

STATE OF TENNESSEE  
FISCAL YEAR 2022-23 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

## AP-05 Executive Summary – 24 CFR 91.300(c), 91.320(b)

### 1. Introduction

The State of Tennessee 2022-2023 Annual Action Plan serves as the State'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, 2022 through June 30, 2023, describes the allocations, strategies and activities for carrying out the State's goals, as described in the 2020 – 2024 Consolidated Plan.

HUD requires the State, 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. Additionally, CDBG will be administering the Recovery Housing Program (CDBG-RHP), which provides funding for temporary supportive housing projects targeting persons recovering from substance use disorders.
- 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 who are at-risk of homelessness or persons who are experiencing homelessness, allowing them to 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 Tennessee Housing Development Agency (THDA) administers the HOME, HTF, and ESG programs; the Tennessee Department of Economic and Community Development (TNECD) administers CDBG and CDBG-RHP; and the Tennessee Department of Health (TDH) administers HOPWA. 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 describes the amounts expected to be made available during Program Year 2022 – 2023 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.

For Fiscal Year 2022 – 2023, the State was allocated \$60,812,666 in funding, which is similar to previous years' allocations. Here are the FY 2022 – 2023 allocations for each program:

- CDBG - \$28,178,019
- CDBG-RHP - \$1,002,798
- HOME - \$15,495,291
- HTF - \$10,916,268
- ESG - \$3,238,192
- HOPWA - \$1,982,098

Other affordable housing resources available to the State that impact the State's performance are discussed in the Consolidated Plan. These include HUD's Section 8 Tenant-Based Housing Choice Voucher (HCV), the THDA Homebuyer Education Programs, Tennessee's Community Investment Tax Credit Program (CITC), the Low-Income Housing Credit (LIHC) Program, and the Tennessee Housing Trust Fund Program (THTF). THDA's Project Based Contract Administration goals were previously included in this report, but the program is now administered through another agency.

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. Citizens had the opportunity annually to give input on these goals, objectives, and benchmarks.

## **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 Tennessee. The State will continue to support program activities 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, March 24 - April 25, 2022. 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.

The public was invited to participating through posts on Tennessee's state government websites, development district websites, and social media accounts (Facebook, Instagram, and Twitter). THDA also used its email lists to invite partners and other interested parties to comment. Finally, public notices informing communities 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 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.

Please see the appendix for documentation of this year's website postings, social media posts, email blasts, newspaper tear sheets, and program descriptions.

## **5. Summary of public comments**

During the public comment period, March 24 – April 25, 2022, the Survey Monkey feedback form recorded two comments. However, these comments were not accepted for publication in this report. Therefore, no public comments are included in the 2022 – 2023 Annual Action Plan's appendix.

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

The two aforementioned comments were not accepted for inclusion in this report because they contained individual identifying information and their content regarded personal circumstances, not feedback on the 2022 – 2023 Annual Action Plan. The Research and Planning team followed up with the commenters individually to address their concerns and connect them with appropriate resources.

# 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

As previously stated in the Executive Summary, the Tennessee Housing Development Agency (THDA) administers HOME, HTF, and ESG programs; the Tennessee Department of Economic and Community Development (TNECD) administers CDBG and CDBG-RHP; and the Tennessee Department of Health (TDH) administers HOPWA. 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, a series of stakeholder feedback sessions meetings and interviews were conducted to discuss issues and opportunities related to housing, community development, and fair housing 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 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.

During the initial Consolidated Planning process, 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 in the Consolidated Plan. These meetings offered an opportunity to get feedback for the Consolidated Plan, as well as hear feedback on the ESG programs as staff consider potential changes to policies and procedures. Each year, ESG meets with potential grantees and their CoCs in January during the application workshops and again in the summer when grantees are officially selected as ESG recipients.

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

**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.

During the development of the Consolidated Plan, CoCs were invited to attend the ESG application workshops held in January 2020 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. In addition, as a response to feedback during the public comment period on this Annual Action Plan, ESG staff will schedule meetings with CoCs, as appropriate, to enhance collaboration efforts and address concerns.

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. In 2021, 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. Some of these funds will be spent during the 2022 program year to meet the needs of people experiencing homelessness or at risk for homelessness.

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

All appropriate agencies received notice of consultation efforts. 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. The previous list of these agencies in this section are not exhaustive but represent the core consultants.

## AP-12 Participation

### Summarize citizen participation process and how it impacted goal-setting.

As previously mentioned, the State solicited public input during the public comment period, March 24 - April 25, 2022. 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.

The public was invited to participating through posts on Tennessee's state government websites, development district websites, and social media accounts (Facebook, Instagram, and Twitter). THDA also used its email lists to invite partners and other interested parties to comment. Finally, public notices informing communities 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 Presnsa Latina – Memphis
- The Leaf Chronicle – Clarksville
- State Gazette – Dyersburg
- The Tennessean – Nashville

As a result of these efforts, the Survey Monkey feedback form recorded two comments. However, these comments were not accepted for publication in this report because they contained individual identifying information and their content regarded personal circumstances, not feedback on the 2022 – 2023 Annual Action Plan. The Research and Planning team followed up with the commenters individually to address their concerns and connect them with appropriate resources. Therefore, there are no published comments 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 on the THDA website and links to these documents are included in AP-90 Program Specific Requirements of this report. CDBG and HOPWA also solicit public feedback throughout the year in the development of their programs.

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

Program	Uses of Funds	Expected Resources Year 3				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	\$28,178,019	\$241,575	\$0	\$28,419,594	\$56,000,000	TNECD (Tennessee Economic and Community Development) receives CDBG funds for non-entitlement areas in Tennessee. 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. In addition, TNECD administers CDBG-RHP, a pilot program whose two-year allocations will develop transitional housing for persons in recovery from a substance-abuse disorder; funding for this program comes from the SUPPORT Act.
CDBG-RHP	Transitional housing construction	\$1,002,798	\$0	\$889,092	\$1,891,890	-	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	\$15,495,291	\$0	\$10,000,000	\$25,495,291	\$31,000,000	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	\$10,916,268	\$0	\$3,854,570	\$14,770,838	\$22,000,000	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	\$3,238,192	\$0	\$53,635.34	\$3,291,827.34	\$6,400,000	THDA receives ESG funds to provide the services necessary to help persons experiencing homelessness or those at risk of becoming homeless to regain stability in permanent housing.
HOPWA	Permanent housing placement; Short term or transitional housing facilities; STRMU; Supportive services; TBRA	\$1,982,098	\$0	\$0	\$1,982,098	\$4,000,000	TDH 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	\$19,710,967	-	-	\$19,710,967	-	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 2021 – 2022 Annual Action Plan’s reported annual allocation was \$393,400,000, which is the 10-year allocation value for the ConPlan period. The 2022 – 2023 Annual Action Plan’s allocation value is \$19,710,976, which is funding for FY 2022 – 2023 only. This allocation covers potential gap need for prior developments from 2022, as well as funding for new 2022 project estimates.
Homebuyer Education	Homebuyer Education	\$400,000	-	-	\$400,000	-	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. As a HUD Approved Housing Counseling Agency, THDA also administers a separate federal program through NeighborWorks America: Housing Stability Counseling Program (HSCP). The Housing Counseling Grant and HSCP have federal funding allocations not included in this table.

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	\$7,500,000	-	-	\$7,500,000	-	The Tennessee Housing Trust Fund (THTF) funds five programs to address unmet housing needs in Tennessee. The Competitive Grants program targets rental housing needs across Tennessee 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.
CITC	Other	\$440,533,865	-	-	\$440,533,865	-	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.

Housing Choice Voucher Program	Rental Assistance	\$40,711,221	-	-	\$40,711,221	-	The Housing Choice Voucher (HCV) program is a federal rental assistance program funded through the Department of Housing and Urban Development (HUD) where very low-income individuals, families, the elderly and the disabled receive assistance to afford decent, safe and sanitary housing in the private market. In addition to the HCV program, the THDA Rental Assistance division administers the Mainstream and Emergency Housing Voucher (EHV) program, which have separate funding not included in this table.
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**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.

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.

**CDBG Recovery Housing Program**

For the CDBG Recovery Housing Program (CDBG-RHP), a matching requirement will not be established. 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 grantees to 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 (% of allocation from MOD)	Goal Outcome Indicator
Creation and preservation of affordable housing	Affordable Housing	Non-Entitlement Statewide Grant Allocation Priority	CDBG: \$525,000 HOME: \$15,340,338.09 HTF: \$10,916,268  CITC: \$440,533,865 THTF: \$7,500,000 HCV: \$40,711,221 LIHC: \$19,710,976	CDBG: Homeowner Housing Rehabilitated (Household Housing Units): 6  HOME: Homeowner Housing Added (Household Housing Units): 20 Homeowner Housing Rehabilitated (Household Housing Units): 70 Direct Financial Assistance to Homebuyers (Households Assisted): 9 Tenant-based rental assistance / Rapid Rehousing (Households Assisted): 20  Housing Trust Fund: Rental units constructed (Household Housing Units): 30 Rental units rehabilitated (Household Housing Units): 30  CITC: Rental units constructed (Household Housing Units): 1891 Rental units rehabilitated (Household Housing Units): 400 Homeowner Housing Added (Household Housing Units): 219 Homeowner Housing Rehabilitated (Household Housing Units): 7  THTF: Rental units constructed (Household Housing Units): 144 Rental units rehabilitated (Household Housing Units): 87 Homeowner Housing Added (Household Housing Units): 87 Homeowner Housing Rehabilitated (Household Housing Units): 390 Housing for Homeless added (Household Housing Units): 91  HCV: Tenant-based rental assistance / Rapid Rehousing (Households Assisted): 6,149 (plus 179 mainstream vouchers and 325 ECV, funded separately)  LIHC: Rental units constructed (Household Housing Unit): 456 Rental units rehabilitated (Household Housing Unit): 96
Preserve homeless facilities & supportive services	Homeless	Non-Entitlement Statewide Grant Allocation Priority	ESG: \$3,076,282.40	ESG: Tenant-based rental assistance / Rapid Rehousing (Households Assisted): 4500 Homeless Person Overnight Shelter (Persons Assisted): 7200 Homelessness Prevention (Persons Assisted): 3000

