applications for the NHTF program must be received by THDA on or before 4:00 PM CST on Thursday, April 15, 2021. THDA anticipates notifying successful applicants on or about May 31, 2021 NHTF grant agreements will begin on July, 1, 2021 and will end on June 30, 2024.

The application package for NHTF resources as well as additional program documentation will be made available on THDA's website beginning March 1, 2021 at <https://thda.org/government-nonprofit-partners/national-housing-trust-fund>.

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 LEGAL AUTHORITY

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

National Housing Trust Fund (NHTF) 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 2021 NHTF allocation is unknown until earnings are reported by designated Government Sponsored Enterprises (GSE) and a formula allocation is determined by HUD. However, THDA anticipates receipt of an amount equivalent to the amount received in FY 2020, approximately \$4,334,563. Additionally, THDA may make available any returned or leftover funds from the 2020 or earlier funding rounds as determined at the time of award in May 2021.

- a. 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 one hundred thousand dollars (\$100,000) and a maximum of nine hundred thousand dollars (\$900,000).
- b. NHTF funding 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

THDA will accept applications for the NHTF program from public housing authorities, and non-profit entities that will be the final owner of the proposed rental project. If the applicant is involved in a partnership associated with a low income housing tax credit project, the applicant must be the

sole general partner or the sole managing member of the final ownership entity or own 100% of the stock of a final corporate ownership entity. The Applicant must materially participate (regular, continuous, and substantial on-site involvement) in the development and operation of the development throughout the compliance period.

a. 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) SPEND DOWN REQUIREMENT

Applicants with past NHTF grant awards must meet both of the following requirements:

- a. Must not have received an award under the 2020 NHTF Program Description round.
- b. *Requested* (submitted an official Request for Payment Form with supporting documentation) the following percentages of their grants by March 31, 2021 to be eligible for the 2021 NHTF program:

NHTF GRANT YEAR	SPEND DOWN REQUIREMENT
2016 NHTF Round	100%
2017 NHTF Round	100%
2018 NHTF Round	50%
2019 NHTF Round	25%
2020 NHTF Round	Not Eligible

4) FORM OF ASSISTANCE

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

- a. Recipient shall execute a note and record a fully and accurately executed deed of trust and restrictive covenants during the construction phase prior to requesting any draws.
- b. Final legal documents including a grant note, deed of trust and restrictive covenants must be recorded at time of final closing. A copy of all recorded final legal documents must be submitted to THDA within 30 days of final closing.

5) LEVEL OF SUBSIDY

The investment of NHTF funds must conform to the following minimum and maximum standards per unit:

- a. Minimum NHTF Funds: \$1,000 per unit
- b. Maximum NHTF Funds Per Unit:

\$63,881	0-Bedroom (Efficiency) Limit
\$73,230	1-Bedroom Limit
\$89,049	2-Bedroom Limit
\$115,201	3-Bedroom Limit
\$126,454	4-Bedroom Limit

6) DEVELOPER FEE

A Developer Fee of up to fifteen percent (15%) of the NHTF development costs, net of the development fee, prorated acquisition costs and any prorated permanent financing costs may be charged as a project soft cost. No portion of the Developer Fee may be drawn until all monitoring fees have been paid.

7) ELIGIBLE ACTIVITIES

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. NHTF funds may only be charged to NHTF units or proportionately to residential buildings where NHTF fixed or floating units are located per the allocation formula in HUD's final rule for the "National" Housing Trust Fund. Eligible housing activities include:

- i) New construction of qualified rental housing units.
- ii) Acquisition and/or rehabilitation of existing qualified rental housing units.
- iii) Funding of an operating cost reserve associated with the new construction or acquisition and rehabilitation of qualified housing assisted with NHTF funds

8) UNIT DESIGNATION

Fixed and floating HTF units. In a project containing HTF-assisted and other units, the Recipient may designate fixed or floating HTF units.

- a. This designation will be required in the application and designation of specific units must be included in the written agreement between THDA and the recipient.

9) 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; (See Paragraph 4 above)
- 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.

10) LAYERING

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

- a. The applicant must disclose all government resources that have been utilized and/or that applicant intends to utilize in the NHTF project, especially THDA resources. Failure to disclose said information may result in cancellation of award and money due to THDA.
- b. If the property is part of a Low Income Housing Tax Credit Program (“LIHTC”), the NHTF closing documents will require approval from the attorneys for all parties to the LIHTC transaction and, if applicable, HUD. Further, any Rental Assistance Demonstration (“RAD”) Program project will require HUD approval. This may delay closing transactions.

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

11) LEASE-UP AND INITIAL OCCUPANCY

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.

- a. 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.

12) LEVERAGE

Leverage must be in the form of contributions to the project's hard development costs.

- a. 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.
- b. 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.

13) MARKET

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

14) MIXED INCOME TENANCY

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 as defined by HUD; very low income, low income, moderate income and/or above.

- a. NHTF funds may only be used for NHTF qualifying residential units.

15) MIXED USE PROJECTS

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:

- a. 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.
- b. Residential living space in the project must constitute at least fifty one percent (51%) of the total project space.
- c. Each building in the project must contain residential living space.

16) RENT LEVELS AND UTILITY ALLOWANCES

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. Available at <https://thda.org/government-nonprofit-partners/national-housing-trust-fund>

- a. 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.

- b. 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.
- c. 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.
- d. 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
- e. 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.
- f. 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.
- g. For the duration of the compliance period, the property must accept a Housing Choice Voucher if one is presented by a NHTF eligible tenant for a non-PBRA/PBV covered NHTF unit.

17) LONG TERM OCCUPANCY REQUIREMENTS

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.

18) INCOME LIMITS

NHTF funds must be used to benefit only Extremely Low-Income households.

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

- b. **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.
- c. 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.
- d. Current limits are available at <https://thda.org/government-nonprofit-partners/national-housing-trust-fund>
 - i) Median incomes change when HUD makes revised estimates.

19) HOUSING SET-ASIDES FOR INDIVIDUALS WITH DISABILITIES

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>.

- a. 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.
- b. 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.

20) PROPERTY AND DESIGN STANDARDS

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.

- a. 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.
- b. 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.
- c. 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
- d. 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.
- e. 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.
- f. 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.

21) UNIVERSAL DESIGN AND VISITABILITY

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.

a. 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>.

b. 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>.

22) ENVIRONMENTAL REVIEW

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.

- a. 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.
- b. No funds may be drawn on any project until a complete and compliant Environmental Review has been submitted and the Recipient has received a "Notice of Authority to Use Grant Funds".

23) LEAD-BASED PAINT

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.

24) FLOOD PLAINS

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 if the flood plain is mitigated by construction design. In cases where construction in the flood plain are slowed the project must be participating in the National Flood Insurance Program and flood insurance must be obtained on the units.

25) PROCUREMENT

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

- a. At a minimum all Recipients must comply with 24 CFR 200.318 - 326.
- b. All Recipients must have adopted procurement policies and procedures that meet state and federal requirements.
- c. 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.
 - i) There must be an established selection procedure and a written rationale for selecting the successful bid or proposal.

26) CONFLICT OF INTEREST

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.

- a. 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.

- b. 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.
- c. 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.

27) DEBARMENT AND SUSPENSION

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.

28) PROFORMA

- a. All Applicants must complete a 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.
- b. A project may not incur more debt in the development than the operating budget and 30 year proforma indicate that the development can support. Documentation that final debt

does not exceed the supportable debt as indicated on the operating budget will be a threshold requirement.

- c. An updated final Development Budget, Operating Budget and 30 years proforma package will be required before any draw requests may be processed.

29) PROJECT SOFT COSTS

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 charged to the NHTF grant will be calculated on a prorated basis of committed NHTF units to all buildings and units in the project and count toward the maximum per unit subsidy limit.

30) REPLACEMENT RESERVE ACCOUNTS

All projects shall maintain a replacement reserve account beginning at the time of completion for the term of the NHTF period of affordability.

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.

- g. The replacement reserve account must be maintained in a separate account in a federally insured financial institution.
- h. Reserve accounts must also be separate from the project's ordinary operating account.

31) OPERATING RESERVE ACCOUNT

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.

- a. 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.
- b. The operating reserve account must be maintained in a separate account in a federally insured financial institution.
- c. 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.
- d. 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.
- e. 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.
- f. For purposes of this paragraph, eligible operating costs are limited to insurance, utilities, real property taxes, maintenance, and replacement reserve payments.

32) REPAYMENT

All NHTF awards will be structured as a grant to a Recipient with a Period of Affordability of thirty (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.

- a. 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.

- b. 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.
- c. In the event of a foreclosure or transfer in lieu of foreclosure, the Recipient must repay the full NHTF investment in the project.

33) COMPLIANCE

NHTF assisted rental units are rent and income limited for the thirty (30) year Period of Affordability.

- a. Recipients/Owners of rental property shall maintain occupancy of NHTF assisted units by Extremely Low Income Persons for the Period of Affordability.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. At a minimum THDA will conduct desk compliance reviews annually.
- g. 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 twenty (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.
- h. 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.

34) MONITORING FEES

THDA charges a monitoring fee for all NHTF assisted units. NHTF Recipients shall pay the entire fee covering the thirty (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.

- a. 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.

35) RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

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.

- a. 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:

- i) A description of the proposed assisted project;

- (1) 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.
- (2) A time schedule for the commencement and completion of the demolition or conversion.
- (3) 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.
- (4) The source of funding and a time schedule for the provision of the replacement housing.
- (5) 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.
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.

36) NHTF 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.

- a) 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.

- i) 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.)
 - ii) 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:
 - (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.
 - (4) 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.

37) SITE AND NEIGHBORHOOD STANDARDS

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.

- a) 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.
- b) 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.

38) 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 NHTF funds.

- a) 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.
- b) 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)
- c) 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.

39) AFFIRMATIVE MARKETING

Prior to beginning a NHTF project, Recipients must adopt affirmative marketing procedures and requirements for all NHTF rental projects with five (5) 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:

- a) Methods for informing the public, owners and potential tenants about fair housing laws and the Recipient's policies;
- b) A description of what the Recipient will do to affirmatively market housing assisted with NHTF funds;
- c) A description of what the Recipient will do to inform persons not likely to apply for housing without special outreach;
- d) Maintenance of records to document actions taken to affirmatively market NHTF-assisted units and to assess marketing effectiveness; and
- e) Description of how efforts will be assessed and what corrective actions will be taken where requirements are not met.
- f) All projects that receive NHTF grants must advertise all vacant units on the www.TNhousingsearch.org website.

40) APPLICATION AND EVALUATION PROCEDURE

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

- a) Submission by an eligible applicant of a complete application, including any documentation required to be submitted through THDA's Participant Information Management System (PIMS).
- b) 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.
- c) Submission of a 30-Year Proforma demonstrating a need for the NHTF funds.
- d) 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>.

- e) Receipt of a score that equals at least 60% of the total points available.
- f) 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 on page 32, Section 41 of this Program Description00..
- g) THDA will first select the highest scoring application from each Grand Division of Tennessee.
- h) 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.
- i) 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.
- j) 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.

41) NHTF RENTAL HOUSING SCORING MATRIX - Up to 100 Points

PROJECT DESIGN - Up to 30 points

- a) 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.

- b) Firm financial commitments for non-NHTF resources have been secured, are current, and are demonstrated within the application.
- c) 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.
 - i) Projects with committed project based VASH vouchers, Continuum of Care rental assistance, or project-based Section 8 vouchers are preferred.
 - ii) Projects that preserve existing housing with project-based rental assistance also are encouraged.
- d) The project's proforma demonstrates sufficient cash flow to supports the project's operation without a contribution of NHTF funds by THDA to an operating reserve account for the project.
- e) The extent to which the proposed project fills the need demonstrated by the neighborhood market conditions.
- f) The extent to which the design of the proposed project is appropriate and meets the needs of the targeted population to be served.
- g) 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.
- h) The extent to which the proposed project provides easy access to community living, including retail, employment, transportation, medical, education, recreation, and government services.
- i) The extent to which the proposed project integrates the NHTF-assisted households with households of higher incomes within the project. These will be determined using the standard HUD definitions of extremely Low Income, very Low Income, Low Income, and incomes above 80% AMI.
- j) The extent to which universal design and visitability features will be included in the design of the projects.
- k) The extent to which energy efficiency features exceed the requirements of THDA's Design Standards for New Construction or Rehabilitation, as applicable.

APPLICANT'S CAPACITY AND EXPERIENCE - Up to 25 points

- a) The applicant's experience with owning, developing and managing rental units of similar size and scope serving the intended population proposed.
- b) The capacity of the applicant and its development and management team to carry out the proposed project within the schedule proposed.
- c) 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.
- d) The past experience of the applicant and its development and management team to undertake THDA rental development projects in a timely manner.

- e) The past history of the applicant in serving the community in which the proposed project is to be located.
- f) The past history of the applicant and its development and management team to comply with THDA funding requirements and processes.
- g) The applicant's financial statements and audit indicate a healthy financial position and include diverse funding sources.

NEED - Up to 10 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 available at <https://thda.org/government-nonprofit-partners/national-housing-trust-fund>

AREAS OF OPPORTUNITY SCORE - Up to 10 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 available at <https://thda.org/government-nonprofit-partners/national-housing-trust-fund>

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.

RURAL DESIGNATION – Up to 10 points

THDA will award 7 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: Anderson, Blount, Bradley, Carter, Coffee, Davidson, Dyer, Gibson, Hamilton, Hamblen, Haywood, Knox, Loudon, Madison, Maury, Montgomery, Putnam, Roane, Rutherford, Shelby, Sumner, Unicoi, Williamson and Wilson. All other counties are considered Rural.

THDA will award an additional 3 points if the applicant is a Tennessee Public Housing Authority in one of the above identified Rural counties.

DESIGNATED DISTRESSED COUNTIES – 5 points

Tennessee Governor Bill Lee issued an executive order designating fifteen Tennessee Counties as distressed, including: Lake, Lauderdale, Hardeman, Perry, Clay, Grundy, Van Buren, Bledsoe, Scott, Hancock and Cocke. THDA will award up to 5 points for applications with projects in the designated distressed counties.

