



Tennessee Housing Development Agency

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

Bill Lee
Governor

Ralph M. Perrey
Executive Director

MEMORANDUM

TO: Ralph M. Perrey, Executive Director
FROM: Bill Lord, Director of Community Housing
Don Watt, Chief Program Officer
DATE: September 17, 2025
SUBJECT: 2025 HOME Homeowner Rehabilitation Program Funding Recommendation

Attached is the scoring matrix associated with staff's recommendation of funding awards under the 2025 HOME Homeowner Rehabilitation Program Description. THDA had over \$11.4 million in project funding available, including nearly \$4M in unspent funds from prior year allocations. THDA also transferred over \$2.9M in 2025 funds unawarded under the HOME Rental Housing Development Program.

THDA received 26 applications requesting \$17,425,924 in HOME project funds and \$1,394,074 in administrative funds. All applications were eligible for scoring. Per the 2025 Program Description available funding was divided evenly by Grand Division and applications first were scored and ranked by Grand Division. Once all applications that could be fully funded in each Grand Division were determined, all applicants remaining unfunded were ranked by score and the balance of the funds were awarded without regard for location. Note that any scoring ties were broken based first on the Need score and then, if a tie still remained, by the Not Proportionally Served, score of each application. The attached funding matrix outlines the scoring and funding results.

Staff recommends the award and funding of 19 applications, in the amount of \$11,425,925 in program funds and \$914,074 in administrative funds that will help to rehabilitate 109 homes.

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



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

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

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



2025 HOME Homeowner Rehabilitation Program Funding Matrix

Total Project Funds Available: \$11,425,925

Applicant	County	Grand Division	Urban/Rural	Project Funds Requested	Administrative Funds Requested	Total Funds Requested	Number of Units	Program Design	Need	Growth Policy Act	Unexpended Funds Deduction	Disaster Area	Match	Not Proportionally Served	Rural Bonus	Total Score	Project Funds Awarded	Administrative Funds Awarded	Project Funds Remaining
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East Grand DivisionProject Funds Available: \$3,808,641

Greeneville	Greene	E	Rural	\$500,000	\$40,000	\$540,000	4	67	7	10	0	5	0	6	3	98	\$500,000	\$40,000	\$3,308,641
Johnson County	Johnson	E	Rural	\$500,000	\$40,000	\$540,000	4	66	10	10	0	5	0	3	3	97	\$500,000	\$40,000	\$2,808,641
City of Elizabethton	Carter	E	Urban	\$500,000	\$40,000	\$540,000	4	67	8	10	0	5	0	4	0	94	\$500,000	\$40,000	\$2,308,641
Cocke County	Cocke	E	Rural	\$750,000	\$60,000	\$810,000	10	59	10	10	0	5	0	6	3	93	\$750,000	\$60,000	\$1,558,641
Hancock County	Hancock	E	Rural	\$750,000	\$60,000	\$810,000	5	66	10	10	0	0	0	1	3	90	\$750,000	\$60,000	\$808,641
Union County	Union	E	Rural	\$750,000	\$60,000	\$810,000	12	65	10	10	0	0	0	1	3	89	\$750,000	\$60,000	\$58,641
Morgan County Government	Morgan	E	Rural	\$750,000	\$60,000	\$810,000	10	65	8	10	0	0	0	3	3	89	\$0	\$0	\$58,641

Middle Grand DivisionProject Funds Available: \$3,808,641

Smith County Government	Smith	M	Rural	\$750,000	\$60,000	\$810,000	6	62	4	10	0	0	0	10	3	89	\$750,000	\$60,000	\$3,058,641
Perry County Government	Perry	M	Rural	\$500,000	\$40,000	\$540,000	6	62	10	10	0	0	0	2	3	87	\$500,000	\$40,000	\$2,558,641
City of Celina	Clay	M	Rural	\$750,000	\$60,000	\$810,000	4	62	9	10	0	0	0	1	3	85	\$500,000	\$40,000	\$2,058,641
Clay County	Clay	M	Rural	\$750,000	\$60,000	\$810,000	4	62	9	10	0	0	0	1	3	85	\$500,000	\$40,000	\$1,558,641
Pickett County	Pickett	M	Rural	\$750,000	\$60,000	\$810,000	2	63	8	10	0	0	0	1	3	85	\$500,000	\$40,000	\$1,058,641
Byrdstown	Pickett	M	Rural	\$750,000	\$60,000	\$810,000	4	63	8	10	0	0	0	1	3	85	\$500,000	\$40,000	\$558,641
Town of Monterey	Putnam	M	Urban	\$750,000	\$60,000	\$810,000	4	63	2	10	0	0	0	10	0	85	\$0	\$0	\$558,641
City of Fayetteville	Lincoln	M	Rural	\$750,000	\$60,000	\$810,000	9	64	2	10	0	0	0	5	3	84	\$0	\$0	\$558,641
Tullahoma	Coffee	M	Urban	\$750,000	\$60,000	\$810,000	9	64	3	10	0	0	0	6	0	83	\$0	\$0	\$558,641
Marshall County Government	Marshall	M	Rural	\$500,000	\$40,000	\$540,000	6	62	2	10	0	0	0	3	3	80	\$0	\$0	\$558,641
Bedford County	Bedford	M	Urban	\$500,000	\$40,000	\$540,000	6	59	1	10	0	0	0	4	0	74	\$0	\$0	\$558,641