Preserve housing for persons with AIDS/HIV	Affordable Housing Non-Homeless Special Needs	Non-Entitlement Statewide Grant Allocation Priority	HOPWA: \$1,982,098  Leveraged Funds Ryan White: \$500,000	HOPWA: Tenant-based rental assistance / Rapid Rehousing (Households Assisted): 35 Overnight/ Emergency Shelter/Transitional Housing Beds added (Beds): 77 Homelessness Prevention (Persons Assisted): 475 HIV/AIDS Housing Operations (Household Housing Units): 109
Physical infrastructure development	Non-Housing Community Development	Non-Entitlement Statewide Grant Allocation Priority	CDBG: \$13,400,000	CDBG: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (Persons Assisted): 220,000
Revitalize disinvested areas & improve livability	Non-Housing Community Development	Non-Entitlement Statewide Grant Allocation Priority	CDBG: \$13,307,679	CDBG: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (Persons Assisted): 220,000
TA, Job/Business Development, Administration	Non-Housing Community Development	Non-Entitlement Statewide Grant Allocation Priority	CDBG: \$945,340 CDBG-RHP: \$50,139.90	
Transitional housing for recovery	Non-Homeless Special Needs	Non-Entitlement Statewide Grant Allocation Priority	CDBG-RHP: \$952,658.10	20 persons assisted
Fair Housing	Affordable Housing Public Housing Homeless	Non-Entitlement Statewide Grant Allocation Priority	HOME: \$154,952.90 ESG: \$161,909.60  Homebuyer Ed: \$400,000	HBE: Education provided to homeowners: 3,000

## Goal Descriptions

1	<b>Goal Name</b>	Creation and preservation of affordable housing
	<b>Goal Description</b>	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	<b>Goal Name</b>	Preserve homeless facilities & supportive services
	<b>Goal Description</b>	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	<b>Goal Name</b>	Preserve housing for persons with AIDS/HIV
	<b>Goal Description</b>	Provide resources to preserve affordable housing options for those persons with HIV/AIDS.
4	<b>Goal Name</b>	Physical infrastructure development
	<b>Goal Description</b>	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	<b>Goal Name</b>	Revitalize disinvested areas & improve livability
	<b>Goal Description</b>	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	<b>Goal Name</b>	TA, Job/Business Development, Administration
	<b>Goal Description</b>	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	<b>Goal Name</b>	Microenterprise support and development <sup>1</sup>
	<b>Goal Description</b>	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.

<sup>1</sup> Goals 7-9 are not funded for FY22, or have been funded through other means, and have been removed from allocation charts in this report.

8	<b>Goal Name</b>	Recidivism reduction through workforce development
	<b>Goal Description</b>	This goal aims to provide workforce development training and skills development programs for incarcerated individuals to reduce recidivism, or a return to prison.
9	<b>Goal Name</b>	Emergency job creation/retention
	<b>Goal Description</b>	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	<b>Goal Name</b>	Create recovery transitional housing
	<b>Goal Description</b>	Pilot program as part of the SUPPORT Act to develop transitional housing for persons in recovery from a substance-abuse disorder.
11	<b>Goal Name</b>	Fair housing
	<b>Goal Description</b>	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 4500 households and homeless prevention services to 3000 households. In addition, ESG expects to support a total of 7200 households experiencing homelessness in overnight shelters. However, this is not the limit of their services, as some services may be harder to measure or may be covered by CARES Act funding.

The Housing Trust Fund plans to construct and rehab 60 units for extremely low-income renter households.

CDBG provides some housing services to owner households. They plan to serve 6 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 90 owner households with new units or rehab services. Additionally, HOME plans to provide 29 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 experiencing homelessness are expected to received HOPWA services geared toward this population. Other housing assistance, specifically rental assistance for homelessness prevention, 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	2	0	0	48	47	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	95	0	0	0	0	0	5	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
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**

ESG allocates the majority of funding toward providing supportive services and maintaining facilities for persons who are experiencing homelessness. The allocation of funding allows ESG programs to meet their primary goal of assisting people in gaining stability quickly in permanent housing after experiencing a housing crisis and/or homelessness, while also addressing the needs of people accessing homeless shelters. Allocating a smaller percentage to Fair Housing allows ESG programs to affirmatively further fair housing and remove impediments to obtaining services and permanent housing.

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 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.

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. Applications for funds are due by April 2022, and these applications will be reviewed and funds distributed according to the Action Plan during FY22.

## 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

<b>1</b>	<b>State Program Name:</b>	CDBG - Regular Round
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	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 2021 to discuss the application and award process of the 2022 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.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p>All applications must meet four criteria, before being scored:</p> <ul style="list-style-type: none"> <li>§ Meet a National Objective</li> <li>§ Be an eligible activity</li> <li>§ Be a non-entitlement jurisdiction</li> <li>§ Be one of four eligible community development objectives: <ul style="list-style-type: none"> <li>· 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.</li> <li>· Community Livability Development - to develop an improved community livability by enhancing emergency and protective services or making improvements to the physical environment.</li> <li>· 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.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>· 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.</li> </ul> <p>For State Fiscal Year 2022 – 2023, 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"> <li>1. Community Need <ul style="list-style-type: none"> <li>· Decennial Census/5 Year ACS poverty</li> <li>· Target area/Census tract per capita income</li> <li>· Three year average county unemployment rate</li> <li>· Decennial Census/5 Year ACS per capita income</li> </ul> </li> <li>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.</li> <li>3. Project Feasibility: Project Feasibility is not scored and is instead a threshold for water/sewer projects. Community Infrastructure, Community Revitalization, and Public Health and Safety 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.</li> <li>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.</li> <li>5. Project Essentialness: Project essentialness points apply only to Community Infrastructure, Community Revitalization, and Public Health and Safety 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.</li> <li>6. Economic Development: Up to 10 additional points are available to applications that exhibit economic development impacts as a result of the project.</li> </ol>
<p><b>If only summary criteria were described, how can potential</b></p>	<p>All CDBG manuals and applications materials are available on the ECD website and by request.</p>

<p>applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>															
<p>Describe how resources will be allocated among funding categories.</p>	<table border="0"> <tr> <td>Water and Sewer Projects</td> <td>30%</td> </tr> <tr> <td>Community Infrastructure Projects</td> <td>25%</td> </tr> <tr> <td>Community Revitalization Projects</td> <td>21%</td> </tr> <tr> <td>Public Health and Safety Projects</td> <td>17%</td> </tr> <tr> <td>Housing Projects</td> <td>4%</td> </tr> <tr> <td>Administration and Tech. Assistance</td> <td>3%</td> </tr> <tr> <td><b>Total</b></td> <td><b>100%</b></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	30%	Community Infrastructure Projects	25%	Community Revitalization Projects	21%	Public Health and Safety Projects	17%	Housing Projects	4%	Administration and Tech. Assistance	3%	<b>Total</b>	<b>100%</b>
Water and Sewer Projects	30%														
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Housing Projects	4%														
Administration and Tech. Assistance	3%														
<b>Total</b>	<b>100%</b>														
<p>Describe threshold factors and grant size limits.</p>	<p>Non-construction 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.</p>														
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<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"> <li>· Accessibility/Availability</li> <li>· Affordability</li> <li>· Sustainability</li> </ul>														
<p>State Program Name:</p>	<p>CDBG – Microenterprise support and development</p>														

2	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	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.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p>Applications that are funded using CDBG funds must meet the following criteria:</p> <ul style="list-style-type: none"> <li>§ Meet a National Objective</li> <li>§ Be an eligible activity</li> <li>§ Be a non-entitlement jurisdiction</li> </ul> <p>Applications are scored based on the following criteria:</p> <ol style="list-style-type: none"> <li>1. Project Need (25 points) <ul style="list-style-type: none"> <li>· How and why did you choose the proposed project? Why is this project important for the community?</li> <li>· Can you demonstrate existing demand for the project (Use specific data if available)?</li> <li>· How will this project assist your current plan of work to support or grow entrepreneurship?</li> <li>· How is this an innovative approach?</li> </ul> </li> <li>2. Project Impact: (25 points) <ul style="list-style-type: none"> <li>· Describe how additional funds will be leveraged to increase the impact of this project.</li> <li>· Provide the expected outcomes for the project.</li> <li>· What is the target area, number of participants, and demographics of participants your project will serve?</li> <li>· Will other partners participate?</li> <li>· What will their role be?</li> <li>· Describe how this project is scalable and replicable.</li> </ul> </li> <li>3. Project Plan (25 Points) <ul style="list-style-type: none"> <li>· What does success look like for this project?</li> <li>· What metrics will you use to determine success (qualitative and quantitative)?</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>· How many jobs do you predict will be created with this project (Provide a conservative and best-case scenario)?</li> <li>· What is your recruitment plan for participation in your program?</li> </ul> <p>4. Feasibility and Sustainability (25 Points)</p> <ul style="list-style-type: none"> <li>· What is the timeline for execution of this project/program?</li> <li>· Describe the qualifications of the person(s) administering the program, providing the training, and managing the finances.</li> <li>· How will the project be sustained after the funding period concludes? What challenges or barriers do you expect?</li> </ul> <p>5. Budget (10 Points):</p> <ul style="list-style-type: none"> <li>· Provide a budget narrative for the proposed budget including information on how the budget was developed.</li> <li>· Is the budget reasonable, comprehensive, and comprehensible?</li> </ul>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>The application and program guidelines are on the ECD website.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Funds for the CDBG-CV allocation are being committed to this program. No additional resources from the FY2021 formula allocations will be committed.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<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> <p>Build and Sustain - \$75,000</p> <p>Total Application Threshold - \$100,000</p>
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	Number of projects expected to be completed under each of the activity descriptions based on prior grant years. Number of microenterprises/entrepreneurs served.
3	<b>State Program Name:</b>	CDBG-Recovery Housing Program
	<b>Funding Sources:</b>	CDBG-RHP
	<b>Describe the state program addressed by the Method of Distribution.</b>	Pilot program as part of the SUPPORT Act to develop transitional housing for persons in recovery from a substance-abuse disorder.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<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>Program guidelines, requirements, and action are available on the CDBG website.</p>
	<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	Program guidelines, requirements, and actions are 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
4	State Program Name:	HOME - CHDO Round
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	Activities under the HOME Program must address the housing needs of low-income households. Eligible activities include: <i>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"> <li><b>CAPABILITY Up to 60 points:</b> The proposed project demonstrates exceptional planning and readiness and the organization demonstrates sufficient capacity beyond threshold.</li> <li><b>CHDO SERVICE AREA NOT IN A PJ 5 points:</b> 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.</li> </ol>