Appendix F:

ESG Program Description



2021 EMERGENCY SOLUTIONS GRANTS 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 regain stability quickly 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.

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 2021 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 under the ESG Competitive Allocation will be made available through THDA's Grants Management System (GMS) and must be received by THDA on or before 11:59:59 PM CST on Thursday, May 13, 2021. Applications under the ESG Set-Aside City Allocation must be received by THDA on or before 11:59:59 PM CST on Thursday, May 27, 2021. Contingent upon notification of a 2021 ESG allocation from HUD, THDA anticipates notifying successful applicants by June 3, 2021 and issuing 2021 ESG contracts by June 30, 2021 for the period July 1, 2021 through June 30, 2022. 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 available at www.thda.org. Once at the THDA website, click on Programs and then the ESG Program link under Programs for Local Government & Nonprofit Partners. There will be a link for the program description, the application instructions, and 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;
3. Limit returns to homelessness one year after exiting the program; and,
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 1*: 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 Chattanooga
- City of Clarksville
- City of Cleveland
- City of Franklin
- City of Jackson
- City of Johnson City
- City of Kingsport
- 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 anticipates an ESG allocation in 2021 of approximately \$3 million. THDA will make available under this program description any FY2021 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 2021 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 City Allocation. THDA will allocate \$150,000 each to the cities of Chattanooga, Clarksville, Johnson City, and Murfreesboro. Each of these jurisdictions (“Set-Aside Cities”) 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.

Eligible Applicants with a main office inside the jurisdictional boundaries of a Set-Aside City may apply for funding under the Competitive Allocation; however, the total of the funds received by an Eligible Applicant under both the Set-Aside and Competitive Allocations may not exceed \$150,000.

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).
- (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 advancement or 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 or advanced 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, or if a victim services provider, the ESG Grantee will operate a comparable database that collects client-level data over time (i.e. longitudinal data) and generates unduplicated aggregate reports based on the data. Grantees that are not victim services providers must work with their local CoC to coordinate HMIS access and technical assistance. All ESG Grantees assume 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>.
- 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.
- m. Violence Against Women Act (VAWA). All ESG Grantees are required to apply the requirements of the Violence Against Women Act to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation, consistently across all HUD administered programs along with all nondiscrimination and fair housing requirements.

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 X: Non-Profit Checklist**. 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.

THDA will provide a limited opportunity of five (5) business days for applicants to correct the following threshold factors:

- Failure to upload all required documents to PIMS.
- Failure to submit a Certificate of Existence that was issued within the required time established by the application instructions.
- Failure of the Mayor, Executive Director, or the Board Chairman to sign the application.

All applicants that are required to submit corrections for an issue identified above will receive an automatic 10 point deduction to the final application score. The point deduction will be assessed regardless of the number of the above threshold items requested to be corrected.

THDA will not provide an opportunity to correct other application items nor will THDA extend the time period for correction of the threshold item beyond the period identified above.

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 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 40 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 program design meets the objectives of providing housing solutions without unnecessary barriers or program requirements.
- f. The use of rapid re-housing to move individuals and families from homelessness to permanent housing; and,
- g. Degree to which the project shows success in finding permanent housing solutions for the population served.

2. APPLICANT CAPACITY

UP TO 20 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 CAPACITY

UP TO 20 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 an advancement or reimbursement program.
- d. Applicant's success at drawing down previous years ESG funding allocation.

4. COORDINATION WITH COC PRIORITIES

UP TO 20 POINTS

THDA will award up to 20 points for an application that actively participates in and coordinates with the local CoC, including active participation in the coordinated entry process established by the CoC at time of application.

Appendix G: Public Consultation

Translations

Spanish Notice & Executive Summary

Ahora aceptamos comentarios del público sobre el Plan de Acción Anual 2021-2022

23 de marzo - 22 de abril de 2021

En el recientemente difundido borrador del Plan de Acción Anual 2021-2022, la Agencia de Desarrollo de Viviendas de Tennessee (THDA, por sus siglas en inglés) describe la manera en que el Estado de Tennessee administrará los programas CDBG, HOME, HTF, ESG y HOPWA en el próximo año fiscal. Dicho documento también constituye la solicitud al Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) de los Estados Unidos de aproximadamente \$50-60 millones para actividades de vivienda y desarrollo comunitario en Tennessee. El borrador del plan será publicado en <https://thda.org/research-reports/consolidated-planning> del 23 de marzo al 22 de abril para consulta y comentarios del público. También se encontrará disponible un resumen del borrador en inglés y español.

Por cualquier pregunta y solicitud de adaptación, escriba a research@thda.org.

Estado de Tennessee Plan de Acción Anual 2021-22 Resumen Ejecutivo

El Plan de Acción Anual constituye la solicitud anual del Estado de Tennessee al Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) de los Estados Unidos para el financiamiento de los cinco programas de subsidios de fórmula que se indican a continuación. El Plan de Acción Anual 2021-22, que cubre del 1.º de julio de 2021 al 30 de junio de 2022, describe las asignaciones, estrategias y actividades para cumplir con los objetivos de Planificación Consolidada 2020-2024.

Los recursos federales proporcionados por el HUD que se cubren en el Plan incluyen:

- Subsidio en Bloque para Desarrollo Comunitario (CDBG, por sus siglas en inglés): fomenta el desarrollo económico y comunitario en pequeñas ciudades de todo el estado.
- Programa de Sociedad de Inversión en el Hogar (HOME): fomenta la producción, conservación y rehabilitación de viviendas accesibles para alquiler o propiedad para hogares de bajos ingresos.

- Fondo de Fideicomiso para la Vivienda (HTF, por sus siglas en inglés): fomenta la producción, conservación, rehabilitación y administración de viviendas de alquiler accesibles para hogares de ingresos extremadamente bajos.
- Programa de Subsidios para Soluciones de Emergencia (ESG, por sus siglas en inglés): proporciona los servicios necesarios para brindar apoyo a las personas sin hogar o en riesgo de convertirse en personas sin hogar para que vuelvan a lograr la estabilidad rápidamente en viviendas permanentes.
- Programa de Oportunidades de Vivienda para Personas con SIDA (HOPWA, por sus siglas en inglés): cubre las necesidades de vivienda de las personas de bajos ingresos con VIH/SIDA y sus familias.

Los programas HOME, HTF y ESG son administrados a través de la Agencia de Desarrollo de Viviendas de Tennessee (THDA, por sus siglas en inglés), el CDBG es administrado por el Departamento de Desarrollo Económico y Comunitario de Tennessee, y el HOPWA es administrado por el Departamento de Salud de Tennessee. A pesar de que la THDA es la agencia líder responsable de coordinar el desarrollo de los documentos de Planificación Consolidada, todas las agencias que administran los cinco programas de subsidios participan en su desarrollo.

Este informe describe las cantidades de fondos de los cinco subsidios de fórmula que se espera estarán disponibles durante el Año del Programa 2021-22, y cubre los métodos mediante los cuales las agencias que los administran distribuirán los fondos a los solicitantes que califican. Los fondos se distribuyen mediante un proceso de competencia para subsidios, mediante una fórmula o, en ciertos casos, ambos métodos. El total de la asignación del Año Fiscal 2020 fue de más de \$52 millones, a pesar de que se esperan aumentos para el Año Fiscal 2021. El borrador incluye las contingencias del programa si la cantidad de fondos es considerablemente diferente de lo que se espera. Se cumplirá con el plan de participación de los ciudadanos del estado y toda futura directiva del HUD para toda revisión necesaria. También se cubren otros recursos para viviendas accesibles de los que dispone el estado o que tienen un impacto en el desempeño del estado.

El Estado de Tennessee identificó cuatro necesidades prioritarias para el período de cinco años que cubre el Plan Consolidado 2020 - 2024. El Plan de Acción Anual 2021 cubre las actividades específicas para cumplir con dichos objetivos en el segundo año del plan de cinco años. Dichas necesidades prioritarias incluyen:

- Oportunidades de vivienda limitadas: Preservar el inventario de viviendas accesibles; aumentar la cantidad de viviendas accesibles; y mejorar el acceso a viviendas accesibles para familias de ingresos bajos y moderados.
- Envejecimiento de la infraestructura, desinversión en comunidades y recuperación ante desastres: Mejorar la seguridad y la habitabilidad de las comunidades mediante la inversión en infraestructura, las oportunidades económicas y la recuperación ante desastres.
- Servicios de apoyo no de vivienda limitados: Aumentar la disponibilidad y el conocimiento de servicios de apoyo para personas con VIH/SIDA, personas sin hogar y otras poblaciones especiales.
- Fomento afirmativo de la vivienda justa: Garantizar el acceso a viviendas de calidad para las clases protegidas y proporcionar alcance comunitario, educación y orientación sobre vivienda justa.

Además de dichas necesidades prioritarias, el HUD estableció tres metas y objetivos básicos según los cuales se evaluarán el plan y el desempeño del estado conforme al plan. Dichos objetivos incluyen la provisión de vivienda decente, la provisión de un entorno de vida adecuado, y la ampliación de las oportunidades económicas para las personas de ingresos bajos y moderados.

La consulta y los comentarios del público sobre el borrador del Plan de Acción Anual estarán disponibles del 23 de marzo al 22 de abril de 2021 en <https://thda.org/research-reports/consolidated-planning>

Arabic

نعم نها شيرؤفهيين گشتي ل سسر بهرناميا چالاكيا سالانها 2022-2021 قهيوول دكهن

23ئ ئادار - 22ئ نيسانا 2021

ل ييشنومايا بهرناميا چالاكيا سالانها 2022-2021-ئان ده كو تازه هائيه وماندن، ئازانسا ييشكفتنا ئاقاهيا تهنسي (THDA) ديار دكمت كو ويلايهتا تهنسي دئ د سالاداريي يا داهاتي ده چاوا بهرنامييين CDBG ، HOME ، HTF ، ESG و HOPWA ب ريقه بيت. هروسا ئهف بملگه وكي بهرنامييك پراكتيك ز بو ومارهتا ئاقاهي و بازارقانيي با دمولعتين ئيكبوويي (HUD) تهنسگره ز بو 50-60 مليون دولاري تهنسكري ز بو چالاكيتن ئاقاهي و ييشكفتنا جفاكي ل تهنسي. ييشنوميا يلاني دئ ز 23-ئ ئاداري هيا 22-ئ نيساني ز بو قنيرينا گشتي ل <https://thda.org/research-reports/consolidated-planning> وهره شاندين. كورتهمقيا ييشنوميين دئ ب ئنگليزي و سياني زي بهردهست بيت. ز بو یرس و داخوازين روونشتني، ز كرمما خوه research@thda.org. ره ئيميلني بشين.

Badini

نقبل الآن تعليقات الجمهور على خطة العمل السنوية ٢٠٢٢-٢٠٢١

٢٣ مارس - ٢٢ أبريل ٢٠٢١

في مسودة خطة العمل السنوية ٢٠٢٢-٢٠٢١ التي صدرت مؤخرًا، تصف هيئة تنمية الإسكان بولاية تينيسي (THDA) كيف ستقوم ولاية تينيسي بتشغيل برامج CDBG و HOME و HTF و ESG و HOPWA في السنة المالية القادمة. تُستخدم هذه الوثيقة أيضًا طلبك يُقدَّم إلى وزارة الإسكان والتنمية الحضرية الأمريكية (HUD) لما يقدر بنحو ٥٠-٦٠ مليون دولارًا من أنشطة الإسكان والتنمية المجتمعية في ولاية تينيسي. وسيتم نشر مسودة الخطة على موقع <https://thda.org/research-reports/consolidated-planning> من ٢٣ مارس إلى ٢٢ أبريل لمراجعة الجمهور وتعليقه عليها. كما سيتم توفير ملخص للمسودة باللغتين الإنجليزية والإسبانية. للأسئلة وطلبات السكن، يُرجى إرسال بريد إلكتروني إلى research@thda.org.

Chinese

2021-2022 年度行动计划公开征求意见

2021 年 3 月 23 日至 4 月 22 日

田纳西州住房发展局 (THDA) 在最近发布的 2021-2022 年度行动计划草案中, 描述了田纳西州下一个财政年度将如何运营 CDBG、HOME、HTF、ESG 和 HOPWA 计划。该文档还可用于向美国住房和城市发展部 (HUD) 申请一笔预计金额为 5000 万-6000 万美元的资金, 用于支持田纳西州的住房和社区发展活动。该计划草案将于 3 月 23 日至 4 月 22 日发布在 <https://thda.org/research-reports/consolidated-planning> 上, 以征求公众意见和评论。届时还将提供英文和西班牙文草案摘要。

如有疑问和住房申请, 请发送电子邮件至 research@thda.org。

Korean

2021-2022 연간 실천 계획에 대한 일반인의 의견을 받습니다

2021 년 3 월 23 일 - 4 월 22 일

최근에 배포된 2021-2022 연간 실천 계획 초안에서 테네시주 주택개발청(THDA)은 다음 회계 년도에 테네시주가 CDBG, HOME, HTF, ESG, 및 HOPWA 프로그램을 어떻게 운영할지에 대해 설명했습니다. 이 문서는 테네시 주 주택 및 지역사회 개발 활동 자금으로 약 5 천-6 천만 달러를 미국 주택도시개발부(HUD)에 지원 요청하는 신청서 역할도 합니다. 이 계획서 초안을 3 월 23 일부터 4 월 22 일까지

<https://thda.org/research-reports/consolidated-planning> 에 게시하고 일반인 검토와 의견을 받을 예정입니다. 초안 요약본은 영어와 스페인어로 열람하실 수 있습니다.

궁금한 점이 있거나 합의 요청을 원하시면 research@thda.org 로 이메일을 보내주십시오.