West Grand DivisionProject Funds Available by Grand Division: \$3,808,641

McNairy County	McNairy	W	Rural	\$462,962	\$37,037	\$499,999	6	64	9	10	0	0	0	10	3	96	\$462,962	\$37,037	\$3,345,679
Town of Selmer	McNairy	W	Rural	\$462,962	\$37,037	\$499,999	6	61	9	10	0	0	0	10	3	93	\$462,962	\$37,037	\$2,882,717
City of Camden	Benton	W	Rural	\$750,000	\$60,000	\$810,000	6	53	10	10	0	0	0	10	3	86	\$750,000	\$60,000	\$2,132,717
City of Ridgely	Lake	W	Rural	\$750,000	\$60,000	\$810,000	6	60	5	10	0	0	0	7	3	85	\$750,000	\$60,000	\$1,382,717
City of South Fulton	Obion	W	Rural	\$750,000	\$60,000	\$810,000	6	64	4	10	0	0	0	3	3	84	\$750,000	\$60,000	\$632,717
City of Union City	Obion	W	Rural	\$750,000	\$60,000	\$810,000	6	55	4	10	0	0	0	3	3	75	\$0	\$0	\$632,717
City of Bells	Crockett	W	Rural	\$750,000	\$60,000	\$810,000	6	53	5	10	0	0	0	3	3	74	\$0	\$0	\$632,717
Town of Stanton	Haywood	W	Urban	\$750,000	\$60,000	\$810,000	8	57	5	10	0	0	0	2	0	74	\$0	\$0	\$632,717

2025 HOME Homeowner Rehabilitation Program Funding Matrix

Applicant	County	Grand Division	Urban/Rural	Project Funds Requested	Administrative Funds Requested	Total Funds Requested	Number of Units	Program Design	Need	Growth Policy Act	Unexpended Funds Deduction	Disaster Area	Match	Not Proportionally Served	Rural Bonus	Total Score	Project Funds Awarded	Administrative Funds Awarded	Project Funds Remaining
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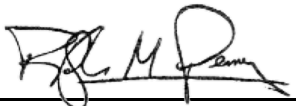
Rank of Unfunded Applications by Grand Division

Project Funds Available: \$1,250,001

Morgan County Government	Morgan	E	Rural	\$750,000	\$60,000	\$810,000	10	65	8	10	0	0	0	3	3	89	\$750,000	\$60,000	\$500,001
Town of Monterey	Putnam	M	Urban	\$750,000	\$60,000	\$810,000	4	63	2	10	0	0	0	10	0	85	\$500,001	\$40,000	\$0
City of Fayetteville	Lincoln	M	Rural	\$750,000	\$60,000	\$810,000	9	64	2	10	0	0	0	5	3	84	\$0	\$0	\$0
Tulahoma	Coffee	M	Urban	\$750,000	\$60,000	\$810,000	9	64	3	10	0	0	0	6	0	83	\$0	\$0	\$0
Marshall County Government	Marshall	M	Rural	\$500,000	\$40,000	\$540,000	6	62	2	10	0	0	0	3	3	80	\$0	\$0	\$0
City of Union City	Obion	W	Rural	\$750,000	\$60,000	\$810,000	6	55	4	10	0	0	0	3	3	75	\$0	\$0	\$0
City of Bells	Crockett	W	Rural	\$750,000	\$60,000	\$810,000	6	53	5	10	0	0	0	3	3	74	\$0	\$0	\$0
Town of Stanton	Haywood	W	Urban	\$750,000	\$60,000	\$810,000	8	57	5	10	0	0	0	2	0	74	\$0	\$0	\$0
Bedford County	Bedford	M	Urban	\$500,000	\$40,000	\$540,000	6	59	1	10	0	0	0	4	0	74	\$0	\$0	\$0

	Number	Units	Project Funds	Administrative Funds
Applications Received:	26	159	\$17,425,924	\$1,394,074
Applications Funded:	19	109	\$11,425,925	\$914,074

Project Funding by Grand Division	
East:	\$4,500,000
Middle:	\$3,750,001
West:	\$3,175,924
Total:	\$11,425,925

Approved: 
Ralph M. Perrey, Executive Director

Notes:

- 1. Maximum \$1M Award per County limited the awards of Celina, Clay County and Pickett County, Byrdstown.
- 2. Scoring ties broken first by Need score and then by Not Proportionally Served score.
- 3. Total Project Funds Available:

2025 HOME Rehabilitation Program Initial Allocation:	\$4,518,941
Unawarded Funds from 2025 Rental Development Round:	\$2,922,794
Deobligated Funds from 2023 HOME Allocation:	\$2,000,000
Deobligated Funds from 2024 HOME Allocation:	\$1,984,190
Total Project Funds Available for Award:	\$11,425,925

Project Funds Available for Award:	\$11,425,925
Allocation to East Grand Division:	\$3,808,641
Allocation to Middle Grand Division:	\$3,808,641
Allocation to West Grand Division:	\$3,808,641
Remaining for Unfunded Ranking Allocation	\$2