	<p><b>3. PUBLIC PRIVATE PARTNERSHIP FOR NEIGHBORHOOD REDEVELOPMENT 10 Points:</b> 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.</p> <p><b>4. MATCH Up to 15 points:</b> 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 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><b>5. LEVERAGE Up to 10 points:</b> 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><b>6. ENERGY CONSERVATION up to 10 points:</b> 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><b>7. UNIVERSAL DESIGN up to 10 points:</b> 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><b>8. PRIOR YEAR UNEXPENDED HOME FUNDS DEDUCTIONS Up to -5 Points:</b> 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>
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	<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p><b>CHDO Set-aside.</b> 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 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>
	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>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.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The expected outcome measure is that the activities under the HOME Program effectively address the housing needs of low-income households.</p>
5	<p><b>State Program Name:</b></p>	<p>HOME Program – Urban and Rural</p>
	<p><b>Funding Sources:</b></p>	<p>HOME</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>Activities under the HOME Program must address the housing needs of low-income households. Eligible activities include: <i>Housing Rehabilitation</i> - the use of HOME funds will be limited to the rehabilitation or reconstruction of existing housing units. A maximum investment per unit will be limited by both (1) the federal maximum HOME subsidy limit as adjusted by the number of bedrooms per unit and (2) the after rehabilitation value of the unit permitted under the federal regulations. By regulation, the after rehabilitation value may not exceed 95% of the median purchase price for the area. <i>Homeownership programs</i> - are restricted to 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.</p>
	<p><b>Describe all of the criteria that will be used to select</b></p>	<p>1. <b>PROGRAM DESIGN Up to 50 points:</b> The proposed program demonstrates exceptional planning, readiness and administrative capability. All necessary components to accomplish the project have been identified in the application</p>

<p><b>applications and the relative importance of these criteria.</b></p>	<ol style="list-style-type: none"> <li>2. <b>NEED Up to 10 points:</b> 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.</li> <li>3. <b>NOT PROPORTIONALLY SERVED Up to 10 points:</b> 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.</li> <li>4. <b>DISASTER AREAS : 5 points</b> 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.</li> <li>5. <b>LEVERAGE Up to 5 points:</b> 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.</li> <li>6. <b>MATCH Up to 5 points:</b> 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.</li> <li>7. <b>ENERGY CONSERVATION Up to 5 points:</b> 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.</li> <li>8. <b>TENNESSEE GROWTH POLICY ACT 10 points:</b> 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.</li> </ol> <p>Applications must receive a minimum threshold score equal to 50% of the total points available under the applicable scoring matrix.</p>
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<p><b>Describe how resources will be allocated among funding categories.</b></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 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>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>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.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The outcome measure is that the activities under the HOME Program effectively address the housing needs of low-income households.</p>
<p><b>State Program Name:</b></p>	<p>Housing Trust Fund</p>

6	<b>Funding Sources:</b>	Housing Trust Fund
	<b>Describe the state program addressed by the Method of Distribution.</b>	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.
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p><b>Geographic Diversity.</b> 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 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><b>Ability to obligate HTF funds.</b> 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><b>Ability to undertake eligible activities in a timely manner.</b> 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><b>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.</b> 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><b>For rental housing, the duration of the units' affordability period.</b> All rental developments assisted with HTF resources will have a 30 year affordability period.</p>

		<p><b>Merits of the application in meeting the State's priority housing needs.</b> 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><b>Extent to which application makes use of non-federal funding sources.</b> To encourage the diversity of funding, THDA will provide a preference for applications that include the use of non-THDA, federal and non-federal resources towards the development of the housing. THDA will not consider rental assistance provided for the purposes of this category. THDA will award points based on the actual percentage of other non-THDA funds in the project against the total development costs of the project.</p>
	<b>Describe how resources will be allocated among funding categories.</b>	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.
	<b>Describe threshold factors and grant size limits.</b>	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.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	The outcome measure is that the activities under the HTF effectively address the housing needs of extremely low-income households.
7	<b>State Program Name:</b>	ESG - Set Aside
	<b>Funding Sources:</b>	ESG
	<b>Describe the state program addressed by the Method of Distribution.</b>	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>The majority of funding is made available competitively to nonprofit organizations and local units of government serving communities 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 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><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>THDA will award funding to organizations based on the following general scoring criteria:</p> <ul style="list-style-type: none"> <li>• Program Design – Up to 40 Points</li> <li>• Applicant Experience and Capacity – Up to 20 Points</li> <li>• Applicant Fiscal Capacity – Up to 20 Points</li> <li>• Coordination with CoC Priorities – Up to 20 Points</li> </ul> <p>For complete criteria, please consult the 2022 ESG Program Description and ESG Guide at <a href="https://thda.org/government-nonprofit-partners/emergency-solution-grants-esg-program">https://thda.org/government-nonprofit-partners/emergency-solution-grants-esg-program</a></p>
<p><b>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)</b></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>

	<b>Describe how resources will be allocated among funding categories.</b>	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.
	<b>Describe threshold factors and grant size limits.</b>	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.  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.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	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, and 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 to ensure the ongoing housing stability of program participants.
8	<b>State Program Name:</b>	2022 Emergency Solutions Grants Program
	<b>Funding Sources:</b>	ESG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The ESG Program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.  THDA will 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><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>THDA will award funding to organizations based on the following general scoring criteria:</p> <ul style="list-style-type: none"> <li>• Program Design – Up to 40 Points</li> <li>• Applicant Experience and Capacity – Up to 20 Points</li> <li>• Applicant Fiscal Capacity – Up to 20 Points</li> <li>• Coordination with CoC Priorities – Up to 20 Points</li> </ul> <p>For complete criteria, please consult the 2022 ESG Program Description and ESG Guide at <a href="https://thda.org/government-nonprofit-partners/emergency-solution-grants-esg-program">https://thda.org/government-nonprofit-partners/emergency-solution-grants-esg-program</a></p>
<p><b>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)</b></p>	<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. 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>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>The funding categories within ESG are Street Outreach, Emergency Shelter, Prevention, Rapid Re-housing, and Data Collection.</p> <p>Expenditure limits of combined Street Outreach and Emergency Shelters cannot exceed 60 percent of the entire ESG allocation. THDA reserves the right to adjust applicants’ budgets, if needed, to remain within this requirement.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Threshold criteria includes submission of a complete application, proposal of an eligible activity, proposal of a project that meets the requirements of 24 CFR Part 576 and 91, as amended, Programs with established written ESG standards, habitability standards, and confidentiality and privacy policies, and compliance with and participation in the applicable Continuum of Care, including its Coordinated Entry system.</p> <p>Nonprofit applicants must also upload required organizational documentation through THDA’s Participant Information Management System (PIMS).</p> <p>An applicant must apply for at least \$35,000 and may apply for a maximum of \$150,000 in ESG funding.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	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, and preventing homelessness and achieving independent living in permanent housing for families and youth defined as homeless under other Federal programs.
9	<b>State Program Name:</b>	HOPWA
	<b>Funding Sources:</b>	HOPWA
	<b>Describe the state program addressed by the Method of Distribution.</b>	<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 FY2022-2023, 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.</p> <p>FY22 – 23 allocations to the regions are below:</p> <ul style="list-style-type: none"> <li>• East Tennessee (Positively Living) - \$424,500</li> <li>• North East Tennessee (Frontier Health – HOPE for TN) - \$137,300</li> <li>• Upper Cumberland (Positively Living) - \$91,300</li> <li>• Mid Cumberland (Nashville CARES) - \$96,800</li> <li>• South Central Tennessee (Columbia CARES) - \$129,200</li> <li>• West Tennessee (WTLS) - \$194,500</li> <li>• South East Tennessee (Chattanooga CARES) - \$368,800</li> </ul>
	<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	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.
	<b>Identify the method of selecting project sponsors</b>	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

<p><b>(including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>grant proposals and gain adequate information from which the State can evaluate the services potential project sponsors propose to provide. 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 current RFGP was approved in March 2021 for use between July 1, 2021 through June 30, 2026.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></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"> <li>• Administration</li> <li>• STRMU- Short term rent, mortgage and utility assistance</li> <li>• TBRA- Tenant based rental assistance</li> <li>• Supportive Services to include nutrition, transportation, housing information services, and non-medical case management</li> <li>• PHP- Permanent Housing Placement</li> <li>• Facility-Based Short-term/Transitional Housing – Hotel/Motel Voucher</li> <li>• HIS- Housing Information Systems</li> <li>• Resource ID</li> </ul> <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><b>Describe threshold factors and grant size limits.</b></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><b>What are the outcome measures expected as a result of the method of distribution?</b></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 to better reach potential clients who 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>
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**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 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.

For 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.

For 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: Due to the limited amount of funding, geographic distribution will be considered but will only be one factor in the decision to distribute funds. Application scoring outlined in the CDBG-RHP Action Plan will make up this primary method of distribution.

### Geographic Distribution

Target Area	Percentage of Funds
Statewide Grant Allocation Priority	13

Target Area	Percentage of Funds
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 FY22, 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 non-entitlement city will operate its ESG programs 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, and CoCs applications are assessed on their abilities to meet regional needs while preventing 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 FY22-23. 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	35	4,500
Non-Homeless	475	3000
Special-Needs		-
Total	510	7,500

One Year Goals for the Number of Households Supported Through	HOPWA	ESG	HTF	HOME	CDBG
Rental Assistance	475	4500	-	20	-
The Production of New Units	-	-	30	20	-
Rehab of Existing Units	-	-	30	70	12
Acquisition of Existing Units	-	-	-	-	-
Total	475	4500	60	110	12

#### Discussion

A number of other affordable housing activities taken on by the state are not reflected in the numbers above. For example, much of the ESG assistance provided is not a dedicated housing unit, as is required to be reported above, but instead is support for a person experiencing homelessness. Similarly, HOPWA plans to provide 109 hotel vouchers while persons experiencing homelessness are assisted with finding permanent housing. 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.

## **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 continue under the 2022 QAP.

In FY 2022-23 THDA will continue to prioritize CNI but will allocate at least \$1.7 million in annual credits (approximately \$16-17 million across 10 years). For PHAs, the first award is set aside to replace units in Waverly, TN after the recent flooding disaster in that county. THDA has also expanded its use of basis boost authority under HERA to all applicants 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 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 (HMIS) 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 formerly incarcerated persons. 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 formerly incarcerated persons.

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 will provide 35 households experiencing homelessness with rental assistance to regain housing. In addition, HOPWA will provide rental assistance to 475 households who are at-risk of homelessness. In this way, HOPWA will support efforts to ensure persons living with HIV/AIDS and their families quickly regain or maintain housing stability.

## 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.

Anticipated fair housing activities for the upcoming program year are included in the section below. These activities help THDA further the goals identified in Tennessee’s Five Year Fair Housing Plan. Fair Housing progress from program year 2021-2022 will be included in the corresponding CAPER. Some changes to Tennessee’s Five Year Fair Housing Plan are under discussion. Any updates to the plan will be

included in the CAPER's appendix.