Lao

ດຽວນີ້ກຳລັງຮັບຄຳຄິດເຫັນຂອງສັງຄົມກ່ຽວກັບແຜນດຳເນີນງານປະຈຳປີ 2021-2022

23 ມີນາ - 22 ເມສາ 2021

ໃນການອອກຮ່າງແຜນດຳເນີນງານປະຈຳປີ 2021-2022 ເມື່ອບໍ່ດົນມານີ້, Tennessee Housing Development Agency (ໜ່ວຍງານພັດທະນາທີ່ຢູ່ອາໄສລັດເທັນເນສຊີ, THDA) ກ່າວເຖິງວ່າລັດເທັນເນສຊີ (State of Tennessee) ຈະດຳເນີນໂຄງການ CDBG, HOME, HTF, ESG ແລະ HOPWA ຢູ່ໃນບົງບປະມານທີ່ກຳລັງຈະມາມີແນວໃດ. ເອກະສານນີ້ຍັງໃຊ້ເປັນໃບຄຳຮ້ອງເຖິງກະຊວງ U.S. Department of Housing and Urban Development (ກະຊວງພັດທະນາທີ່ຢູ່ອາໄສ ແລະ ຕົວເມືອງຂອງສະຫະລັດ, HUD) ສຳລັບເງິນທີ່ໄດ້ປະມານໄວ້ \$50-60 ລ້ານສຳລັບກິດຈະກຳທີ່ຢູ່ອາໄສ ແລະ ການພັດທະນາຊຸມຊົນຢູ່ໃນລັດເທັນເນສຊີ. ຮ່າງແຜນຈະໂພສລົງໃນ <https://thda.org/research-reports/consolidated-planning> ຕັ້ງແຕ່ວັນທີ 23 ມີນາ ເຖິງ 22 ເມສາ ເພື່ອໃຫ້ສັງຄົມທົບທວນຄືນ ແລະ ໃຫ້ຄຳຄິດເຫັນ. ນອກນັ້ນຈະມີຮ່າງບົດສັງລວມທີ່ເປັນພາສາອັງກິດ ແລະ ພາສາສະເປນໃຫ້ນຳ.

ສຳລັບຄຳຖາມ ແລະ ການຂໍທີ່ຢູ່ອາໄສ, ກະລຸນາສົ່ງອີເມວຫາ research@thda.org.

Somali

Hadeer Aqbalayaa Faalooyinka Dadweynaha ee Qorshaha Tallaabada Sannadlaha 2021-2022

Maarso 23 - Abriil 22, 2021

Qabyo qoraalka Qorshaha Tallaabada Sannadlaha 2021-2022 ee dhawaan la sii daayay, Wakaalada Hormarinta Guriyeynta Tennessee (THDA) ayaa qeexday sida Gobolka Tennessee waxay ka howlgelineysaa barnaamijyada CDBG, HOME, HTF, ESG, iyo HOPWA ee sannadka maaliyada soo socdo. Dokumintigaan sidoo kale wuxuu u adeegaa sida codsiga ku aadan Waaxda Guriyeynta iyo Hormarinta Magaalada (HUD) oo qiyaasta \$50-60 milyan ee loogu talloagalay howlaha guriyeynta iyo hormarinta magaalada ee Tennessee. Qorshaha qabyo qoraalka waxaa la dhigayaa <https://thda.org/research-reports/consolidated-planning> ka bilow Maarso 23 illaa Abriil 22 oo dib u eegida dadweynaha iyo faalaada. Dulmarka qabyo qoraalka oo af Ingiriis iyo Isbaanish ah sidoo kale waala helayaa.

Wixii su'aalo ah iyo codsiyada hoyga, fadlan i-meel u soo dir research@thda.org.

Sorani

نیستاسەرێج و تێبینیه گشتیهکان په سههند دهکریت له سههر پلانی کاری سالانه ی ۲۰۲۱ - ۲۰۲۲
۲۳ ی نازار - ۲۲ ی نیسانی ۲۰۲۱

له رهشنووسی پلانی کاری سالانه ی ۲۰۲۱ - ۲۰۲۲ ی ئەم دواییاندا که بۆ کراوتەوه ، نازانسی گهشه پیدانی خانوو بهرە ی تینسی (THDA) باس لهوه دهکات که چۆن دهوڵەتی تینسی له سالی دارایی دا ، بهرنامهکانی CDBG ، HOME ، HTF ، ESG و HOPWA کار پین دهکات . ئەم بەلگهنامهیه ههروها وەک کار بهرنامهیهک بۆ وزارەتی نیشتەجێکردن و بهرمهیدانی شارستانی (HUD) ی ئەمریکی خزمەت دهکات بۆ پری ۵۰ - ۶۰ ملیۆن دۆلار بۆ چالاکییهکانی نیشتەجێبوون و گهشه پیدانی کۆمهڵگا له تینسی . . رهشنووسهکه له سههر ئەم وتیساتیه بۆ دهمکریتەوه <https://thda.org/research-reports/consolidated-planning> له ۲۳ ی نازارهوه تا ۲۲ ی نیسان بۆ پیداجوونهوه و لیدوانی گشتی. کورتە ی رهشنووستیک به ئینگلیزی و ئیسپانییش بهردهست دهییت. بۆ پرسیار و داواکاریهکانی شوینی نیشتەجێبوون، تکایه ئیمیل بنێرن بۆ ئەم ئیمیله research@thda.org.

Vietnamese

**Hiện Đang Tiếp Nhận Ý Kiến Đóng Góp của Người Dân về Kế Hoạch
Hành Động Hàng Năm 2021-2022**
23 tháng 3 - 22 tháng 4 năm 2021

Trong dự thảo Kế Hoạch Hành Động Hàng Năm 2021-2022 mới được công bố, Cơ Quan Phát Triển Nhà Ở Tennessee (THDA) có trình bày về cách thức Tiểu Bang Tennessee sẽ điều hành các chương trình Trợ Cấp cho Khối Phát Triển Cộng Đồng (CDBG), Hợp Tác Đầu Tư cho Nhà Ở (HOME), Quỹ Tín Thác Nhà Ở Quốc Gia (HTF), Trợ Cấp Giải Pháp Khẩn Cấp (ESG) và Cơ Hội Nhà Ở cho Người Mắc Bệnh AIDS (HOPWA) trong năm tài khóa tiếp theo. Tài liệu này cũng là đơn xin cấp ngân sách gửi tới Bộ Phát Triển Đô Thị và Nhà Ở Hoa Kỳ (HUD) với số tiền ước tính \$50-60 triệu cho các hoạt động phát triển cộng đồng và nhà ở tại Tennessee. Kế hoạch dự thảo sẽ được đăng tải trên trang <https://thda.org/research-reports/consolidated-planning> từ ngày 23 tháng 3 đến ngày 22 tháng 4 để người dân xem xét và đóng góp ý kiến. Cũng có bản tóm tắt dự thảo bằng Tiếng Anh và Tiếng Tây Ban Nha.

Nếu quý vị có câu hỏi hoặc yêu cầu điều chỉnh định dạng để thuận tiện cho quý vị, vui lòng gửi email tới research@thda.org.

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Community Development Block Grant

tn.gov/ecd/community-development-block-grant/cdbg.html

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HOPWA

tn.gov/health/health-program-areas/std/std/hopwa.html

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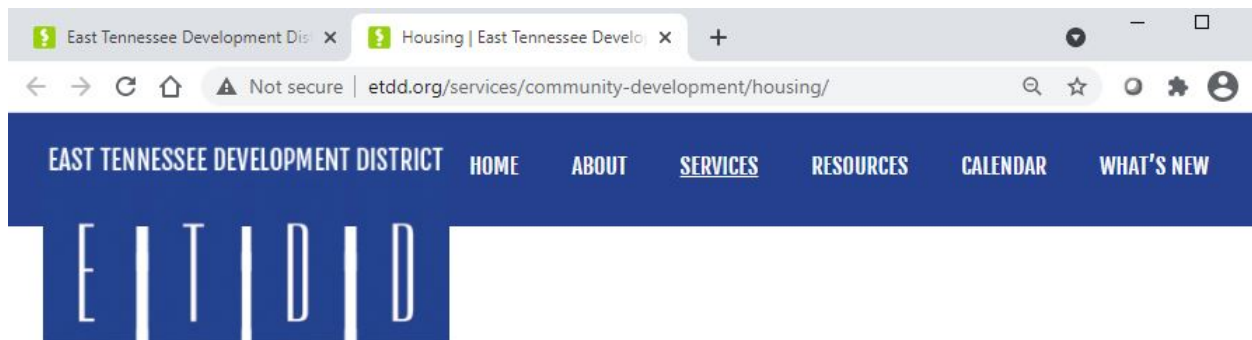
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Por cualquier pregunta y solicitud de adaptación, escriba a research@thda.org.

Southeast TN development | Built | Southeast TN development | Housing | sedev.org/housing-program/

setd southeast tennessee development housing program

HOME Program

These are federal funds awarded through a THDA State-wide competitive process. The program goal is to bring substandard housing into compliance with HUD housing quality standards as well as local building codes. Examples of eligible work may include plumbing, electrical, foundations, roof replacement or repairs, handicap accessibility, windows and door replacements. These forgivable grants are awarded as a grant to low income homeowners who live in the home.

HOME / CONTRACTORS Public Notice

For more information, please contact Alex Moore at (423) 355-8181 or by email at amoore@sedev.org.

- [THDA Public Notice: Now Accepting Public Comments on the 2021-2022 Annual Action Plan](#)
- [Aviso público de la THDA: Ahora aceptamos comentarios del público sobre el Plan de Acción Anual 2021-2022](#)

setd

HOME Program

These are federal substandard housing eligible work may and door replacement home.

HOME / CONTR

For more information

- THDA Public
- Aviso público

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As the State's housing independently funded safe, sound, affordable resource. For more

THDA Programs

THDA offers a range of <https://thda.org/p>

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**Now Accepting Public Comments on the 2021-2022 Annual Action Plan
March 23 - April 22, 2021**

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2021-2022
23 de marzo - 22 de abril de 2021**

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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 Public Comments on the 2021-2022 Annual Action Plan - March 23 - April 22, 2021

Ahora aceptamos comentarios del público sobre el Plan de Acción Anual 2021-2022 - 23 de marzo - 22 de abril de 2021



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THDA Homeownership

TNHousingSearch.org

Additional Homeownership

THDA Community Programs

THDA Rental Programs

THDA Low Income Housing

THDA Research and Planning

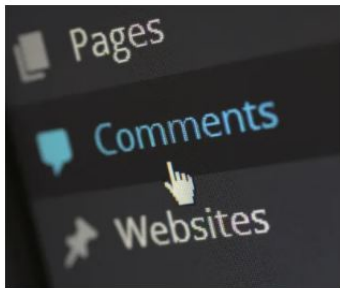
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Now Accepting Public Comments on the 2021-2022 Annual Action Plan



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Por cualquier pregunta y solicitud de adaptación, escriba a research@thda.org.

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<https://thda.org/research-reports/consolidated-planning>

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Learn how the State of Tennessee plans to invest more than \$58 million of federal grant funds in affordable housing and community development. Review and comment on the State of Tennessee Annual Action Plan through April 22: <https://thda.org/research-reports/consolidated-planning>



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Yesterday at 7:02 AM · 🌐

Today is the last day to review and comment on the State of Tennessee's Annual Action Plan. Don't miss your chance to submit input on the State's plan for federal investment in affordable housing and community development: <https://thda.org/research-reports/consolidated-planning>



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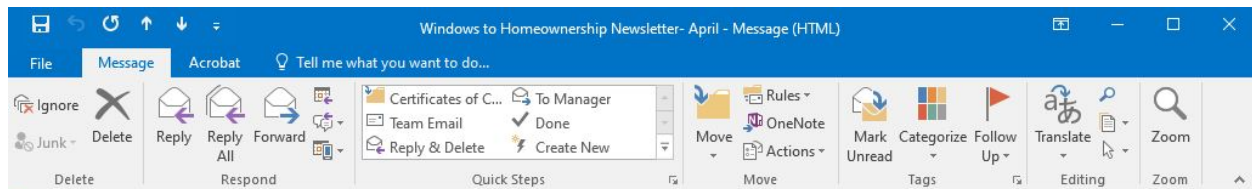


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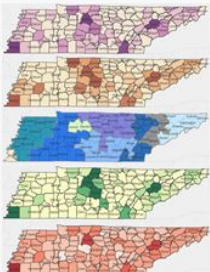

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DATA AND REPORTS

THDA's **2020 Investments and Impacts** is now available online at https://bit.ly/THDA_Inv_Imp_2020. This report is an in-depth review of THDA administered programs and their impacts across the state down to the county level.



[View the Report](#)[View the Map](#)[Economic Impact](#)

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March 23 - April 22, 2021

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Email Outreach



Fri 3/26/2021 7:01 AM

TN Housing Development Agency <research@thda.org>

Open for Review: 2021-22 State of Tennessee Annual Action Plan

To  Megan Webb

 You forwarded this message on 3/26/2021 9:24 AM.

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Now Accepting Public Comments on the 2021-2022 Annual Action Plan *March 23 - April 22, 2021*

Every year, the State of Tennessee anticipates \$50-60 Million for affordable housing and community development. On behalf of the State, the Tennessee Housing Development Agency has released a draft plan for this funding and activities to be completed during program year 2021-2022. See the full notice below for additional information.

Visit <https://thda.org/research-reports/consolidated-planning> to review the full draft or summary, or to submit a comment.

In the recently released 2021-2022 Annual Action Plan draft, the Tennessee Housing Development Agency (THDA) describes how the State of Tennessee will operate the CDBG, HOME, HTF, ESG, and HOPWA programs in the coming fiscal year. This document also serves as the application to the U.S. Department of Housing and Urban Development (HUD) for an estimated \$50-60 million for housing and community development activities in Tennessee. The public is encouraged to review and comment on this draft from March 23 to April 22, 2021. Comments should be submitted via the link above. These programs support a variety of housing and community development efforts throughout Tennessee for the benefit of low- and moderate-income households: Community Development Block Grant (CDBG, administered by TN Department of Economic and Community Development); HOME Investment Partnership Program (HOME, administered by THDA); Housing Trust Fund (HTF, administered by THDA); Emergency Solutions Grant (ESG, administered by THDA); and Housing Opportunities for Persons with AIDS Program (HOPWA, administered by TN Department of Health). For questions and accommodation requests, please email research@thda.org.