For FY22-23, THDA will complete the following actions in support of our Annual Action Plan to affirmatively further fair housing.

- Sponsor, support, participate in, and attend fair housing conferences where offered 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.
- Include sessions focused on fair housing and/or equity considerations or include fair housing and/or equity considerations in other topic specific sessions; and provide fair housing literature/resources at the Tennessee Housing Conference, held annually and 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-recipient 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 maintains Fair Housing training materials on its website and makes grantees aware of the availability of this training.
- THDA's Fair Housing & Title VI web pages are updated regularly with information of importance to the public.
- Through its Language Access Plan, which is published to its website, 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 the translation of vital program documents into the Spanish language. THDA provides guidance and encourages grantees to complete a four-factor analysis for their service area and adopt written procedures for providing language access.
- 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 began work on the booklet in FY2021-2022 and hopes to have it completed

for distribution in summer 2022.

Below is a list of program specific workshops with fair housing discussions and other actions.

#### HOME & HTF Workshops:

- 2022 Housing Trust Fund Grantee Workshop
- 2022 HOME CHDO Homeownership Development Grantee Workshop
- 2022 HOME Urban Rural Round Application Workshop
- 2022 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 Tennessee through Resource ID implementation.

TNECD and TDH 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 use funds from the give formula grant programs to foster and maintain affordable housing in Tennessee. The State will 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 for 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 \$7.5 million per year. This allows for complementary housing activities in addition to those funded with CDBG and HOME funds, providing or maintaining critical affordable housing throughout Tennessee. 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.

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.

The Multifamily Tax Exempt 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. Beginning in FY 2022 – 23, for the first time in the program PHA Rehab and PHA new construction get first priority in funding for Round One of the MTBA process. 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.

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.

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 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

2022 Program Description [2022-HOME-Urban-Rural-Program-Description-Final.pdf](https://thda.org/2022-HOME-Urban-Rural-Program-Description-Final.pdf) (thda.org)

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

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

ESG

2022 Program Description [https://thda.org/documents/4a.-2022-Emergency-Solutions-Grant-Program-Description\\_Final.pdf](https://thda.org/documents/4a.-2022-Emergency-Solutions-Grant-Program-Description_Final.pdf)

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

HTF

2022 Program Description [2022-National-Housing-Trust-Fund-Program-Description-Bd-Approved-11.16.2021.pdf](https://thda.org/2022-National-Housing-Trust-Fund-Program-Description-Bd-Approved-11.16.2021.pdf) (thda.org)

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

CDBG

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

Website <https://www.tn.gov/e cd /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	300,000
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.	200,000
5. The amount of income from float-funded activities	0
Total Program Income	500,000

### **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](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.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

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

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:

\$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 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

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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 Postings

- Email Outreach

- Newspaper Affidavits and 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):**

**\* 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:**

K2BJX632FDN9

**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:**

37243-1102

**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:**

Director of Community Infrastructure

**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 (HUD)

**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="28,178,019.00"/>
* 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="28,178,019.00"/>

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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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- 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

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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:

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**Middle Name:**

**\* Last Name:**

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**Title:**

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**Organizational Affiliation:**

**\* Telephone Number:**

615-354-3591

**Fax Number:**

**\* Email:**

kent.archer@tn.gov

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Type of Applicant 3: Select Applicant Type:

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Title:

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Delete Attachment

View Attachment

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State of Tennessee Community Development Block Grant Small Cities Program

Attach supporting documents as specified in agency instructions.

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\* a. Start Date:

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* g. TOTAL	<input type="text" value="28,178,019.00"/>

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\* Title:

\* Telephone Number:  Fax Number:

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\* Date Signed:

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 Revision

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kent.archer@tn.gov

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Type of Applicant 3: Select Applicant Type:

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**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-228

CFDA Title:

Community Development Block Grant - Recovery Housing Pilot Program

**\* 12. Funding Opportunity Number:**

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Title:

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

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**\* 15. Descriptive Title of Applicant's Project:**

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

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\* a. Start Date:

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**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,002,798.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,002,798.00"/>

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\* Date Signed:

**Application for Federal Assistance SF-424**

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Director of Community Infrastructure

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\* 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 (HUD)

**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="1,002,798.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,002,798.00"/>

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- Yes
- No

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**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:**

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**\* 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:**

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**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

State of Tennessee

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

62-6001445

**\* c. UEI:**

PE5YAVXSBZL7

**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: 37243-0200

**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 (HUD)

**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 Community Development Block Grant Small Cities Program

Attach supporting documents as specified in agency instructions.

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**Application for Federal Assistance SF-424**

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**17. Proposed Project:**

\* a. Start Date:

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**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="3,238,192.00"/>
* 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="3,238,192.00"/>

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37243-0200

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**Division Name:**

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**Prefix:**

Ms.

**\* First Name:**

Cynthia

**Middle Name:**

**\* Last Name:**

Peraza

**Suffix:**

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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 (HUD)

**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 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="3,238,192.00"/>
* 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="3,238,192.00"/>

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

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

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

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

\*\* I AGREE

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

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <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"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="State of Tennessee"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="62-6001445"/>	* c. UEI: <input type="text" value="PE5YAVXSBZL7"/>	
<b>d. Address:</b>		
* 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="37243-0200"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="TN Housing Development Agency"/>	Division Name: <input type="text" value="Community Programs"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
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 (HUD)

**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

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="15,495,291.00"/>
* 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="15,495,291.00"/>

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

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

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

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

\*\* I AGREE

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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		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>
<b>* 3. Date Received:</b> <input type="text"/>	<b>4. Applicant Identifier:</b> <input type="text"/>	
<b>5a. Federal Entity Identifier:</b> <input type="text"/>	<b>5b. Federal Award Identifier:</b> <input type="text"/>	
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> <input type="text"/>	<b>7. State Application Identifier:</b> <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> <input type="text" value="State of Tennessee"/>		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> <input type="text" value="62-6001445"/>	<b>* c. UEI:</b> <input type="text" value="PE5YAVXSBZL7"/>	
<b>d. Address:</b>		
<b>* Street1:</b> <input type="text" value="502 Deaderick Street, 3rd Floor"/>	<b>Street2:</b> <input type="text"/>	
<b>* City:</b> <input type="text" value="Nashville"/>	<b>County/Parish:</b> <input type="text" value="Davidson"/>	
<b>* State:</b> <input type="text" value="TN: Tennessee"/>	<b>Province:</b> <input type="text"/>	
<b>* Country:</b> <input type="text" value="USA: UNITED STATES"/>	<b>* Zip / Postal Code:</b> <input type="text" value="37243-0200"/>	
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> <input type="text" value="TN Housing Development Agency"/>	<b>Division Name:</b> <input type="text" value="Community Programs"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> <input type="text" value="Ms."/>	<b>* First Name:</b> <input type="text" value="Cynthia"/>	
<b>Middle Name:</b> <input type="text"/>		
<b>* Last Name:</b> <input type="text" value="Peraza"/>		
<b>Suffix:</b> <input type="text"/>		
<b>Title:</b> <input type="text" value="Director of Community Programs"/>		
<b>Organizational Affiliation:</b> <input type="text"/>		
<b>* Telephone Number:</b> <input type="text" value="615-815-2112"/>	<b>Fax Number:</b> <input type="text"/>	
<b>* Email:</b> <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 (HUD)

**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

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="15,495,291.00"/>
* 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="15,495,291.00"/>

**\* 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):

\* 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:**

PE5YAVXSBZL7

**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:**

37243-0200

**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 (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-275

CFDA Title:

Housing Trust Fund (HTF)

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

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

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

State of Tennessee - Housing Trust Fund (HTF)

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="10,916,268.00"/>
* 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="10,916,268.00"/>

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

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

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- Yes
- No

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**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

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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. UEI:**

PE5YAVXSBZL7

**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:**

37243-0200

**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 (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-275

CFDA Title:

Housing Trust Fund (HTF)

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

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

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

State of Tennessee - Housing Trust Fund (HTF)

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="10,916,268.00"/>
* 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="10,916,268.00"/>

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

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

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- Yes
- No

If "Yes", provide explanation and attach

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\*\* I AGREE

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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**

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

<b>* 3. Date Received:</b> _____	<b>4. Applicant Identifier:</b> _____
-------------------------------------	------------------------------------------

<b>5a. Federal Entity Identifier:</b> _____	<b>5b. Federal Award Identifier:</b> _____
------------------------------------------------	-----------------------------------------------

**State Use Only:**

<b>6. Date Received by State:</b> _____	<b>7. State Application Identifier:</b> _____
-----------------------------------------	-----------------------------------------------

**8. APPLICANT INFORMATION:**

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

<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 62-6001445	<b>* c. UEI:</b> EA5JN3P55GR1
------------------------------------------------------------------------------	----------------------------------

**d. Address:**

**\* Street1:** 710 James Robertson Parkway, 4th Floor  
**Street2:** \_\_\_\_\_  
**\* City:** Nashville  
**County/Parish:** Davidson  
**\* State:** TN: Tennessee  
**Province:** \_\_\_\_\_  
**\* Country:** USA: UNITED STATES  
**\* Zip / Postal Code:** 37243

**e. Organizational Unit:**

<b>Department Name:</b> TN Dept. of Health	<b>Division Name:</b> HOPWA Program
-----------------------------------------------	----------------------------------------

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

**Prefix:** Ms. **\* First Name:** Phadre  
**Middle Name:** \_\_\_\_\_  
**\* Last Name:** Johnson  
**Suffix:** \_\_\_\_\_

**Title:** Ryan White Part B Program Interim Director

**Organizational Affiliation:**  
\_\_\_\_\_

**\* Telephone Number:** 615-532-6509 **Fax Number:** \_\_\_\_\_

**\* Email:** phadre.johnson@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 (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-241

CFDA Title:

Housing Opportunities for Persons with AIDS (HOPWA)

**\* 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.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

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

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,982,098.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,982,098.00"/>

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

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

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- 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)**