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En Español:

Ahora aceptamos comentarios del público sobre el Plan de Acción Anual 2021-2022 23 de marzo - 22 de abril de 2021

Para ver una lista de las audiencias públicas, revise el resumen ejecutivo y borrador, o deje un comentario hasta el 22 de abril:

<https://thda.org/research-reports/consolidated-planning>

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For more information on the Consolidated Planning process, updates, and to view prior year reports, please visit <https://thda.org/research-reports/consolidated-planning>



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Accounts Payable
502 Deaderick Street
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Nashville, TN 37243

To Whom It May Concern:

The enclosed itemized statement is for publication in the list of newspaper(s) on invoice **S21.2442** on the date (s) stated therein as authorized by your office.

As requested, tearsheets are submitted herewith as further proof of publication.

I, *Alisa Subhakul*, Junior Media Buyer of Tennessee Press Service, Inc., do hereby certify that the attached is true and correct.

This Twenty-fourth day of March, 2021

Alisa Subhakul, Junior Media Buyer

Sworn before me this 24th Day of March, 2021

Earl Goodman, Notary Public

My commission expires July 1, 2024



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second half of Baylor's career, although he remained a regular All-Star.

West and Baylor were the first pair in the long tradition of dynamic duos with the Lakers, followed by Magic Johnson and Kareem Abdul-Jabbar in the 1980s before Kobe Bryant and Sha-

Baylor averaged 38 points in the 1961-62 season despite doing active duty as an Army reservist.

He scored 61 points in a playoff game against Boston in 1962, a record that would stand for 24 years until Jordan broke it.

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Public Notices

ability in operation of its programs, services, and activities.

El TAC de la Organización Metropolitana de Planificación del Transporte del Área de Lakeway (LAMTPO) tendrá una reunión pública (virtual). Los puntos a tratar son:

1. Informe sobre el Plan Metropolitano de Transporte (MTP) y la Determinación de la Conformidad de la Calidad del Aire de 2045.
2. Discusión del Estudio del Corredor Hwy 11E de los Estados Unidos.

La información sobre la reunión virtual se puede obtener poniéndose en contacto con Rich DesGroseilliers en richd@mymorrisdown.com o al 423-581-6277, o se puede ver en www.lamtpo.com. La reunión virtual será el jueves 8 de abril de 2021 a las 9:00 AM. Se invita a todos los interesados a asistir a la reunión. Es la política de LAMTPO no discriminar por motivos de raza, color, origen nacional, edad, sexo o discapacidad en el funcionamiento de sus programas, servicios y actividades.

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Notice
Cause No. 201920-1
In the Chancery Court for Knox County, Tennessee
Adoption of: Dawn Elizabeth Mooney
DOB: 04/10/2014

By: Michael Dale McDonald, II and Cassandra Anne McDonald, Petitioners,

vs.

John Brian Dean II, Respondent.

In this cause, it appearing from the Order of Publication, that the Respondent John Brian Dean II's residence is unknown and cannot be ascertained upon diligent inquiry, it was ordered that publication be made for four successive weeks, in the Knoxville News Sentinel, to notify Respondent, John Brian Dean II, to file an answer with this court and send a copy to Petitioners' attorney, Dawn Coppock, whose address is P.O. Box 388, Strawberry Plains, TN 37871, within 30 days from the last date of publication, exclusive of the last date of publication, or a judgment by default may be entered against Respondent. Failure to appear may result in the termination of Respondent's parental rights to the above-named child. The cause is set for hearing before this Court on 4-8-2021 at 9:30

Public Notices

a.m. to provide said Respondent with an opportunity to appear and defend.

This 15th day of March 2021,

/s/Clerk and Master

ADVERTISEMENT FOR BIDS
Separate sealed bids for building improvement additions will be received by the Claiborne Utilities District located 630 Davis Drive, New Tazewell, TN 37825 until 1:00 p.m., (local time) on April 14, 2021 and then at said office publicly opened and read aloud.

A pre-bid meeting will be held April 5, 2021 at 10:00 a.m., at Claiborne Utility District 630 Davis Drive, New Tazewell, TN 37825.

The Contract Documents may be examined at the following locations:

Claiborne Utilities District
630 Davis Drive
New Tazewell, TN 37825
Phone: 423-626-4282

Knoxville Builders Exchange
301 Clark Avenue
Knoxville, TN 37716
Phone 865-525-0443

Official bid copies of the plans and contract documents may be only be obtained at Knoxville Blue Print

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and Supply located at 622 Leroy Avenue, Knoxville, TN (Tel: 865-525-0463, Fax: 865-525-2383 upon a non-refundable payment of \$100.00 for each set.

George Coats, General Manager
Claiborne Utilities Districts

To whomsoever
There will be a CASH SALE on March 29, 2021 at 1:00 pm. At Floyd's Wrecker Service 135 Hawthorn ave Knoxville, TN 37920. Docket #89550T. Any questions please call SGT David Thompson 865-964-3409

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Reasonable Rates

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Knoxville Lawn Authority
"Service you can trust!"

We specialize in residential and commercial lawn care, including but not limited to:

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- Aeration
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- Brush removal
- Garden beds
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www.knoxlawnauthority.com

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TREE COMPANY**

Low Rates!

- * Specializing in Dangerous Take Downs
- * Notch & Drops, \$100
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Senior Citizen &
Military - 10% off**
• Now Hiring Qualified Help
Free Estimate

865-973-1859



focused on her own team during the tournament, she's also following the job Elzy is doing.

Tennessee and Kentucky would only meet if both advance to the regional final.

NASCAR was choosing sides in a war of words between the fully-funded driver and a team with

national level.

Nobody seemed to mind when three-time NASCAR champion Tony Stewart

problem here. The bullseye on Gragson seems to stem from his background — he comes from a wealthy Las

funding. But is Gragson a straight ride-buyer? "That perception is 100% incorrect," Mattes said.

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TRANSPORTATION.....870-980

FUN & ETC.

NEWS OF THE WEIRD

• **Family Values:** On Feb. 10, prosecutors in Indianapolis charged Jeremy Farmer, 36, with murdering his father, Fred Farmer, 58, who disappeared in November of 2019. Without a body, a weapon or a murder scene, detectives based their case instead on evidence that Jeremy cleaned out his dad's bank account, used his truck and credit cards, and likely sent fake texts full of emojis that Fred never used from his father's cellphone to family and friends for two months after the disappearance, WXIN-TV reported. Police hope someone will come forward with information about the fate of Fred Farmer.

• **Government in Action:** Leslie Pilgrim of Huntington Beach, California, waited more than two hours at the DMV in Laguna Hills in early February to get a

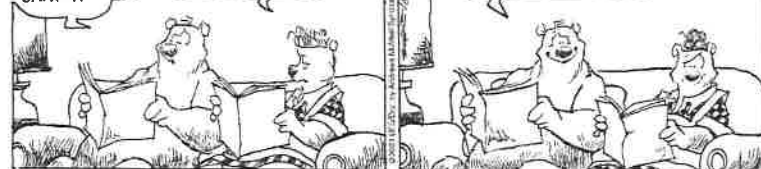
REAL ID, an upgraded driver's license that will be required for airline travel starting in October. Staying compliant with COVID-19 safety rules, Pilgrim left her mask on throughout the process and was startled when officials took her photo while still wearing her mask, she told Fox 11. The clerk realized the error and took another photo, but when the new ID arrived in the mail, Pilgrim's masked-up face was on the license. The DMV advised her the license is valid, even with the mask, but Pilgrim is not taking any chances: She's getting a new one made. "(A)t the end of the day, this is funny," she said. "With all the things happening in the world right now, this is an incredibly minor inconvenience," she said. (3-23)

GRIZZWELLS

I DON'T GET THIS NEW YORKER CARTOON

IS IT ONE OF THOSE ESOTERIC ONES?

I'M NOT SURE... I CAN'T READ THE SIGNATURE



in the **CLASSIFIEDS**

Household Item For Sale Ads Are FREE!

Subscribers only, up to 5 items per week. Include your name, address and phone so we can verify your subscription.

- 1) Sorry, we cannot take free ads by phone
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- 3) Drop off at 204 W. Main St., Johnson City
- 4) Fax to: (423) 929-9097
- 5) Mail to: Free Ads — Johnson City Press

PO Box 1717

Johnson City, TN 37605-1717

Yard Sales, Vehicles, Bulk Items and Realty excluded.

Announcements

020 Public Notices

BrightRidge

is now accepting sealed bids for

Stock Material

bids are due at 2:00 pm (EST) 04/06/2021.

Send a clearly identified email with an attached PDF of the digital bid and all required documents to: SEALEDBIDS@BRIGHTRIDGE.COM. See the bid documents for specific instruction.

Specifications may be obtained by calling (423) 952-5161 or visiting our website www.brightridge.com

Now Accepting Public Comments on the 2021-2022 Annual Action Plan

March 23 - April 22, 2021

In the recently released 2021-2022 Annual Action Plan draft, the Tennessee Housing Development Agency (THDA) describes how the State of Tennessee will operate the CDBG, HOME, ITF, ESG, and LIOP-WA programs in the coming fiscal year. This document also serves as the application to the U.S. Department of Housing and Urban Development (HUD) for an estimated \$50-60 million for housing and community development activities in Tennessee. The draft plan will be posted on <https://thda.org/research-reports/consolidated-planning> from March 23 to April 22 for public review and comment. A draft summary in English and Spanish will also be available. For questions and accommodation requests, please email research@thda.org.

Classifieds

To advertise, visit:
classifieds.jacksonsun.com
 Classifieds Phone: 800.828.4237
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All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Jackson Sun reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Jackson Sun shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

Adopt Me

Pets

all your favorites...

Domestic Pets

Border Collie Puppies- registered, beautiful, shot & dewormed, health guarantee- \$555. / 276-465-1467

On The

Farm

all things farming...

Livestock_Poultry

BLACK ANGUS BULL - Registered, 5 yrs old, low birth weight. \$3,200 obo.
 BLACK ANGUS BULL - registered, 15 months old. \$1,600. 901-666-7872.

Your Source

Public Notices

for the latest...

Public Notices

Now Accepting
 Public Comments
 on the 2021-2022
 Annual Action Plan

March 23 - April 22, 2021
 In the recently released 2021-2022 Annual Action Plan draft, the Tennessee Housing Development Agency (THDA) describes how the State of Tennessee will operate the CDBG, HOME, HTF, ESG, and HOPWA programs in the coming fiscal year. This document also serves as the application to the U.S. Department of Housing and Urban Development (HUD) for an estimated \$50-60 million for housing and community development activities in Tennessee. The draft plan will be posted on <https://thda.org/research-reports/consolidated-planning> from March 23 to April 22 for public review and comment. A draft summary in English and Spanish will also be available. For questions and accommodation requests, please email research@thda.org.

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Real Estate

Homes

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EQUAL HOUSING OPPORTUNITY
 All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 as amended which makes it illegal to advertise "any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make any such preference, limitation or discrimination."
 "This newspaper will not knowingly accept any advertisement for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination, call HUD Toll-free at 1-800-669-9777. For hearing impaired call 1-800-927-9275."

Find your next job!

Public Notices

0004648084

ADVERTISEMENT FOR BIDS

Project No. 2006-12
 City of South Fulton (Owner)
 Separate sealed bids for South Fulton 2020 CDBG for Sanitary Sewer System Improvements will be received by City of South Fulton at the office of South Fulton City Hall, 700 Milton Counce Road, South Fulton, TN 38257 until 11:00 o'clock A.M., C.S.T. April 13, 2021, and then at said office publicly opened and read aloud.
 The Information for Bidders, Form of Bid, Form of Contract, Plans, Specifications, and Forms of Bid Bond, Performance and Payment Bond, and other contract documents may be examined at the following:
 Hethcoat & Davis, Inc., 278 Franklin Road, Suite 200, Brentwood, TN 37027
 South Fulton City Hall, 700 Milton Counce Road, South Fulton, TN 38257
 Copies may be obtained at the office of Hethcoat & Davis, Inc. located at 278 Franklin Road, Suite 200, Brentwood, TN 37027 upon payment of \$50/ disk for each set. Any unsuccessful bidder, upon returning each set promptly and in good condition, will be refunded his payment, and any non-bidder upon so returning such a set will be refunded \$0 (non-refundable).
 The owner reserves the right to waive any informalities or to reject any or all bids.
 Each bidder must deposit with his bid, security in the amount, form and subject to the conditions provided in the Information for Bidders.
 All bidders must be licensed General Contractors as required by the Contractor's Licensing Act of 1994 of the General Assembly of the State of Tennessee, and qualified for the type of construction being bid upon.
 Attention of bidders is particularly called to the requirements as to conditions of employment to be observed and minimum wage rates to be paid under the contract, Section 3, Segregated Facility, Section 109 and E.O. 11246.
 No bidder may withdraw his bid within 60 days after the actual date of the opening thereof.

Real Estate Services



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Equal Housing Opportunity
 All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, national origin, handicap or familial status or an intention to make any such preference, limitation or discrimination.
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APPLIANCES WANTED
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Newspaper Carrier Opportunities

Madison/Chester County

2-3 hours average weekly compensation dependent on route size and number of customers. Up to \$550 weekly part-time late night/early morning hours.

Madison/Chester County

Call or email Tammy Warren

Email: twarren@gannett.com

Phone: 731-225-9895/731-425-9722

Must have reliable vehicle, proof of insurance and a valid driver's license.

CLASSIFIEDS

Phone: 285-4091
Fax: 286-6183

We reserve the right to reject any advertisement. We are responsible only for the first insertion of an advertisement. Advertisers are advised to check their ad immediately after it appears in the paper and report at once any errors found.

DEADLINES for Display Ads

Tuesday, Friday 3 pm
Wednesday, Monday 3 pm
Thursday, Tuesday 3 pm
Friday, Wednesday 3 pm
Sunday, Thursday 3 pm



Legals

Legal 03-4507

Advertisement for School Food Service Bids 2021-2022 S/Y

The Reelfoot Area Consortium School Food Service as a whole, and the individual school systems (Dyer Co., Dyersburg City, Lake Co., Obion Co., & Union City) are accepting bids for food, non-food, chemicals, equipment items, and various services. For additional information interested parties should call 731-885-9743 or 731-286-3600. This institution is an equal opportunity provider.
Published:
March 23, 2021
March 25, 2021
March 27, 2021

LEGAL 03-4508

PROBATE COURT JASON HUDSON PROBATE JUDGE DYER COUNTY

NOTICE TO CREDITORS

Civil Action No. 21-PR-20

The Estate of Gerald Wayne Williams

Notice is hereby given March 9th, 2021 letters testamentary (or of administration as the case may be) in respect of the estate of Gerald Wayne Williams died October 15th, 2020 were issued to the undersigned by the Probate Court of Dyer County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:
(1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or
(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the no-

tice less than sixty (60) days prior to the date that is four (4) months from the date of first publication (or posting) as described in (1) (A); or
(2) Twelve (12) months from the descendent's date of death.
This 9th day of March, 2021.

Administrator or Executor:
Rebecca N. Williams

Attorney for the Estate:
Mark D. Johnston
PO Box 1326,
217 Market St. W.
Dyersburg, TN 38025

Publication dates:
March 16, 2021
March 23, 2021

LEGAL 03-4509

PROBATE COURT JASON HUDSON PROBATE JUDGE DYER COUNTY

NOTICE TO CREDITORS

Civil Action No. 21-PR-19

The Estate of Margaret R. Cochran

Notice is hereby given March 9th, 2021 letters testamentary (or of administration as the case may be) in respect of the estate of Margaret R. Cochran died January 9th, 2021 were issued to the undersigned by the Probate Court of Dyer County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above named

months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or
(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication (or posting) as described in (1) (A); or
(2) Twelve (12) months from the descendent's date of death.
This 9th day of March, 2021.

Administrator or Executor:
John William Dadds

Attorney for the Estate:
Mark D. Johnston
PO Box 1326,
217 Market St. W.
Dyersburg, TN 38025

Publication dates:
March 16, 2021
March 23, 2021

Legal 03-4510

SECTION 00010 n ADVERTISEMENT FOR BIDS

Separate sealed bids for a Bridge Replacement on Lovejoy Road over Ditch, will be received by the Dyer County Highway Department, 1920 Pioneer Road, Dyersburg, Tennessee 38024 until 9:00 am (local time) March 31, 2021 and then at the Dyer County

single span bridge with approaches. The Project includes the following types of work:
1. Clearing and grubbing
2. Roadway Approaches
3. Bridge Construction
4. Erosion control
The Information for Bidders, Form of Bid, Form of Contract, Plans, Specifications, Forms of Bid Bond, Performance and Payment Bond, and other contract documents may be examined at the following locations:

i Clay Williams and Associates, Inc., 2796B N. Highland, Jackson, Tennessee 38305

i West Tennessee Plans Room, 439 Airways Blvd., Jackson, TN 38301

Copies of the documents may be obtained by depositing \$100 with Clay Williams and Associates, Inc. for each set of documents so obtained. The payment for Contract Documents, Specifications, and Plans will not be refunded. The Owner reserves the right to waive any informalities or to reject any or all bids.

Each bidder must deposit with his bid security in the amount, form, and subject to the conditions provided in the Information for Bidders.

No bidder may withdraw his bid for 60 days after the actual date of the opening thereof. All bidders are required to be licensed in accordance with the General Licensing Act of 1976 (TCA Title 62, Chapter 6), also known as Tennessee House

Tennessee
Published:
March 16, 2021
March 23, 2021

Legal 03-4511

SECTION 00010 n ADVERTISEMENT FOR BIDS

Separate sealed bids for a Bridge Replacement on Meadow Road over Branch, will be received by the Dyer County Highway Department, 1920 Pioneer Road, Dyersburg, Tennessee 38024 until 9:00 am (local time) March 31, 2021 and then at the Dyer County Highway Department office, publicly opened and read aloud.

The Project generally consists of construction of a reinforced concrete box bridge with approaches. The Project includes the following types of work:

1. Clearing and grubbing
2. Roadway Approaches
3. Bridge Construction
4. Erosion control

The Information for Bidders, Form of Bid, Form of Contract, Plans, Specifications, Forms of Bid Bond, Performance and Payment Bond, and other contract documents may be examined at the following locations:

i Clay Williams and Associates, Inc., 2796B N. Highland, Jackson, Tennessee 38305

i West Tennessee Plans Room, 439 Airways Blvd., Jackson, TN 38301

Copies of the documents may be obtained by depositing \$100 with Clay Wil-

will not be refunded. The Owner reserves the right to waive any informalities or to reject any or all bids. Each bidder must deposit with his bid security in the amount, form, and subject to the conditions provided in the Information for Bidders.

No bidder may withdraw his bid for 60 days after the actual date of the opening thereof. All bidders are required to be licensed in accordance with the General Licensing Act of 1976 (TCA Title 62, Chapter 6), also known as Tennessee House Bill No. 2180. Jeff Jones, Road Superintendent Dyer County Highway Department Dyersburg, Tennessee. Published:
March 16, 2021
March 23, 2021

LEGAL-03-4513

NOTICE TO BID

The Dyer County Highway Dept will accept and open sealed bids for chert gravel haul Thursday April 1, 2021 at 9:00am at the county shop located at 1920 Pioneer Rd in Dyersburg. Specs may be picked up at the same location Mon.-Thur. between 6am-4:30pm. Dyer County reserves the right to accept or reject any and/or all bids.

Jeff Jones
Supt. of Roads
Published:
March 23, 2021
March 25, 2021
March 30, 2021

Legal 03-4514

NOTICE TO BID

The Dyer County Highway Dept. will

4:30pm.
Dyer County reserves the right to accept or reject any and/or all bids.
Jeff Jones
Supt. of Roads
Published:
March 23, 2021
March 25, 2021
March 30, 2021
Legal 03-4516

NOTICE TO BID

The Dyer County Highway Dept. will accept and open sealed bids for striping various county roads. Painted markings must meet TDOT specifications. Bids will be opened Thursday April 1, 2021 at 10:30am at the county shop located at 1920 Pioneer Rd. in Dyersburg. Specs for the job may be picked up at the same location Mon-Thurs between the hours of 6am-4:30pm. Dyer County reserves the right to accept or reject any and/or all bids.
Jeff Jones
Supt. of Roads
Published:
March 23, 2021
March 25, 2021
March 30, 2021

Auctions

Quick's Mini Storage
Private Abandoned Unit Sale. Sold on or after Saturday April 17th, 2021. Units 48 and 98. Call 285-9808 or 445-5212

Super Savers

For Sale
New Women Boots size 7 1/2. Never worn. Came from JC Penneys. \$20. Call 731-677-2330

FS: Computer Desk
\$50. Has other furniture to sell.
731.580.0742

Now Accepting Public Comments on the 2021-2022 Annual Action Plan March 23 - April 22, 2021

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WANTED TO RENT

Equal Housing Opportunity

PUBLISHER'S NOTICE: All real estate advertised in this newspaper is subject to the Federal Fair Housing Act of 1968 and the Tennessee Human Rights Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, familial status or national origin, handicap/disability or an intention to make any such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. Equal Housing Opportunity, M/F.

Herald-Citizen & Regional Buyers Guide

1300 Neal St., Cookeville,
TN 38506-9715
(FAX) 526-1209

ROOMS FOR RENT

STAR MOTOR INN
Weekly starting @ \$220 + tax. Free internet, frig, guest laundry, movie rentals. Pet Friendly, Construction Crews welcome. 526-9511

APTS/DUPLEXES FOR RENT

1, 2, 3 & 4 BR Apts / HOUSES NEW \$280-\$800
Cable, Water/Appl's Furn'd
OVER 100 LOCATION
Kids welcome. Some Pets in Designated Apts.
Open Mon - Fr
Soard Properties
526-1988
Storage units available

2BR, 1BA. Stove, refrig, DW, CH/A. \$380/mo. Small pets OK!! Call 526-1988.



FOR RENT

1, 2 & 3 Bedroom Apts, Houses. Many locations
FALCON REALTY,
528-2158
falconrealtycookeville.com

LOTS/ACREAGE



37 Acres Farm, 14 Acres
Cleared, Rest Woodland,
Lots of Road Frontage, on
Potato Farm Road in
Crossville.
\$300,000.
931-841-1038

Stay and Hunt Western
Kentucky, Crittenden
County. Deer and Turkey
Hunts Available. Cabin & 3
day hunt \$800 per hunter.
Longer hunts available. **Call**
or text 217-652-2605 or
217-741-1479

LEGALS

DBE Bidding Opportunity

Wright Brothers Construction Company, Inc. (WB) is requesting quotations from interested Disadvantaged Business Enterprise (DBE) subcontractors and suppliers for work associated with:

Call No. 013 **BRADLEY**
COUNTY (Contract No.
CNV124)
Call No. 027 **DEKALB**
COUNTY (Contract No.
CNV012)
Call No. 037 **HAMILTON**
COUNTY (Contract No.
CNV087)
Call No. 052 **POLK COUN-**
TY (Contract No. CNV096)

When: The project bids on
Thursday, March 26, 2021.
Email or fax bids by 5:00 PM
on Wednesday, March 24,
2021

Contact: estimating@wbcci.com or (423) 336-2079.
Plans will be provided upon
request by contacting WB
by email or by phone at (423)
336-2261.

WB will work with interested
bidders to break down or
combine work to facilitate
participation. If bonding or
insurance requirements will
prevent interested bidders
from participating, please
contact us to discuss alter-
natives.

3/17

LEGALS

April 3, 2021. Time: 12:30
P.M.

ABC Pawn H 3
Franklin Johnson H 18
Emiley Grandey D 21
Vicki Mitchel B 65

3/19

NOTICE TO BIDDERS

Putnam County will receive
sealed bids until 2:00 PM
(CST), April 1, 2021, for the
Interior Painting of the Put-
nam County Health De-
partment. No FAXed bids
or e-mailed bids will be
accepted. All bids must
be mailed or delivered to:
Putnam County Mayor's
Office, ATTN: Health De-
partment Interior Paint Bid,
300 E. Spring Street, Room
8, Cookeville, TN 38501. All
envelopes must be marked
"Health Department Interior
Paint Bid". Bid specifica-
tions may be obtained by
contacting Angela Vaughn
at the Putnam County May-
or's Office, at 931-526-2161
or e-mail at angela.vaughn@putnamcountyttn.gov. Bid-
der discounts and terms, if
any, must be clearly stated
in the submitted bid.

BIDDER MUST SUBMIT
TWO (2) COMPLETE COP-
IES OF THE BID.

Putnam County reserves the
right to reject any or all bids.
Randy Porter,
County Mayor
3/19

PUBLIC NOTICE

The Tennessee Department
of Agriculture, Forestry Divi-
sion, is offering for sale un-
der Bid # A-13-21-01 certain
timber on Standing Stone
State Forest near Hilham,
Tennessee.

Sealed bids will be received
in the Cumberland District
office of the Division of For-
estry, located at 929 West
Jackson Street, Suite C,
Cookeville, TN 38501, un-
til 10:30 a.m. on April, 8th,
2021, at which time they will
be publicly opened.

The Forestry Division esti-
mates, but does not guaran-
tee, that 651,452 board feet
(International 1/4-inch rule)
of sawtimber is available for
removal.

Only bids submitted on
bid forms furnished by the
Tennessee Department of
Agriculture, Forestry Divi-
sion will be considered.

LEGALS

ment of Agriculture, Forestry
Division (separate checks
will be required).

Forestry Division personnel
will conduct a tour of the
sale area on 3/23/2021 &
3/25/2021. Those interested
should meet at the Area For-
ester's office on Standing
Stone State Forest at 10:00
a.m.

Interested bidders may ob-
tain bid forms, pro forma
contract, a map of the sale
area, and additional infor-
mation at:

<https://www.tn.gov/agriculture/forests/state-forests/state-forest-timber-sales.html>

Or, by contacting State For-
est Forester Russell Fulcher,
400 Fire Tower Ln Hilham,
Tn 38568, Phone: (931)-218-
9039, Email: Russell.fulcher@tn.gov.

3/19,20,24,26,27,31,4/2,3

PUBLIC NOTICE

The following vehicle will be
up for auction on or after
4/03/2021 at 8:00am-
J&G Auto Diesel Repair
2485 Fisk Rd Cookeville-
1994 GMC
2GTEK19K0R1521411

Public Sale
March 19, 2021 @ 9:00am
814 S. Willow Ave. 38501

2011 Chevy
1GNSKJE39BR346596
2000 Toyota
4TASN92N1Y2608202
1999 Toyota
4T1BG22K3XU515443
1985 Chevy
1G1FP87S2FN164026
1987 Ford
1FTCF15N2HNA97612

3/19

Pursuant to TN Codes an-
notated section 66-31-105,
notice is hereby given that
content of

#43 Brandon Whittaker
#53 Dakota Chaffin
#73 Rhanna Jones
#111 Aften Cope
#152 Crystal Rigdon
#130 Jane Piercy
#139 Jane Piercy

@ Stevens Realty Storage
1425 Gainesboro Grade,
Cookeville, TN, 38501 will be
sold on site for cash to the
highest bidder on Saturday,
March 20th at 10:00 AM to

LEGALS

satisfy the owners main.

TO BE SOLD AT AUCTION
SAT., MARCH 20, 2021
at 9:00 AM
(931) 858-2218
at Allied Self Storage
1120 First Ave South
Baxter, TN 38544

To satisfy fees currently be-
ing held by Allied Self Stor-
age.

#13 & 51 Jeff Flatt
#26 Leandra Johnson
#63 Betheney Speck
#84 Josh Ledbetter
#101 Chastity Fristoe

Allied Self Storage has the
right to refuse any & all bids.
3/12

Now Accepting
Public Comments
on the 2021-2022
Annual Action Plan

March 23 - April 22, 2021
In the recently released 2021-2022
Annual Action Plan draft, the Ten-
nessee Housing Development Agency
(THDA) describes how the State of
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22 for public review and comment. A
draft summary in English and Spanish
will also be available. For questions
and accommodation requests, please
email research@thda.org.

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Best One Tire is looking to hire a dependable Commercial Tire Service Technician.

The right applicant must have experience to apply.

We offer competitive pay & benefits.