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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		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
<b>* If Revision, select appropriate letter(s):</b> [ ] <b>* Other (Specify):</b> [ ]		
<b>* 3. Date Received:</b> [ ]	<b>4. Applicant Identifier:</b> [ ]	
<b>5a. Federal Entity Identifier:</b> [ ]	<b>5b. Federal Award Identifier:</b> [ ]	
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> [ ]	<b>7. State Application Identifier:</b> [ ]	
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> State of Tennessee		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 62-6001445	<b>* c. UEI:</b> EA5JN3P55GR1	
<b>d. Address:</b>		
<b>* Street1:</b>	710 James Robertson Parkway, 4th Floor	
<b>Street2:</b>	[ ]	
<b>* City:</b>	Nashville	
<b>County/Parish:</b>	Davidson	
<b>* State:</b>	TN: Tennessee	
<b>Province:</b>	[ ]	
<b>* Country:</b>	USA: UNITED STATES	
<b>* Zip / Postal Code:</b>	37243	
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> TN Dept. of Health	<b>Division Name:</b> HOPWA Program	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> Ms.	<b>* First Name:</b> Phadre	[ ]
<b>Middle Name:</b>	[ ]	
<b>* Last Name:</b> Johnson	[ ]	
<b>Suffix:</b>	[ ]	
<b>Title:</b>	Ryan White Part B Program Interim Director	
<b>Organizational Affiliation:</b> [ ]		
<b>* Telephone Number:</b> 615-532-6509	<b>Fax Number:</b> [ ]	
<b>* Email:</b> phadre.johnson@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 (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-241

CFDA Title:

Housing Opportunities for Persons with AIDS (HOPWA)

**\* 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.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

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

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,982,098.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,982,098.00"/>

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

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

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

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

\*\* I AGREE

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

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Governor of Tennessee
APPLICANT ORGANIZATION	DATE SUBMITTED
State of Tennessee CDBG Program	6/10/2022

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Governor of Tennessee
APPLICANT ORGANIZATION	DATE SUBMITTED
State of Tennessee CDBG Recovery Housing Pilot Program	6/10/2022

## ASSURANCES - CONSTRUCTION PROGRAMS

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Governor of Tennessee
APPLICANT ORGANIZATION	DATE SUBMITTED
State of Tennessee CDBG Recovery Housing Pilot Program	6/10/2022

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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APPLICANT ORGANIZATION State of Tennessee ESG Program	DATE SUBMITTED 6/10/2022

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OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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State of Tennessee ESG Program	6/10/2022

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APPLICANT ORGANIZATION	DATE SUBMITTED
State of Tennessee HOME Program	6/10/2022

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Governor of Tennessee
APPLICANT ORGANIZATION	DATE SUBMITTED
State of Tennessee HOME Program	6/10/2022

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Governor of Tennessee
APPLICANT ORGANIZATION	DATE SUBMITTED
State of Tennessee Housing Trust Fund Program	06/10/2022

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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	Governor of Tennessee
APPLICANT ORGANIZATION	DATE SUBMITTED
State of Tennessee Housing Trust Fund Program	06/10/2022

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Governor of Tennessee
APPLICANT ORGANIZATION State of Tennessee HOPWA Program	DATE SUBMITTED 6/10/2022

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Governor of Tennessee
APPLICANT ORGANIZATION State of Tennessee HOPWA Program	DATE SUBMITTED 6/10/2022

Appendix B:  
State Certifications

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## 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 75.



Signature of Authorized Official

6/10/2022

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) 2022, 2023, 2024 [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



Date



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



Date



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



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.



Signature of Authorized Official



Date



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 75.



Signature of Authorized Official

6/10/2022

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) 2022, 2023, 2024 [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



Date



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



Date



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



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.



Signature of Authorized Official



Date



Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

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

Appendix C:  
Fair Housing Plan

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Fair Housing Action Plan, Progress Report May 2021\*

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Impediments & Recommended Actions		
Lack of Access to Affordable Rental Housing Opportunities		
Impediments	Recommended Actions	2020-2021 Progress/Actions
<p>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.</p>	<ol style="list-style-type: none"> <li>1. Develop and implement rental housing and tenant based rental assistance programs targeted to 0-80% AMI households through THDA's HOME program.</li> <li>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.</li> <li>3. Incentivize awardees of THDA's National HTF to create project based rental assistance (PBRA) units and increase affordability for extremely low-income households.</li> <li>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.</li> <li>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.</li> <li>6. Assist the maximum number of eligible households through THDA's Housing Choice Voucher (HCV) program through judicious management of budget authority.</li> <li>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.</li> </ol>	<ul style="list-style-type: none"> <li>Ø THDA awarded Na. Housing Trust Fund grants to create or preserve 133 rental units serving extremely low-income households in 2020.</li> <li>Ø 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.</li> <li>Ø 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 (&amp; 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.</li> <li>Ø 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.</li> <li>Ø 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.</li> </ul>
<p>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.</p>	<ol style="list-style-type: none"> <li>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).</li> <li>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.</li> <li>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</li> </ol>	<ul style="list-style-type: none"> <li>Ø THDA's HOME, Housing Trust Fund and LIHC programs require available rental units to be listed on TNHousingSearch.org. Developers &amp; 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 &amp; other registered agents.</li> <li>Ø 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.</li> <li>Ø THDA posted all THDA HCV waiting list openings on TNHousingSearch.org, THDA's website and social media,</li> </ul>

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	<p>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.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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 TNHousingSeach.org through THDA Industry and Governmental Affairs outreach.</li> <li>6. Evaluate opportunities to improve collaboration &amp; communication between local CoCs &amp; 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.</li> <li>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 &amp; for homeownership opportunities long term.</li> </ol>	<p>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.</p> <ul style="list-style-type: none"> <li>∅ THDA Industry &amp; Government Affairs staff met with the TN State Legislature’s Black Caucus during 2020 to provide information on THDA’s programs.</li> <li>∅ 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.</li> <li>∅ 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.</li> <li>∅ 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.</li> <li>∅ 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.</li> </ul>
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<b>Lack of Access to Affordable Rental Housing Opportunities</b>		
<b><i>Impediments</i></b>	<b><i>Recommended Actions</i></b>	<b><i>2020-2021 Progress/Actions</i></b>
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"> <li>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).</li> <li>2. Require annual non-discrimination training for all THDA staff to help staff identify and properly respond to Fair Housing concerns.</li> <li>3. Require sub-recipients of THDA’s federal funds to complete annual non-discrimination training and self-certify Fair Housing activities.</li> <li>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.</li> <li>5. Encourage THDA partners (HCV landlords, LIHC developers &amp; 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 &amp; TNHousingSearch.org.</li> <li>6. Require annual Fair Housing training as part of THDA’s Low Income Housing Credit (LIHC) Certified Property Management process.</li> <li>7. Distribute Fair Housing information to participants in THDA’s rental assistance programs, including where to file a discrimination complaint.</li> <li>8. Collaborate when requested with external organizations that conduct audit testing, such as legal aid organizations, to document discrimination against protected classes seeking housing.</li> </ol>	<ul style="list-style-type: none"> <li>Ø 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 &amp; form was posted to THDA’s website in 2021.</li> <li>Ø 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).</li> <li>Ø 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 &amp; other activities, such as notification of Fair Housing rights and outreach by July 30, 2021.</li> <li>Ø THDA maintains basic Fair Housing &amp; comprehensive non-discrimination training presentations on its’ website as an educational tool for the public or partner agencies.</li> <li>Ø THDA requires Fair Housing as a component of the LHC Property Management certification, with 110 property management companies achieved certification in 2020.</li> <li>Ø THDA provides every participant in the voucher programs a copy of HUD’s <i>Fair Housing: Know Your Rights</i> brochure &amp; conducts annual compliance monitoring of sub-recipients in the HOME, Na. HTF and ESG programs to include distribution of Fair Housing pamphlets &amp; other Fair Housing requirements.</li> </ul>
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"> <li>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.</li> <li>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</li> </ol>	No update on these action items.

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	efficiency education to help households minimize monthly utility costs.	
<b>Lack of Housing Choice in Opportunity Areas</b>		
<i><b>Impediments</b></i>	<i><b>Recommended Actions</b></i>	<i><b>2020-2021 Progress/Actions</b></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"> <li>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.</li> <li>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.</li> </ol>	No update on these action items.
Lack of access to broadband in some communities.	<ol style="list-style-type: none"> <li>1. Provide Department of Economic &amp; Community Development (ECD) funding to establish or increase broadband access to communities without access &amp; to connect homes without current access.</li> </ol>	<ul style="list-style-type: none"> <li>∅ ECD awarded over \$19.7 million in state funded grants projected to bring broadband availability to over 12,600 locations in 2020.</li> <li>∅ ECD awarded \$61 million from the Coronavirus Relief Fund to increase broadband availability in 25,000 additional locations in 2020.</li> </ul>
<b>Lack of Access to Homeownership Opportunities/ Lack of Resources to Maintain Homeownership</b>		
<i><b>Impediments</b></i>	<i><b>Recommended Actions</b></i>	<i><b>2020-2021 Progress/Actions</b></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"> <li>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.</li> <li>2. Pursue partnerships with, and grant funding through, Tennessee financial institutions with a Community Benefit Agreement to improve homeownership &amp; financial empowerment opportunities for minority and low to moderate-income households.</li> <li>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 &amp; Fair Lending.</li> </ol>	<ul style="list-style-type: none"> <li>∅ Due to COVID-19, THDA did not host the HBEI Train the Trainer during 2020; the next training will occur September 13 – 17, 2021.</li> <li>∅ Every THDA loan customer completing homebuyer workshops in 2020-21 received education in fair housing/fair lending.</li> <li>∅ In July 2020, THDA included a session in the annual HBEI symposium on <i>Fair Lending &amp; Reporting</i> presented by NCRC. The symposium had 109 registrants with 13 THDA staff attending the session.</li> </ul>

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<b>Lack of Access to Homeownership Opportunities/ Lack of Resources to Maintain Homeownership</b>		
<b><i>Impediments</i></b>	<b><i>Recommended Actions</i></b>	<b><i>2020-2021 Progress/Actions</i></b>
<p>Less opportunity to achieve homeownership among minority populations, particularly among African American households in the Memphis area.</p>	<ol style="list-style-type: none"> <li>1. Continue THDA agency membership in the Tennessee chapters of the National Association of Real Estate Brokers (NAREB) &amp; the National Association of Hispanic Real Estate Professionals (NAHREP); encourage staff attendance at NAREB &amp; NAHREP training/events and support Tennessee Chapter NAREB &amp; NAHREP organization events as requested.</li> <li>2. Partner with the national Mortgage Bankers Association in their pilot program to increase homeownership opportunities and rates among African-Americans in Memphis.</li> <li>3. Offer downpayment assistance &amp; manual underwriting with a minimum credit score of 640 in the THDA Great Choice mortgage programs to expand access to homeownership among underserved populations.</li> <li>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.</li> <li>5. Raise awareness of the THDA Great Choice mortgage programs among underserved populations, particularly eligible minority buyers, through strategic partnerships &amp; outreach in target areas.</li> <li>6. Provide vital THDA lending documents in the Spanish language &amp; include outreach in Spanish language publications.</li> </ol>	<ul style="list-style-type: none"> <li>∅ THDA continued its membership, sponsorship and participation in the TN chapters of NAREB, NAHREP, Black Chamber of Commerce, &amp; Women’s Council. THDA Customer Account Managers (CAMs) &amp; Real Estate Industry staff attend monthly meetings &amp; 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"> <li>o NAREB - \$40,000</li> <li>o NAHREP - \$5,000 (East TN)</li> <li>o Black Chamber of Commerce - \$1,500 (West TN)</li> <li>o Women’s Council- \$2,000</li> </ul> </li> <li>THDA also maintains memberships and participates in the National Association of Asian American Professionals, TN Latin American Chamber of Commerce, &amp; National Association of Minority Mortgage Bankers of America (NAMMBA).</li> <li>∅ 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 &amp; career fairs.</li> <li>∅ 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.</li> </ul>