Applied Technology Pulaski is accepting applications for a Part-Time Phlebotomy Instructor.
Minimum Qualifications:
• Certified Phlebotomist
• Must have a minimum of one (1) year of successful recent employment in a Phlebotomy/Lab.
• Teaching experience is preferred
• Excellent communication and organization skills a must
• Must have ability to interact with adult students
Salary:
• Commensurate with education and experience
Application Procedure & Deadline:
• Submit resume and TCAT employee application (available at <https://tcatpulaski.edu/about/jobs-and-careers>)
• Interview on 3/24/21

Join our team and work in our new Northfield Instructional Service Center in Spring Hill: CNC Machining Technology Instructor
Minimum Qualifications:
• High school diploma/GED; technical diploma or associates degree preferred
• Proficient in the use of vertical and horizontal milling machines and computer numerical controlled (CNC) machines.
• NIMS certification or a desire to achieve NIMS certification
• Experience using Solid Works.
• Demonstrated effective communication and organization skills
• Ability to exercise good judgment in evaluating situations and making

EQUAL HOUSING OPPORTUNITY
All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, handicap, family status, sex or national origin, or an intention to make any such

motorcycles
computers
boats
sports equipment
pets

be held before the Columbia City Council at Columbia City Hall in accordance with the provisions of Ordinance 3638, same being the Zoning Ordinance of the City of Columbia, and the zoning maps therein adopted. The purpose of such hearing is to consider Ordinance No. 4335, an ordinance to amend the City of Columbia Municipal Code Title 13, regarding Weeds, trash, junk and debris.

All persons interested may attend such Public Hearing and shall be heard.

Anyone requesting accommodations due to disabilities should contact Connie Etzkin, ADA Coordinator, at 560-1570 prior to the meeting.

This on the 23rd day of March of 2021

Go to The Daily Herald Website: c-dh.net

PLACE YOUR AD HERE!

Now Accepting Public Comments on the 2021-2022 Annual Action Plan March 23 - April 22, 2021
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CB-001158484-01

FOR RENT

Looking For A Place To Rent?

Check Out Our For Rent Section

Send resume with cover letter to jangmccsc@gmail.com.



Dive right in to our classifieds! The Daily Herald.

after hours office cleaning, must be able to work nights/weekends. Must drive & have dependable transportation. Drug test and background check mandatory. Experience helpful but not required. Husband/Wife Teams Welcome! Excellent pay W/increases. Send resume to Employee Applicant, PMB 133, 1116 West 7th St., Columbia, TN 38401.

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THE DAILY HERALD does not vouch for the legitimacy of job or money-making opportunities advertised in the classifieds. We suggest you carefully evaluate such offers and not send money to these advertisers unless you are certain you know with whom you are dealing and you know all terms and conditions of the offer.
Caution To Our Readers
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There is a charge for calling 900 numbers.
We ask you to use your discretion when calling those numbers.

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All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Leaf Chronicle reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Leaf Chronicle shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

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for the latest...

Public Notices

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All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 as amended which makes it illegal to advertise "any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or nation origin, or an intention to make any such preference, limitation or discrimination."
This newspaper will not knowingly accept any advertisement for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper

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Public Notices

0004653611
BY ORDER OF THE CITY OF CLARKSVILLE BOARD OF ZONING APPEALS A PUBLIC HEARING WILL BE HELD ON WEDNESDAY, APRIL 7, 2021 AT 2:30 P.M. IN THE PUBLIC MEETING ROOM LOCATED AT 100 SOUTH SPRING STREET, WITH REGARD TO PETITIONERS SEEKING RELIEF AS FOLLOWS:

1. Request of CBP Properties, property located at 241 Senator Dr., Tax Property Map No. 019-I, Parcel G-021.00, Zoned R-2. Seeking relief under Title 11, Section 5.2.7 of the Official Zoning Ordinance (Use Permitted on Review).
2. Request of Judy's Hope Foundation, Inc., property located at S. Second St., Tax Property Map No. 066-K, Parcel H-016.00, Zoned R-3. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).
3. Request of Bill Mace Homes, property located at 1360 Highgrove Ln., Tax Property Map No. 089-C, Parcel A-017.00, Zoned R-1. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).
4. Request of John Rudolph, property located at 507 S. First St., Tax Property Map No. 066-J, Parcel F-015.00, Zoned R-4. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).
5. Request of Mike Arnold, property located at 104 Canyon Dr., Tax Property Map No. 042-I, Parcel D-027.00, Zoned R-1. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).
6. Request of Mike Arnold, property located at 105 Canyon Dr., Tax Property Map No. 042-I, Parcel D-028.00, Zoned R-1. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).
7. Request of Shelbyvillas, G.P., property located at 451 Shelby St., Tax Property Map No. 054-E, Parcel C-030.00, Zoned R-6. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).

/s/ Bobby Powers, Vice Chairman

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BUY IT
FIND IT**

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Public Notices
for the latest...

Public Notices

JANRIC CLASSIC SUDOKU

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process elimination to solve the puzzle. The difficulty level ranges from Bronze (easiest) to Silver to Gold (hardest).

6		3	5		8		9	
	4			6	8	3		
1				4		2		
	2	9			5			
7			2		3			9
		1			6	7		
	1		9					8
	9	7		8			1	
	5		4		1	9		7

3/22/21

Rating: BRONZE

Solution to 3/20/21

8	5	3	9	2	6	4	1	7
9	4	1	7	5	8	3	6	2
7	2	6	4	3	1	8	9	5
3	1	9	8	4	5	2	7	6
4	8	7	6	9	2	5	3	1
5	6	2	1	7	3	9	4	8
6	7	4	2	8	9	1	5	3
1	3	8	5	6	4	7	2	9
2	9	5	3	1	7	6	8	4

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to advertise, email: ServiceDirectory@theleafchronicle.com or call: 931.552.1234

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Good salespeople become great and great salespeople thrive in our organization.

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- We offer competitive compensation and benefits.

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Provided 706-450-3034 Please L/M

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Highly motivated individual who's willing to learn new skills. Various tasks as needed to assist Senior Accountant and CFO. Cross-train in other areas of the department to assist in coverage as needed. Answer phones, greet and assist clients. Contact dduncan@haskomachines.com 423-648-5200 ext. 108

If you have a news tip, call 757-NEWS (6397) or email news@timesfreepress.com.

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Fabricator/Welder
5 to 10 years Experience with a variety of machine shop tools and equipment is preferred. Individual should be familiar with and capable of using various types of welding equipment. Read and interpret blueprints and machine drawings to determine specific welding requirements and proper fit up. Contact Tom Rader 423-648-5200 ext. 231 or email trader@haskomachines.com

HAMILTON COUNTY GENERAL GOV
Food Service Technician #1737 - Juvenile Court Detention Unit - Juvenile Court Judge. \$23,279.00/yr. Apply at: www.hamiltontn.gov or www.governmentjobs.com. For assistance call 423-209-8129.

MACHINISTS NEEDED
EXP'D & ENTRY LEVEL Manufacturer seeks experienced top level Mazak CNC Machinist to set-up program and operate the following: Mazak FI-8000 Horizontal Mill, Mazak QT-30 Lathe/

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Min. hourly wage starts at \$13.78!
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SCHEDULER
Scheduler needed immediately at Amara Home Care
Full-time, M-F 8:30-5
Starting at \$13/hr.
Pays weekly
21 yr. old company
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GREAT NEW YORK FLEA MARKET:
Open Sat. & Sun. 9-4. 143 Industrial Park Blvd. Ringgold, GA. 30736. Tables are available for \$10.

Advertise your business in our Business Directory, or upsize to a Spotlight Service ad and get seen by thousands of readers daily. Call 423-757-6200 today for details.

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MISCELLANEOUS

HERE'S THE BEEF: Barton Creek Farms. Farm Raised Beef. Ready for the freezer. Call 931-686-3326.

WANTED TO BUY

FREON WANTED: We pay \$\$\$ for cyl-inders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312)291-9169 or visit RefrigerantFinders.com

FEEL YOUR FREEDOM! A lot of people hear the call of the open road, but not everyone does something about it. Cars.timesfreepress.com can help you head the call with thousands of new and used models online every day. Just a few clicks and you'll be back on the open road, windows down, feeling free as a bird.

LEGAL NOTICES

REQUEST FOR BIDS

Sealed Bids in duplicate will be received by the City of Chattanooga, Purchasing Department Suite G13 City Hall, Chattanooga, Tennessee until April 6, 2021

Time: 2:00 P. M. EST

Contract for: Grounds Maintenance - Pump Stations & CSOs

Bid forms and additional specifications may be obtained by contacting the Purchasing department G13 City Hall 101 E 11th Street, Chattanooga TN.

The City of Chattanooga, at its discretion, may not open a single bid. The City of Chattanooga reserves the right to reject any and/or all bids received. Waive any informalities in the bids, and to accept any bid which in its opinion may be the best interest of the city.

The City of Chattanooga will be non-discriminatory in the purchase of all goods

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Be done before most people start their day.
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- Earn \$1,000 to \$1,500/month
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Qualifications

- Must be able to work 7 days a week, approximately 2 a.m. to 5:30 a.m.
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Times Free Press

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Please contact Frank: fmaier@timesfreepress.com

Or call 423-757-6581

Leave your name, address, phone number, vehicle description

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LEGAL NOTICES

MEETING NOTICE

Pursuant to Executive Order No. 78 issued by Governor Bill Lee in response to Coronavirus Disease 2019 (COVID-19), on Wednesday, March 24, 2021, at 3:30 p.m. the Hamilton County Water & Wastewater Treatment Authority (WWTA) Board meeting will be conducted by electronic means to protect the health and safety of citizens and government officials and to transact such business as may lawfully come before



DBE Bidding Opportunity

Wright Brothers Construction Company, Inc. (WB) is requesting quotations from interested Disadvantaged Business Enterprise (DBE) subcontractors and suppliers for work associated with:

- Call No. 013 BRADLEY COUNTY (Contract No.CNV124)
- Call No. 027 DEKALB COUNTY (Contract No.CNV012)
- Call No. 037 HAMILTON COUNTY (Contract No.CNV087)
- Call No. 052 POLK COUNTY (Contract No.CNV096)

When: The project bids on Thursday, March 26 2021. Email or fax bids by 5:00 PM on Wednesday, March 24, 2021

Contact: estimating@wbcci.com or (423) 336-2079
Plans will be provided upon request by contacting WB by email or by phone at (423) 336-2261.

WB will work with interested bidders to break down or combine work to facilitate participation. If bonding or insurance requirements will prevent interested bidders from participating, please contact us to discuss alternatives.



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AFFIDAVIT

Tennessee Housing Development Agency
Accounts Payable
502 Deaderick Street
3rd Floor
Nashville, TN 37243

To Whom It May Concern:

The enclosed itemized statement is for publication in the list of newspaper(s) on invoice **S21.2442A** on the date (s) stated therein as authorized by your office.

As requested, tearsheets are submitted herewith as further proof of publication.

I, *Alisa Subhakul*, Junior Media Buyer of Tennessee Press Service, Inc., do hereby certify that the attached is true and correct.

This Thirty-first day of March, 2021

Alisa Subhakul, Junior Media Buyer

Sworn before me this 31st Day of March, 2021

Earl Goodman, Notary Public

My commission expires July 1, 2024



AMLO niega acuerdo para sellar frontera

México anunció el cierre del tránsito terrestre en su frontera sur desde el 19 de marzo de 2021 hasta el 21 de abril próximo, de acuerdo con un comunicado de la Secretaría de Relaciones Exteriores.

Aunque la Cancillería señaló que la medida es para "reducir contagios de covid-19", la resolución se tomó luego de la



reunión bilateral entre el presidente estadounidense Joe Biden y su homólogo mexicano, Andrés Manuel López Obrador, donde el flujo de migrantes centroamericanos fue una de las prioridades del encuentro virtual.

"Claro que no", dijo el mandatario mexicano en su conferencia matutina de este martes. "No aceptamos nosotros visitas de supervisión, si no somos colonia, protectorado. México es un país independiente y soberano, libre", agregó.

Ahora aceptamos comentarios del público sobre el Plan de Acción

Anual 2021-2022

23 de marzo - 22 de abril de 2021

En el recientemente difundido borrador del Plan de Acción Anual 2021-2022, la Agencia de Desarrollo de Viviendas de Tennessee (THDA, por sus siglas en inglés) describe la manera en que el Estado de Tennessee administrará los programas CDBG, HOME, HTF, ESG y HOPWA en el próximo año fiscal. Dicho documento también constituye la solicitud al Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) de los Estados Unidos de aproximadamente \$50-60 millones para actividades de vivienda y desarrollo comunitario en Tennessee. El borrador del plan será publicado en <https://thda.org/research-reports/consolidated-planning> del 23 de marzo al 22 de abril para consulta y comentarios del público. También se encontrará disponible un resumen del borrador en inglés y español.

Por cualquier pregunta y solicitud de adaptación, escriba a research@thda.org.

EE.UU. difunde videos con niños migrantes en centros de detención



El presidente de México, Andrés Manuel López Obrador, negó que su gobierno ordenara cerrar la frontera sur del país por una negociación con el mandatario estadounidense, Joe Biden.

La administración del presidente de EE.UU., Joe Biden, divulgó videos que muestran las condiciones en que niños

migrantes permanecen en centros de detención, en medio de una crisis por el aumento de la llegada de personas provenientes de Centroamérica.

Las imágenes se captaron la semana pasada en dos centros de detención en Texas (en El Paso y Donna), donde cientos de niños migrantes permanecen bajo custodia de la Oficina de Aduanas y Protección de Fronteras (CBP, en inglés).

El congresista demócrata Henry Cuellar, quien reveló

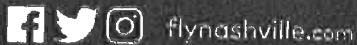
las primeras fotografías de los centros de detención, criticó las "condiciones terribles" en las que se encuentran miles de menores migrantes que están bajo custodia del Gobierno de EE.UU.

Aunque el albergue ubicado en Donna está dividido en cuatro zonas con capacidad para 260 personas cada una, el pasado domingo 21 de marzo, una de estas áreas alojaba a 400 menores migrantes, lo que evidencia el sobrecupo de los centros de detención.

Volemos seguros.

Para más información sobre las medidas de seguridad por COVID-19, visite flynashville.com

BNA Nashville International Airport



Ahora aceptamos comentarios del público sobre el Plan de Acción Anual 2021-2022

23 de marzo - 22 de abril de 2021

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para actividades de vivienda y desarrollo comunitario en Tennessee. El borrador del plan será publicado en <https://thda.org/research-reports/consolidated-planning> del 23 de marzo al 22 de abril para consulta y comentarios del público. También se encontrará disponible un resumen del borrador en inglés y español.

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**Ahora aceptamos comentarios del público
sobre el Plan de Acción Anual 2021-2022
23 de marzo - 22 de abril de 2021**

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- Operadores de Montacargas 1º, 2º, y 3º
Turno \$14.00 - \$16.75
- Asociados de Manufactura Turnos de Día
y Noche \$14.00
- Ensamblaje 1º Turno \$12.00

**APLIQUE EN PERSONA DE
LUNES A SÁBADO 8A-5P
6100 PRIMACY PKY SUITE 111
901-680-1933**

Appendix H:

Public Comments and Responses

2021-2022 Annual Action Plan

Public Comments and Responses

The below comments were received during the open public comment period from March 23 – April 22, 2021 via an online feedback form. Staff members from the appropriate programs have provided responses to each of the comments received.

Comment 1: In order to best direct resources to people with disabilities, the Council on Developmental Disabilities recommends formalizing a partnership between THDA and disability-serving programs who can help link supply with demand. The Council on Developmental Disabilities is eager to assist with this effort.

Response 1: THDA would be very interested in evaluating potential opportunities to partner with organizations serving individuals with disabilities to best match available rental units with persons needing those units. For example, THDA sponsors a website at www.TNHousingSearch.org that provides a database of affordable rental properties that can be searched by city, county, rent range, accessibility features and a host of other characteristics. A partnership around this project may facilitate awareness by the public of this available tool and help to recruit more landlords and property owners to advertise unit availability using this site.

Comment 2: There are many buildings in the surrounding areas that are dilapidated. Why not lower the rent rate at the current places, fix them up and make purchasing a house for investors more difficult? The reason no one can afford a home is because 6 months ago they were 60k less. The other reason is because minimum wage jobs were meant for children, not supporting a family. Raise the tradesmen hourly, cops, security, raise the teachers salaries! These are the important jobs. We're only struggling and homeless because governments keep raising prices of everything we touch but our wages stay the same no matter how many times you inflate everything else around us.

Response 2: Thank you for your comment. THDA has a wide variety of programs aimed at supporting Tennesseans who want to become homeowners, from homebuyer education classes to affordable mortgage products. THDA also aims to support existing homeowners and renters who are struggling to pay their monthly costs. A wide variety of construction programs and aid are available to homeowners and developers to make home repairs or rehabilitate buildings for habitation. THDA also have an extensive network of partners throughout the state, such as the Tennessee Department of Economic and Community Development, who focus on other issues such as economic opportunities, job creation, and public infrastructure. We would also encourage you to seek out participation opportunities at a local level, for example, public meetings and forums, as they can be a great source of affecting change in your community.

Comment 3: While I have not read the report from start to finish, in searching for information regarding people with disabilities, I found only four references. As the parent of a young adult with significant

disabilities, including autism, who has had immense difficulties finding affordable housing, and as a member of the wider disability community who routinely talks with families who have a loved one with a disability, I know affordable housing is a tremendous barrier for people. This includes people who qualify for home and community based services. Many Medicaid waiver provider agencies no longer own homes for individuals to rent, so the responsibility for finding affordable housing often lands on the individual in need of supports and services. And many of these individuals rely on an SSI check of less than \$800 a month. In some instances the agencies try to help, while in others, they don't. As the number of individuals with autism continues to grow, those children are now becoming adults. When my son was diagnosed, the prevalence rate was about 1 in 250 children. Today, in Tennessee that number is 1 in 59. And unlike other children who can easily move far away from home when they become adults, too often children with autism and other developmental disabilities need to remain close to their parents for supervision and support. This means we have a huge influx of young adults who need housing near their families. In order to best direct resources to people with disabilities, the Council on Developmental Disabilities recommends formalizing a partnership between THDA and disability-serving programs who can help link supply with demand. The Council on Developmental Disabilities is eager to assist with this effort.

Response 3: THDA would be very interested in evaluating potential opportunities to partner with organizations serving individuals with disabilities to best match available rental units with persons needing those units. For example, THDA sponsors a website at www.TNHousingSearch.org that provides a database of affordable rental properties that can be searched by city, county, rent range, accessibility features and a host of other characteristics. A partnership around this project may facilitate awareness by the public of this available tool and help to recruit more landlords and property owners to advertise unit availability using this site.

Comment 4: These comments are related to ESG: Put more weight on collaboration with CoCs and require service providers to prove active participation with CoCs (i.e. HMIS, Coordinated Entry, Meetings, etc.) in the application process. Place more emphasis on Housing First to address barriers to housing (e.g. a prospective tenant's criminal background, substance abuse use, income, lack of personal I.D., etc.). Ask the CoC if the applicant's program fits into their strategic/annual plan. Is the program in line with the CoCs priorities? There needs to be more coordination around match pooling/sharing. We don't want the 100% match requirement to be a barrier to providers applying. Homeless Prevention requirements are too complicated and difficult to utilize. We want THDA to match federal guidelines on the use of homeless prevention funds. Raise the cap on the max award. Consider making the pro-rata share implemented during ESG-CV an ongoing way of allocating funds to the CoC regions.

Response 4:

THDA is determined to make the ESG Program an easy program to administer in all regions of the state. THDA recognizes the benefit of having ESG Grantees collaborate and participate with CoCs. For that reason, THDA added those elements to our ESG Application scoring which provides additional points to ESG applicants who collaborate and participate in CoC meetings and discussions.

Adding a Housing First focus to our ESG Application scoring can help us provide additional points to ESG Grantees who emphasize the use of this approach. This is something THDA can consider including in future grant rounds.

The ESG Program has evolved a lot within the last year and THDA is constantly evaluating the program design, barriers, and procedural requirements that can be improved. The ESG Program Match requirement is currently on our list of programmatic changes to consider, but a final decision has not been made to allow Match pooling as of yet. It is good to know the network supports the pooling concept.

Homeless Prevention requirements are complicated and THDA has dedicated many work hours collaborating with our Legal team to find a better/easier way to interpret HUD's requirements. The ESG team is preparing a Workshop to help ESG Grantees understand the Homeless Prevention requirements and to help ESG Grantees share best practices and their successes with the administration of this Activity with program recipients.

THDA normally receives approximately \$4 million in ESG Program funding per year. Raising the cap would limit the number of Grantees THDA could fund in a program year and potentially limit the areas the program can reach across the state. Regardless, it is something THDA will consider in its next program year.

THDA's decision to use a pro-rata funding share for the ESG-CV2 Program made sense at the time of development. As we continue to administer the ESG-CV2, we will track the effectiveness of the process. Based on our analysis, we will determine if it is the best route to take in future program years.

Comment 5:

1. Comply with 24 CFR 576.400 "Recipients (State-THDA) must consult with the CoC operating within the jurisdiction in determining how to allocate ESG funds." Specifically, CoCs should verify service providers active participation with CoCs (i.e. HMIS, Coordinated Entry, Meetings, etc.) using an all or nothing points basis during the application process. Participants are required to participate in all aspects of the CoCs process, not just attend/take up space in a CoC meeting.
2. Provide CoCs ESG applications prior to THDA review in order to ensure project eligibility, participation, and CoC priorities.
3. Place more emphasis on Housing First to address barriers to housing (e.g. a prospective tenant's criminal background, substance abuse use, income, lack of personal I.D., etc.).
4. Ask the CoC if the applicant's program fits into their strategic/annual plan. Is the program in line with the CoCs priorities?
5. There needs to be more coordination around match pooling/sharing. We don't want the 100% match requirement to be a barrier to providers applying.
6. Homeless Prevention requirements are too complicated and difficult to utilize. THDA should match federal guidelines on the use of homeless prevention funds. Specifically, follow HUD ruling for a "Notice equivalent to an eviction; Notice to Quit; or Notice to Terminate. A Notice to Quit or Terminate issued under state law DOES NOT need to be equivalent to court-ordered eviction action.

7. Raise the cap on the max award.
8. Consider making the pro-rata share implemented during ESG-CV an ongoing way of allocating funds to the CoC regions.
9. Award the CoCs to administer ESG in the same manner as local Governments.
10. BE CONSISTENT and COMMUNICATE in writing all program rules, changes, procedures, with the CoC leads. Implement quarterly ESG meetings.
11. Reimburse in a timely manner. Stop micromanaging the program.

Response 5:

** These questions and comments were addressed in Comment 4. -Added additional language to address items 10 and 11 listed in Comment 5.

THDA is determined to make the ESG Program an easy program to administer in all regions of the state. THDA recognizes the benefit of having ESG Grantees collaborate and participate with CoCs. For that reason, THDA added those elements to our ESG Application scoring which provides additional points to ESG applicants who collaborate and participate in CoC meetings and discussions.

Adding a Housing First focus to our ESG Application scoring can help us provide additional points to ESG Grantees who emphasize the use of this approach. This is something THDA can consider including in future grant rounds.

The ESG Program has evolved a lot within the last year and THDA is constantly evaluating the program design, barriers, and procedural requirements that can be improved. The ESG Program Match requirement is currently on our list of programmatic changes to consider, but a final decision has not been made to allow Match pooling as of yet. It is good to know the network supports the pooling concept.

Homeless Prevention requirements are complicated and THDA has dedicated many work hours collaborating with our Legal team to find a better/easier way to interpret HUD's requirements. The ESG team is preparing a Workshop to help ESG Grantees understand the Homeless Prevention requirements and to help ESG Grantees share best practices and their successes with the administration of this Activity with program recipients.

THDA normally receives approximately \$4 million in ESG Program funding per year. Raising the cap would limit the number of Grantees THDA could fund in a program year and potentially limit the areas the program can reach across the state. Regardless, it is something THDA will consider in its next program year.

THDA's decision to use a pro-rata funding share for the ESG-CV2 Program made sense at the time of development. As we continue to administer the ESG-CV2, we will track the effectiveness of the process. Based on our analysis, we will determine if it is the best route to take in future program years.

THDA plans to make more ESG Workshops available in 2021. ESG staff have conducted over 4 different types of Workshops in the last month. THDA has announced its plans to provide monthly Workshops for ESG Grantees to share best practices, provide guidance, and answer general programmatic questions.

All programmatic documentation and Workshop information are posted on the ESG webpage to provide ESG Grantees with even and easy access. The ESG programmatic information is constantly reviewed and

updated to ensure accuracy and transparency. Mass email communication through Constant Contact and regular email is used to communicate with the ESG Grantees and the CoC Leads. To help improve its communication efforts, THDA will verify we have contact information for all CoC Leads in its directory.

THDA administers the ESG Program on behalf of the State of Tennessee. Any errors identified by HUD in its compliance review of the ESG Program puts THDA in a precarious place. It is THDA's responsibility to ensure all reimbursement requests meet HUD's 24 CFR 576 requirements.

THDA recognizes the need to improve the length of time it takes to review and approve reimbursement requests. To help address some of the issues that cause delays in approvals, we have developed a Workshop to focus on Draw Requests. Additionally, new staff is being recruited to help focus on draw requests and the Grants Management System is being updated to allow for line items to be rejected. This update will allow THDA to move forward with the draw requests for the Activities and expenses that are ready for payment and not have to reject the full request.

Comment 6: Put more weight on collaboration with CoCs and require service providers to prove active participation with CoCs (i.e. HMIS, Coordinated Entry, Meetings, etc.) in the application process. Place more emphasis on Housing First to address barriers to housing (e.g. a prospective tenant's criminal background, substance abuse use, income, lack of personal I.D., etc.). Ask the CoC if the applicant's program fits into their strategic/annual plan. Is the program in line with the CoCs priorities? There needs to be more coordination around match pooling/sharing. We don't want the 100% match requirement to be a barrier to providers applying. Homeless Prevention requirements are too complicated and difficult to utilize. We want THDA to match federal guidelines on the use of homeless prevention funds. Raise the cap on the max award. Consider making the pro-rata share implemented during ESG-CV an ongoing way of allocating funds to the CoC regions.

Response 6:

** These questions and comments were addressed in Comment 4:

THDA is determined to make the ESG Program an easy program to administer in all regions of the state. THDA recognizes the benefit of having ESG Grantees collaborate and participate with CoCs. For that reason, THDA added those elements to our ESG Application scoring which provides additional points to ESG applicants who collaborate and participate in CoC meetings and discussions.

Adding a Housing First focus to our ESG Application scoring can help us provide additional points to ESG Grantees who emphasize the use of this approach. This is something THDA can consider including in future grant rounds.

The ESG Program has evolved a lot within the last year and THDA is constantly evaluating the program design, barriers, and procedural requirements that can be improved. The ESG Program Match requirement is currently on our list of programmatic changes to consider, but a final decision has not been made to allow Match pooling as of yet. It is good to know the network supports the pooling concept.

Homeless Prevention requirements are complicated and THDA has dedicated many work hours collaborating with our Legal team to find a better/easier way to interpret HUD's requirements. The ESG team is preparing a Workshop to help ESG Grantees understand the Homeless Prevention requirements and to help ESG Grantees share best practices and their successes with the administration of this Activity with program recipients.

THDA normally receives approximately \$4 million in ESG Program funding per year. Raising the cap would limit the number of Grantees THDA could fund in a program year and potentially limit the areas the program can reach across the state. Regardless, it is something THDA will consider in its next program year.

THDA's decision to use a pro-rata funding share for the ESG-CV2 Program made sense at the time of development. As we continue to administer the ESG-CV2, we will track the effectiveness of the process. Based on our analysis, we will determine if it is the best route to take in future program years.