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<b>Lack of Access to Homeownership Opportunities/ Lack of Resources to Maintain Homeownership, cont.</b>		
<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"> <li>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.</li> <li>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.</li> </ol>	<ul style="list-style-type: none"> <li>Ø During 2020, the TN Housing Trust Fund programs provided home repair assistance for 211 elderly or disabled households &amp; funding to make 91 homes accessible for persons with disabilities.</li> <li>Ø 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.</li> </ul>
<b>Inadequate Supply of Accessible, Affordable Housing</b>		
<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"> <li>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.</li> <li>2. Target low-income elderly and disabled homeowners in THDA's Home Modifications/Ramps and Emergency Repair Programs.</li> <li>3. Incentivize universal design (UD) features in THDA's HOME CHDO single-family, TN HTF Competitive Grants &amp; National HTF multifamily rental development programs.</li> <li>4. Require Center for Medicare &amp; 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.</li> <li>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 &amp; share with partner agencies for posting electronically or distributing.</li> </ol>	<ul style="list-style-type: none"> <li>Ø TN Housing Trust Fund grants: <ul style="list-style-type: none"> <li>o Competitive &amp; CHI funded the rehabilitation of 25 existing units &amp; the development of 91 new units with UD features in 2020-2021.</li> <li>o Emergency Repair funded home repair assistance for 211 elderly/disabled households in 2020.</li> <li>o Home Modifications/Ramps improved accessibility for 91 homes for disabled persons in 2020.</li> </ul> </li> <li>Ø 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.</li> </ul>

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<b>Inadequate Supply of Accessible, Affordable Housing, cont.</b>		
<b><i>Impediments</i></b>	<b><i>Recommended Actions</i></b>	<b><i>2020-2021 Progress/Actions</i></b>
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"> <li>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 &amp; through the Creating Homes Initiative (CHI-2), a partnership with the state Department of Mental Health and Substance Abuse Services (DMHSS).</li> <li>2. Continue partnerships with TennCare, TN DMHSAS &amp; the Tennessee Commission on Aging &amp; Disabilities (TCAD) to maximize the utilization of THDA Non-Elderly Disabled (NED) vouchers. Apply for additional NED vouchers when HUD makes funding available.</li> <li>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.</li> <li>4. Prioritize assistance in the ESG program to organizations that minimize barriers in access to services, such as criminal background, financial requirements, &amp; sobriety.</li> </ol>	<ul style="list-style-type: none"> <li>∅ 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.</li> <li>∅ THDA continued its partnerships to utilize NED vouchers in 2020-21 with TennCare, TN DMHSAS &amp; TCAD, while also expanding partnerships to include the TN Department of Development &amp; Intellectual Disabilities (DIDD), the TN Department of Health &amp; 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.</li> </ul>
<b>Lack of Understanding of Fair Housing Laws &amp; Enforcement</b>		
<b><i>Impediments</i></b>	<b><i>Recommended Actions</i></b>	<b><i>2020-2021 Progress/Actions</i></b>
Lack of knowledge among local governments and regional stakeholders of Fair Housing laws, protections and responsibilities.	<ol style="list-style-type: none"> <li>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 &amp; legal aid organizations.</li> <li>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.</li> <li>3. Develop a Fair Housing activity guidebook for CDBG grantees and support education and training of local government officials.</li> </ol>	<ul style="list-style-type: none"> <li>∅ 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"> <li>o Fair and Affordable Housing: Rights, Responsibilities and Resources for Landlords and Tenants (April 7, 2021, TN Human Rights Commission)</li> <li>o The State of Memphis Housing Summit (Oct. 29, 2020, City of Memphis)</li> </ul> </li> <li>∅ 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 &amp; advertised to a broad range of participants.</li> </ul>

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<b>Lack of Understanding of Fair Housing Laws &amp; Enforcement, cont.</b>		
<b><i>Impediments</i></b>	<b><i>Recommended Actions</i></b>	<b><i>2020-2021 Progress/Actions</i></b>
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"> <li>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.</li> <li>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.</li> <li>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.</li> <li>4. Cooperate with Fair Housing enforcement agencies as requested to combat Fair Housing issues that emerge related to COVID-19.</li> </ol>	<ul style="list-style-type: none"> <li>Ø THDA provides Fair Housing information on the website and ensures information on filing a discrimination complaint with THDA, state &amp; federal jurisdictional agencies is visibly located.</li> <li>Ø 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.</li> <li>Ø Every prospective THDA loan customer was connected with an online or network homebuyer counseling option that included Fair Housing/Fair Lending information.</li> </ul>
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"> <li>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 &amp; legal aid organizations.</li> <li>2. Require sub-recipients of THDA's federal funds to complete annual non-discrimination training and self-certify annual non-discrimination activities.</li> <li>3. Provide training for HOPWA project sponsors annually.</li> <li>4. Monitor sub-recipients of THDA, ECD and HOPWA funding for compliance with Fair Housing and Equal Opportunity.</li> <li>5. Add a requirement for annual Fair Housing training to the THDA LIHC Certified Property Management process.</li> <li>6. Provide Fair Housing resources on the THDA website &amp; TNHousingSearch.org.</li> <li>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.</li> </ol>	<ul style="list-style-type: none"> <li>Ø Annual Fair Housing conferences organized by partner agencies were canceled in 2021 due to Covid-19 risks.</li> <li>Ø 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.</li> <li>Ø TN DOH provided Fair Housing training for project sponsors at their annual statewide meeting &amp; monitored for the distribution of Fair Housing materials &amp; other non-discrimination activities.</li> <li>Ø THDA required Fair Housing as a component of the Certified Property Management certification, with 110 property management companies achieving the certification in 2020.</li> <li>Ø Fair Housing resources &amp; educational materials are regularly updated on THDA's website.</li> <li>Ø 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.</li> </ul>

Appendix D:  
HOME Program Description

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## **HOME PROGRAM FOR FISCAL YEAR 2022**

### **PROGRAM DESCRIPTION URBAN/RURAL ROUND**

**TENNESSEE HOUSING DEVELOPMENT AGENCY  
THDA Board Approved 11/16/2021**

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 \$750,000 . There is a \$1,000,000 limit on the amount of HOME funds that can be awarded in any one county.

In the event a high performing awardee has expended (drawn) their awarded funds committed to projects, but such funds are not sufficient to complete the next project on their eligibility list and there is adequate time to bid and complete a final project within the original grant period, THDA may increase the grantee's funding through an amendment of the working agreement by the amount needed to complete the remaining project so long as the grantee's total amended award does not cause the maximum county award to be exceeded. Increases in funding will be at THDA's sole discretion and subject to the availability of funds based on the time and date of the request.

Applications for the HOME program must be received by THDA on or before 4:00 PM CST on Friday, March 11, 2022. THDA anticipates notifying successful applicants by May 1, 2022. HOME contracts for applicants funded under the Urban or Rural Matrices will begin July 1, 2022 and will end June 30, 2025.

Funds awarded under the 2022 HOME Urban or Rural Matrices will have a strict 24 month commitment

requirement. A successful Applicant that receives an allocation of funds under this round must commit 90% of those funds to specific projects by June 30, 2024. Fund uncommitted after that date are subject to recapture by THDA.

**The program description and link to the Participant Information Management System (PIMS) to initiate the application will be available at [www.thda.org](http://www.thda.org) no later than January 7, 2022. 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 2022 HOME Program Description, application and the application attachments. If you have questions, please call Aaron Toran at (615) 815-2037 or email at [atoran@thda.org](mailto:atoran@thda.org). 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 all of the following requirements:

#### B. Spend Down/Commitment Requirement

1. Commitment requirement means: there is an agreement between the Grantee and homeowner for a specific project and the required documentation has been submitted in THDA's Grants Management System (GMS) by February 28, 2022. THDA will review and make a determination that all required documentation has been submitted for an eligible HOME project.
2. To be considered spent, draw requests must meet the following definition:  
*Requested* (submitted an official Request for Payment Form with supporting documentation) the following percentages of their grants by February 28, 2022 to be eligible for the 2022 HOME program:

HOME GRANT YEAR	SPEND DOWN REQUIREMENT
1992 – 2018	Completed and Closed
2019 Urban or Rural Rounds	100% Committed and 75% Spent
2020 Urban or Rural Rounds	100% Committed and 50% Spent
2021 Urban or Rural Rounds	25% Committed

- a) To be eligible, all applicants for the 2022 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, starting with 2012, from THDA that failed to spend a minimum of **100%** of **any** previous HOME grant award within the term of their HOME contract, including approved extensions, are eligible for application under the 2022 HOME Urban and Rural Funding Competition if the spend down requirements are met, as detailed in Section B. Any grant that successfully closed, but did not expend 100% of the HOME grant funds awarded will be subject to a point deduction. The maximum number of points that can be deducted under this category is 10. The amount of points deducted is contingent upon the balance of HOME grant funds left unspent.

#### C. 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 a minimum of \$8,000,000 of its 2022 HOME allocation from HUD available for the 2022 HOME Urban and Rural Funding Competition and an additional

amount up to \$480,000 for Administrative use from THDA's available administrative funds. THDA may provide additional funding to the 2022 HOME Urban and Rural Funding Competition, at its discretion, from the unallocated funds that are either returned or leftover from the 2021 or earlier funding rounds as determined at the time of award in May 2022.

Urban/Rural Funding Competition:

2022 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 \$1,500,000 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.

**D. 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 currently adopted 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 a maximum of THDA's current published maximum for inspections and work write-ups, currently \$2,500. THDA will review and revise, if necessary, maximum costs for progress reviews and work- write-ups annually.

In addition to the costs for progress reviews and work write-ups, the actual 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 current adopted 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 current Maximum Per Unit Subsidy Limit.