Comment 7:

Comments Below Are Related to ESG:

1. Put more weight on collaboration with CoCs and require service providers to prove active participation with CoCs (i.e. HMIS, Coordinated Entry, Meetings, etc.) in the application process.
2. Place more emphasis on Housing First to address barriers to housing (e.g. a prospective tenant's criminal background, substance abuse use, income, lack of personal I.D., etc.).
3. Ask the CoC if the applicant's program fits into their strategic/annual plan. Is the program in line with the CoCs priorities?
4. There needs to be more coordination around match pooling/sharing. We don't want the 100% match requirement to be a barrier to providers applying.
5. Homeless Prevention requirements are too complicated and difficult to utilize. We want THDA to match federal guidelines on the use of homeless prevention funds.
6. Raise the cap on the max award.
7. Consider making the pro-rata share implemented during ESG-CV an ongoing way of allocating funds to the CoC regions.

The comment below is for CDBG program:

Would like to see CDBG funding be more expansive to allow eligible activities to be applied for in relation to housing and homeless services (i.e. HMIS, housing and services for homeless).

Response 7:

ESG -

** These questions and comments were addressed in Comment 4:

THDA is determined to make the ESG Program an easy program to administer in all regions of the state. THDA recognizes the benefit of having ESG Grantees collaborate and participate with CoCs. For that reason, THDA added those elements to our ESG Application scoring which provides additional points to ESG applicants who collaborate and participate in CoC meetings and discussions.

Adding a Housing First focus to our ESG Application scoring can help us provide additional points to ESG Grantees who emphasize the use of this approach. This is something THDA can consider including in future grant rounds.

The ESG Program has evolved a lot within the last year and THDA is constantly evaluating the program design, barriers, and procedural requirements that can be improved. The ESG Program Match requirement is currently on our list of programmatic changes to consider, but a final decision has not been made to allow Match pooling as of yet. It is good to know the network supports the pooling concept.

Homeless Prevention requirements are complicated and THDA has dedicated many work hours collaborating with our Legal team to find a better/easier way to interpret HUD's requirements. The ESG team is preparing a Workshop to help ESG Grantees understand the Homeless Prevention requirements and to help ESG Grantees share best practices and their successes with the administration of this Activity with program recipients.

THDA normally receives approximately \$4 million in ESG Program funding per year. Raising the cap would limit the number of Grantees THDA could fund in a program year and potentially limit the areas the program can reach across the state. Regardless, it is something THDA will consider in its next program year.

THDA's decision to use a pro-rata funding share for the ESG-CV2 Program made sense at the time of development. As we continue to administer the ESG-CV2, we will track the effectiveness of the process. Based on our analysis, we will determine if it is the best route to take in future program years.

CDBG -

The CDBG State program has always been very competitive. Approximately 50-60% of applications are funded each year. The priorities of the local governments have continued to be water and sewer infrastructure and public safety and emergency needs. We will continue to survey and assess the needs of the non-entitlement communities, having specific conversations around homelessness.

Comment 8: These comments are specific to ESG Funding:

- Put more weight on collaboration with CoCs and require service providers to prove active participation with CoCs (i.e. HMIS, Coordinated Entry, Meetings, etc.) in the application process.
- Place more emphasis on Housing First to address barriers to housing (e.g. a prospective tenant's criminal background, substance abuse use, income, lack of personal I.D., etc.).
- Ask the CoC if the applicant's program fits into their strategic/annual plan. Is the program in line with the CoCs priorities?
- There needs to be more coordination around match pooling/sharing. We don't want the 100% match requirement to be a barrier to providers applying.
- Homeless Prevention requirements are too complicated and difficult to utilize. We want THDA to match federal guidelines on the use of homeless prevention funds.
- Raise the cap on the max award.

- Consider making the pro-rata share implemented during ESG-CV an ongoing way of allocating funds to the CoC regions. Lastly, establish regularly occurring meetings with THDA and CoCs.

Response 8:

** These questions and comments were addressed in Comment 4:

THDA is determined to make the ESG Program an easy program to administer in all regions of the state. THDA recognizes the benefit of having ESG Grantees collaborate and participate with CoCs. For that reason, THDA added those elements to our ESG Application scoring which provides additional points to ESG applicants who collaborate and participate in CoC meetings and discussions.

Adding a Housing First focus to our ESG Application scoring can help us provide additional points to ESG Grantees who emphasize the use of this approach. This is something THDA can consider including in future grant rounds.

The ESG Program has evolved a lot within the last year and THDA is constantly evaluating the program design, barriers, and procedural requirements that can be improved. The ESG Program Match requirement is currently on our list of programmatic changes to consider, but a final decision has not been made to allow Match pooling as of yet. It is good to know the network supports the pooling concept.

Homeless Prevention requirements are complicated and THDA has dedicated many work hours collaborating with our Legal team to find a better/easier way to interpret HUD's requirements. The ESG team is preparing a Workshop to help ESG Grantees understand the Homeless Prevention requirements and to help ESG Grantees share best practices and their successes with the administration of this Activity with program recipients.

THDA normally receives approximately \$4 million in ESG Program funding per year. Raising the cap would limit the number of Grantees THDA could fund in a program year and potentially limit the areas the program can reach across the state. Regardless, it is something THDA will consider in its next program year.

THDA's decision to use a pro-rata funding share for the ESG-CV2 Program made sense at the time of development. As we continue to administer the ESG-CV2, we will track the effectiveness of the process. Based on our analysis, we will determine if it is the best route to take in future program years.

Comment 9: How easy will be for a low income family to find and be able to afford a home when one member is on disability and the other member is a caregiver?? Thanks

Response 9: Thank you for your comment. THDA has a wide variety of programs aimed at supporting Tennesseans who want to become homeowners or find affordable rental housing, depending on your situation. A staff member will be in contact with resources.

Comment 10:

Note: Staff responses are provided throughout this comment in BLUE.

Fahe TN Caucus appreciates Tennessee Housing Development Agency and the Tennessee Department of Economic and Community Development providing the opportunity to submit comments for the 2021 Action Plan. I would like to share several comments on behalf of the Fahe TN Caucus Members based in Appalachian counties for consideration related to the goals and vision for addressing the housing needs in Northeast and a portion of Central Tennessee.

Maintain affordable housing with housing resources HOME, NHTF

As has been part of the ongoing affordable housing conversation, there is a need for continued federal funding to stimulate and supplement the economy for impact where Fahe TN Members work in the Appalachian counties of Northeast and Central/East Tennessee where deep subsidy and programmatic flexibility are needed to meet underserved need. According to ARC, from 2013-2017, the number of persons below the poverty level in Appalachia was 4,017,654 (poverty rate of 16.3%); in Tennessee the persons below poverty level was 1,072,360 (poverty rate of 16.7%); and in Appalachian Tennessee it was 482,054 (poverty rate of 17.3%). For this period the national poverty rate was 14.6%. In Appalachian Tennessee many units are substandard, cost burdened, have inadequate plumbing or are overcrowded and combined with the income level of many families, it presents barriers to affordable housing. The cost of rent is out of reach for these financially burdened households as their incomes are not sufficient to support the family moving into homeownership. Homeownership is the mechanism by which Tennessee's low-income families can accumulate wealth, build assets, and break cycles of poverty.

In persistent poverty counties, counties with more than 20% of residents living in poverty, the average income is artificially depressed. For those households with income just over 80% of AMI in these communities, they would be considered low income compared to national income totals and have no options for assistance. Fahe has been advocating that income limits for HUD programs in these counties should be increased to a national rate of 80% of the national median income.

Homeownership is a means to build wealth via equity in a home; most families in the region do not have access to jobs with 401k or retirement/pension benefit options. It is important to recognize the need for homeownership; census data is available for rental unit but not on homeowner units. Therefore a true picture of the housing need isn't apparent. As the population ages it will be economically prudent to help the aging population age in place. Aging in place reduces the state's expense of using its Medicaid funding for some form of institutional living. THDA has promoted partnerships, a pilot program with the state to address the housing rehab and adaptability needs of our aging boomers would be interesting.

We appreciate THDA allocating more than the required 15% of HOME funds for CHDO use as this increases the capacity and production of nonprofits across Tennessee and particularly in the Northeast and Central areas of Tennessee. Fahe, as an intermediary supports local nonprofits, CHDOs, with expertise and capital helping to provide consistent forms of capital to these nonprofits ensuring capacity is retained in the local communities. We support maintaining CHDO operating funds for internal organizational capacity which strengthens the organization with appropriate staffing and systems.

While THDA allocates resources for both rental and single-family development, we would encourage the use of HOME funds for single-family production and understand that subsidy sources are important in

the development of affordable rental housing working with LIHTC. Ensuring affordable rental housing on a small scale as well as larger developments is also important. Communities need both rental units and homeowner units; successful renters often become successful homeowners. There is a substantial and unaddressed need for improved housing; the decline in our region's housing stock and the large number of people who are cost-burdened is supported by the Appalachian Housing Needs Assessment that was completed by Virginia Center for Housing Research at Virginia Tech in 2019.

For the HOME program, we appreciate the distinction of rural funding with HUD as well as 18% for CHDO activity. We would like to request that THDA consider increasing CHDO Operating funds as during the pandemic as it would be helpful for the organizations to have funding for capacity building this year as CV-19 conditions improve and we determine what is needed in our organization to continue and even improve our housing work. The Fahe TN Members serve the majority of the Tennessee persistent poverty counties and our service areas have significant need for increased investment to meet housing needs.

THDA reserves the maximum amount allowed by HUD of 5% of the annual allocated HOME funding to operating expense and allows a grantee to request and amount equal to up to 7% of the amount of program dollars requested for Operating Expense. Under the HOME waivers provided by HUD for the pandemic THDA was allowed to increase the amount of operating expense fund to 10% of the total funds allocated for FY 2019 and 2020. In December of 2020 THDA allowed all active state-designated CHDO administering a grant for the HOME Program fiscal year 2018, 2019, or 2020 to apply for up to \$125,000 in supplemental operating expenses. At this time THDA does not have authority to increase the amount of funds allowed for CHDO Operating Expenses beyond the term covered by the waivers provided by HUD in March, 2020.

HOME funds may be used for new manufactured housing and this may be an expedient way to deliver housing; however, attention to the code requirements and standards of construction should be paramount to prevent long term maintenance issues that we are currently facing in our communities. Several Members might participate in a conversation with THDA regarding home repair for manufactured housing as this is recurring issue we face particularly in rural areas.

In July 2020 THDA Board approved the use of HOME rehabilitation funds in all currently open HOME Urban/Rural Rehabilitation grants. At that time THDA expanded its design standards to include minimum requirements and model Installation Standards and the Manufactured Home Construction and Safety Standards in as codified in the Code of Federal regulations at 24 CFR part 3280. In addition THDA requires that all rehabilitation including reconstruction of manufactured housing meet all local and state codes.

THDA would welcome a conversation with member of FAHE, local governments and any other interested parties to gain insights and suggestion on how THDA might better serve the state and refine policy pertaining to the use of HOME funds for the renovation and reconstruction of manufactured housing.

The National Housing Trust Fund (NHTF) is targeted to serve households at or below 30% of median. Very little, if any, of this new resource has reached the poorest counties primarily because it is too

difficult for a rental development to “pencil out” financially without Rental Assistance when limited to households below 30%. The NHTF are identified for utilization for development of rental units. As 10% of the state’s allocation of NHTF monies could be utilized for homeownership activities such as rebuild, rehab, preserving housing for homeownership, we would request THDA consider homeowner rehab as a use of the NHTF, possibly NHTF with HOME funding to address very low-income (at or below 50% AMI) and extremely low-income (at or below 30% AMI) households.

At this time THDA has determined the greatest need for the NHTF grant fund to be in the area of rental housing development for persons and families at or below 30% AMI. THDA currently has no other funding committed to this specific purpose and the use of this funding to that activity has resulted in development or rehabilitation of over 326 units of rental housing reserved for those at or below 30% AMI since 2018.

In addition THDA allocates the majority of its HOME funding, typically between 7 and 10 million dollars annually, to homeowner rehabilitation and provides a scoring incentive to organizations who indicate they will serve families in the 50% AMI and below income brackets. In recent years THDA had found the requests and apparent need for this funding dwindling as many of the grantees awarded do not spend the majority or in some cases any of the available funds in the three year grant terms allowed.

In coming grant cycles THDA will continue to analyze the need across the state and through consultation with local governments, non-profit organizations and citizens try to make the best decisions possible for the targeting and use of the NHTF funds within the eligible activities.

Community Development Block Grant

- CDBG is a remarkable resource for communities for all program areas, but particularly for neighborhood or scattered site housing revitalization including single-family and rental housing development and addressing homeowner rehab which is an overwhelming need. Most low and moderate income households don’t have the ability to repay a loan and a CDBG forgivable note is a preferred source of funding for owner occupied rehab. CDBG housing programs are successful in large part because of the strong partnerships between local governments and affordable housing providers; always a win-win with public-private partnerships. The 2021 Action Plan identifies housing rehab activities as a program area for CDBG. We would encourage TN CED consider utilization of CDBG for development of housing by new construction which and for the development of workforce housing possibly as an economic development initiative, both may be worth the investment in housing during this time of rebuilding from the pandemic. The funding for Recovery Housing Program pilot is recognized and appreciated as transitional housing is a need in our communities for persons in recovery that has been made worse by the pandemic. Bringing HOME and CDBG investment to communities and families allows us as affordable housing providers a way to leverage other funds for the homeowner – for purchase or for rehab – and with educational counseling, these homeowners are successful. The nonprofit affordable housing providers have been able to provide an average of 3 to 1 leverage for HOME funds invested in the region. The funds allocated to address housing is important. National

statistics point to a shortage of affordable housing; therefore more housing resources can assist in reversing this trend.

Use of CDBG funds for new housing construction is generally prohibited by the CDBG rules, regulations, and laws, except for in very specific and limited circumstances. Additionally, the CDBG program only receives about four applications for housing rehabilitation each year. Because the limitations and relatively low interest in using CDBG for housing-related activities, we feel attempting new housing construction under CDBG is not the right fit for our program. We will however explore opportunities where CDBG funds may be used to align better with THDA housing programs in the future.

In conclusion, The TN Caucus encourages THDA to consider the impact of HOME funds in the communities served by nonprofit affordable housing providers. We also encourage making additional efforts to engage the public, as well as Mayors and Judge Executives, for comments regarding the impact of HOME and CDBG funding for homeownership and rehab activities in their communities. Broader engagement would result in additional support for HOME and CDBG housing activity.

Should there be any questions regarding these comments, please don't hesitate to call.