## **F. MATCH**

For the FY 2022 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 is a permanent benefit to the project.
- h. Value of sweat equity may also be eligible only if every assisted household under the HOME grant award is required to perform sweat equity. Sweat equity may not be valued at more than \$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](http://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 within the range as allowed by 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/3.29-Amendment-to-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. Thenewly 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](http://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](http://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 prohibits rehabilitation of units in the floodway and discourages the rehabilitation of units located in special flood hazard areas. However, 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 **2022 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 - 2021 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****10 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 5 Points**

TCA Section 6-58-109(c) requires THDA to award 5 points on a 100 point scale or a comparable percentage on a different point scale to municipalities or counties with approved growth plans when the local communities apply for HOME funds. Applications from counties not subject to the Tennessee Growth Policy Act will also receive these points. Applications submitted by nonprofit organizations are not eligible for receipt of these points

**9. PRIOR YEAR UNEXPENDED HOME FUNDS DEDUCTIONS Up to -10 Points**

Applicants that have administered a HOME grant in prior years, 2012 to present, that have successfully closed their HOME grant are eligible for application under the 2022 HOME Urban and Rural Funding Competition if the spend down requirements are met, as detailed in Section B. Any grant that successfully closed, but did not expend 100% of the HOME grant funds awarded will be subject to a point deduction. The maximum number of points that can be deducted under this category is 10. The amount of points deducted is contingent upon the balance of HOME grant funds left unspent. In the event an applicant has had multiple grants during the period the highest amount unspent for any one grant term will be used to determine the point deduction.

The balance of unspent HOME funds will be subject to the following deductions:

- \$100,000.00 and Over - 10 Points
- \$50,000.00-\$99,999.99 - 5 Points

- \$30,000.00 - \$49,999.99 - 4 Points
- \$20,000.00 - \$29,999.99 - 3 Points
- \$10,000.00 - \$19,999.99 - 2 Points
- \$1.00 - \$9,999.99 - 1 Point

Appendix E:  
HTF Program Description

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## NATIONAL HOUSING TRUST FUND 2022

### 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 CDT on Friday, March 18, 2022. THDA anticipates notifying successful applicants on or about May 6, 2022 NHTF grant agreements will begin on July, 1, 2022 and will end on June 30, 2025.

The application package for NHTF resources as well as additional program documentation will be made available on THDA's website beginning January 21, 2022 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 2022 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 2021, approximately \$8.76 Million Dollars. Additionally, THDA may make available any returned or leftover funds from the 2021 or earlier funding rounds as determined at the time of award in May 2022.

- 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 one million five hundred thousand dollars (\$1,500,000).
- 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 2021 NHTF Program Description round.
- b. *Requested* (submitted an official Request for Payment Form with supporting documentation) the following percentages of their grants by February 28, 2022 to be eligible for the 2022 NHTF program:

<b>NHTF GRANT YEAR</b>	<b>SPEND DOWN REQUIREMENT</b>
2016 NHTF Round	100%
2017 NHTF Round	100%
2018 NHTF Round	100%
2019 NHTF Round	100%
2020 NHTF Round	50%
2021 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:

\$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 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](http://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](http://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](http://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 Grants Management System (GMS).
- 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 project based 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 nine Tennessee Counties as distressed, including: Lake, Lauderdale, Perry, Clay, Grundy, 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

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## **2022 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. 1137111378), 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 2022 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 4:00 PM CDT on Thursday, March 17, 2022. Applications under the ESG Set-Aside City Allocation must be received by THDA on or before 4:00 PM CDT on Thursday, March 31, 2022. Contingent upon notification of a 2022 ESG allocation from HUD, THDA anticipates notifying successful applicants by May 2, 2022 and issuing 2022 ESG contracts by June 1, 2022 for the period July 1, 2022 through June 30, 2023. 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](http://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 the ESG Team with the Community Programs Division of THDA at [ESG@thda.org](mailto:ESG@thda.org).

## **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 I*: An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
  - (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport or camping ground;
  - (ii) An individual or family living in a supervised publicly or privately operated shelter designed to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
  - (iii) An individual who is exiting an institution where he or she resided for 90 day or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

- (2) *Category 2: An individual or family who will imminently lose their primary nighttime residence, provided that:*
- (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
  - (ii) No subsequent residence has been identified; and
  - (iii) The individual or family lacks the resources or support networks, e.g., family friends, faith-based or other social networks, needed to obtain other permanent housing;
- (3) *Category 3: Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:*
- (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), SECTION 17(b) or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434A);
  - (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing the 60 days immediately preceding the date of application for assistance;
  - (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
  - (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
- (4) *Category 4: Any individual or family who:*
- (i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
  - (ii) Has no other residence; and
  - (iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

HUD defines an “at risk” individual or family as follows:

(1) *Category 1*

- a. Has family income below 30 percent of median income for the geographic area;
- b. Has insufficient resources immediately available to attain housing stability; and
- c. Meets one or more of the following criteria:
  - i. Has moved frequently because of economic reasons
  - ii. Is living in the home of another because of economic hardship
  - iii. Has been notified that their right to occupy their current housing or living situation will be terminated
  - iv. Is living in a hotel or motel
  - v. Lives in severely overcrowded housing
  - vi. Is exiting an institution; or
  - vii. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness (as defined in the Consolidated Plan for the jurisdiction).

(2) *Category 2*

- a. Such term includes all families with children and youth defined as homeless under other Federal statutes. Note that there are limits on expenses within this category in CoCs where homelessness (sheltered and unsheltered) is 1/10 or more of 1% of the total population (See CPD-12-001).

(3) *Category 3*

- a. This category includes children/youth who qualify as homeless under the Education for Children and Youth project (Section 725\*(2) of the McKinney-Vento Act) and the parents or guardians of that child/youth if living with him/her.

**A. CONSISTENCY WITH THE CONSOLIDATED PLAN**

All applicants serving a county located within a local HUD Consolidated Plan jurisdiction must obtain a “certificate of consistency” with the local HUD Consolidated Plan. Local HUD Consolidated Plan jurisdictions include:

- City of Bristol
- City of Chattanooga
- City of Clarkesville
- 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 2022 of approximately \$3 million. THDA will make available under this program description any FY2022 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 2022 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 15<sup>th</sup> of the month following the close of the quarter. If the 15<sup>th</sup> 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

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## English Public Notice

### **Now Accepting Public Comments on the 2022-2023 Annual Action Plan**

**March 24 - April 25, 2022**

In the recently released 2022-2023 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 from March 24 to April 25 for public review and comment.

For questions and accommodation requests, please email [research@thda.org](mailto:research@thda.org).

## English Executive Summary

### **State of Tennessee 2022-23 Annual Action Plan Executive Summary**

The Annual Action Plan serves as the State of Tennessee's annual application to the U.S. Department of Housing and Urban Development (HUD) for the funding of HUD's five formula grant programs listed below. The 2022-23 Annual Action Plan, covering July 1, 2022 through June 30, 2023, describes the allocations, strategies and activities for carrying out the 2020-2024 Consolidated Planning goals.

Federal resources provided by HUD that are discussed within the Plan include:

- Community Development Block Grant (CDBG): promotes economic and community development in small cities across the state.
- HOME Investment Partnerships Program (HOME): promotes the production, preservation, and rehabilitation of affordable housing for rent or home ownership for low-income households.
- Housing Trust Fund (HTF): promotes the production, preservation, rehabilitation, and operation of affordable rental housing for extremely low-income (ELI) households.
- Emergency Solutions Grant Program (ESG): provides services necessary to support persons who are at-risk of homelessness and persons experiencing homelessness in quickly regaining stability in permanent housing.
- Housing Opportunities for Persons with AIDS Program (HOPWA): 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 is administered by the Tennessee Department of Economic and Community

Development, and HOPWA is administered by the Tennessee Department of Health. 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 participate in their development.

This report describes the amounts of the five formula grant funds expected to be made available during Program Year 2022-23 and discusses the methods by which funds will be distributed to eligible applicants by the administering agencies. Funds are made available either through a competitive grant process, through a formula basis, or in some cases, both. The FY2021 allocation totaled over \$58 million, though increases are expected for FY2022. The draft includes program contingencies if allocated funds differ significantly than expected. The state's citizen participation plan and any forthcoming HUD guidance will be followed for any needed revisions. The plan also discusses other affordable housing resources made available to the state or having an impact on the state's performance.

The State of Tennessee identified four priority needs for the five-year period covered by the 2020 – 2024 Consolidated Plan. The 2022 Annual Action Plan discusses specific activities to address these goals in year three of the five-year 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.

Public review and comment on the draft Annual Action Plan will be available March 24 – April 25, 2022 at <https://thda.org/research-reports/consolidated-planning>.

### **Spanish Public Notice**

## **Actualmente Aceptando Comentarios Públicos sobre el Plan de Acción Anual 2022-2023**

**24 de marzo - 25 de abril de 2022**

En el borrador recientemente publicado del Plan de Acción Anual 2022-2023, la Agencia de Desarrollo de la Vivienda de Tennessee (THDA, por sus siglas en inglés) describe cómo el Estado de Tennessee operará los programas CDBG, HOME, HTF, ESG y HOPWA en el próximo año fiscal.

Este documento también sirve como la aplicación al Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD, por sus siglas en inglés) de un estimado de \$50-60 millones para actividades de vivienda y desarrollo comunitario en Tennessee. El proyecto de plan será publicado en <https://thda.org/research-reports/consolidated-planning> del 24 de marzo al 25 de abril para su revisión pública y comentarios. También se dispondrá un borrador resumido en español e inglés.

Para preguntas y solicitudes de ajustes, envíe un correo electrónico a [research@thda.org](mailto:research@thda.org).

### Spanish Executive Summary

## Estado de Tennessee Plan de Acción Anual 2022-23 Resumen Ejecutivo

El Plan de Acción Anual sirve como la solicitud anual del Estado de Tennessee al Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD, por sus siglas en inglés) para el financiamiento de los cinco programas de subvenciones de fórmula de HUD enumerados a continuación. El Plan de Acción Anual 2022-23, que abarca desde el 1 de julio de 2022 hasta el 30 de junio de 2023, describe las asignaciones, estrategias y actividades para llevar a cabo los Objetivos de Planificación Consolidada 2020-2024.

Los recursos federales proporcionados por HUD discutidos en el Plan incluyen:

- Subvención del Desarrollo de Cuadras Comunitarias (CDBG, por sus siglas en inglés): promueve el desarrollo económico y comunitario de pequeñas ciudades a lo largo del estado.
- Programa de Socios Inversionistas HOME (HOME, por sus siglas en inglés): promueve la producción, preservación y rehabilitación de viviendas asequibles para ser alquiladas o compradas por familias de bajos ingresos.
- Fondo Fiduciario de Vivienda (HTF, por sus siglas en inglés): promueve la producción, preservación, rehabilitación y operación de viviendas de alquiler asequibles para familias de ingresos sumamente bajos (ELI, por sus siglas en inglés).
- Programa de Subvenciones de Soluciones de Emergencia (ESG, por sus siglas en inglés): proporciona los servicios necesarios para apoyar a las personas deambulantes o que están en riesgo de quedarse sin hogar a recuperar rápidamente su estabilidad en una vivienda permanente.
- Programa de Oportunidades de Vivienda para Personas con SIDA (HOPWA, por sus siglas en inglés): se ocupa de las necesidades de vivienda de las personas de bajos ingresos que viven con VIH/SIDA y sus familias.

Los Programas HOME, HTF y ESG son administrados a través de la Agencia de Desarrollo de Vivienda de Tennessee (THDA, por sus siglas en inglés), CDBG es administrado por el Departamento de Desarrollo

Económico y Comunitario de Tennessee, y HOPWA es administrado por el Departamento de Salud de Tennessee. Si bien THDA es la agencia líder responsable de coordinar el desarrollo de los documentos de Planificación Consolidada, todas las agencias administradoras de los cinco programas de subvenciones participan en su desarrollo.

Este informe describe las cantidades de los fondos de las cinco fórmulas de subvención que se espera estén disponibles durante el Año del Programa 2022-23 y discute los métodos por los cuales los fondos serán distribuidos a los solicitantes elegibles por las agencias administradoras. Los fondos se dispondrán ya sea a través de un proceso de subvención competitivo, a través de una fórmula o, en algunos casos, ambos. La asignación del año fiscal 2021 ascendió a más de \$58 millones, aunque se esperan aumentos para el año fiscal 2022. El borrador incluye contingencias del programa si los fondos asignados difieren significativamente de lo esperado. El plan de participación ciudadana del estado y cualquier guía subsiguiente de HUD será seguida para cualquier revisión necesaria. El plan también detalla otros recursos de vivienda asequible a disposición del estado o que tienen un impacto en el desempeño del estado.

El Estado de Tennessee identificó cuatro necesidades prioritarias para el período quinquenal cubierto por el Plan Consolidado 2020 - 2024. El Plan de Acción Anual 2022 analiza actividades específicas para abordar estos objetivos en el tercer año del plan quinquenal. Estas necesidades prioritarias incluyen:

- Oportunidades limitadas de vivienda: Preservar el suministro de viviendas asequibles; aumentar la cantidad de viviendas asequibles; y aumentar el acceso a viviendas asequibles para las familias de bajos y moderados ingresos
- Infraestructura envejecida, desinversión en comunidades y recuperación ante desastres: Mejorar la seguridad y la habitabilidad de las comunidades mediante la inversión en infraestructura, oportunidades económicas y recuperación ante desastres
- Servicios de apoyo limitados que no son de vivienda: Aumentar la disponibilidad y la concienciación de los servicios de apoyo para las personas con VIH/SIDA, las personas sin hogar y otras poblaciones especiales
- Promoción afirmativa de la vivienda justa: garantizar el acceso a una vivienda de calidad para las clases protegidas y proporcionar servicios de divulgación, educación y asesoramiento en materia de vivienda justa.

Además de estas necesidades prioritarias, HUD estableció tres metas y objetivos básicos contra los cuales se evaluará el plan y el desempeño del estado bajo el plan. Estos objetivos incluyen proporcionar una vivienda decente, proporcionar un entorno de vida adecuado y ampliar las oportunidades económicas para las personas de ingresos bajos y moderados.

Revisión y comentarios públicos sobre el borrador del Plan de Acción Anual estarán disponibles el 24 de marzo - 25 de abril de 2022 en <https://thda.org/research-reports/consolidated-planning>.

### **Arabic Public Notice**

قبول التعليقات العامة في الحال على خطة العمل لسنة 2022-2023

24 آذار/مارس - 25 نيسان/أبريل 2022

في مسودة خطة العمل لسنة 2022-2023 التي تم إصدارها مؤخراً، تشرح وكالة تنمية الإسكان في ولاية تينيسي (THDA) كيف ستقوم ولاية تينيسي بإدارة برامج ESG، HTF، HOME، CDBG و HOPWA في السنة المالية القادمة. تستخدم هذه الوثيقة أيضاً كتطبيق لوزارة الإسكان والتنمية الحضرية الأمريكية (HUD) بما يقدر بحوالي 50-60 مليون دولار لفعاليات الإسكان والتنمية المجتمعية في ولاية تينيسي. سيتم نشر مسودة الخطة على موقع

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

من 24 آذار/مارس - 25 نيسان/أبريل للمراجعة العامة والتعليق. كما سيتم توفير مسودة ملخصة باللغتين الإنجليزية والإسبانية.

لأسئلة وتقديم طلبات السكن، يرجى إرسال بريد إلكتروني إلى [research@thda.org](mailto:research@thda.org).

### Badani Public Notice

نهپژر اندنا نیرینین گشتی سهر پلانا کارئ سالانه یا 2022-2023

24 ئ ناداری - 25 ئ نافریلی، 2022

د پینشونومها پلانا کارئ سالانه یا 2022-2023 دا کو فئ داویئ هاتیه وهشاندن، ناژانسا پینشکهفتنا خانیان یا تهنهسیسی (THDA) دیار دکمت کا نیالمها تهنهسیسی دئ چاوا د سالاداریی یا پینش دا بهرنامهیین ESG، HTF، HOME، CDBG، و HOPWA بخهپتینه. ئەف بهلگه د ههمان دهمی ده ومکی داخوازا ژ وهزارمها خانی و پینشکهفتنا باژارقانی یا دهولتین یهکبووی (HUD) ژ بو 50 همها 60 میلیون دۆلارین تهخمینی بو چالاکیین خانی و پینشکهفتنا جفاکی ل تهنهسیسی تی دیتن. رهشنوسا پلانسازیی دئ د <https://thda.org/research-reports/consolidated-planning> ژ 24 ئ ناداری هها 25 ئ نافریلی ژ بو فهکولین و شیرۆفها گشتی و ره شانندن. کورتهنقیسهکه پینشونوماهی ب ئینگلیزی و ئسپانی ژی دئ ههجه.

ژ بو پرس و داخوازیین روونشتنی، ژ کهرما خوه ئیمهیلی بشین. [research@thda.org](mailto:research@thda.org).

### Korean Public Notice

2022-2023

2022 3 24 ~ 4 25

2022-2023	(Annual Action Plan)	Tennessee Housing
Development Agency (	, THDA)	CDBG, HOME,
HTF, ESG, HOPWA	.	U.S. Department
of Housing and Urban Development (	, HUD)	5,000 ~

6,000

3 24 4 25

[https://thda.org/research-](https://thda.org/research-reports/consolidated-planning)

[reports/consolidated-planning](https://thda.org/research-reports/consolidated-planning)

[research@thda.org](mailto:research@thda.org)

Lao Public Notice

**ໃນເວລານີ້ ກຳລັງເປີດຮັບຄຳຄິດເຫັນຂອງສາທາລະນະ  
ກ່ຽວກັບແຜນການດຳເນີນງານປະຈຳປີ 2022-2023**

**ວັນທີ 24 ມີນາ - 25 ເມສາ 2022**

ໃນຮ່າງແຜນການດຳເນີນງານປະຈຳປີ 2022-2023 ທີ່ຫາກຳປອຍອອກມາເມື່ອບໍ່ດົນມານີ້, ອົງການພັດທະນາທີ່ຢູ່ອາໄສຂອງລັດ Tennessee (Tennessee Housing Development Agency, THDA) ໄດ້ອະທິບາຍເຖິງ ວິທີການທີ່ລັດ Tennessee ຈະດຳເນີນໂຄງການ CDBG, HOME, HTF, ESG ແລະ HOPWA ໃນສົກປົກປະມານທີ່ຈະມາເຖິງນີ້. ນອກຈາກນັ້ນແລ້ວ, ກໍຍັງນຳໃຊ້ຮ່າງສະບັບນີ້ເປັນໃບຄຳຮ້ອງທີ່ຈະຍື່ນຕໍ່ ກະຊວງຄຸ້ມຄອງທີ່ຢູ່ອາໄສ ແລະ ການພັດທະນາຕົວເມືອງແຫ່ງສະຫະລັດ (Department of Housing and Urban Development, HUD) ອີກດ້ວຍ ຊຶ່ງຕົກເປັນເງິນປະມານ 50-60 ລ້ານໂດລາ ສຳລັບວຽກງານການພັດທະນາທີ່ຢູ່ອາໄສ ແລະ ຊຸມຊົນໃນລັດ Tennessee. ຮ່າງແຜນສະບັບດັ່ງກ່າວ ຈະເອົາລົງໄວ້ໃນ <https://thda.org/research-reports/consolidated-planning> ຕັ້ງແຕ່ວັນທີ 24 ມີນາ ຫາ 25 ເມສາ ເພື່ອໃຫ້ສາທາລະນະຊົນເຂົ້າມາທົບທວນ ແລະ ປະກອບຄຳຄິດເຫັນໃສ່. ນອກຈາກນັ້ນແລ້ວ, ກໍຍັງຈະມີບົດສະຫຼຸບຮ່າງແຜນການສະບັບດັ່ງກ່າວເປັນພາສາອັງກິດ ແລະ ພາສາສະເປນອີກດ້ວຍ.

ຖ້າຫາກມີຄຳຖາມ ແລະ ຄຳຮ້ອງຂໍການອ່ານວຍຄວາມສະດວກຕ່າງໆ, ກະລຸນາສົ່ງອີເມວເຖິງ [research@thda.org](mailto:research@thda.org).

## Simplified Chinese Public Notice

### 立即接受公众对《2022-2023 年度行动计划》的意见

2022 年 3 月 24 日 — 4 月 25 日

在最近发布的《2022-2023 年度行动计划》草案中，田纳西州住房发展局 (THDA) 描述了田纳西州将如何在下一个财政年度开展 CDBG、HOME、HTF、ESG 和 HOPWA 项目。此文件还向美国住房与城市发展部 (HUD) 提出申请，预计将为田纳西州的住房和社区发展活动取得 5 千万至 6 千万美元。在 3 月 24 日至 4 月 25 日期间，该草案计划将公布在 <https://thda.org/research-reports/consolidated-planning>，供公众参阅及发表意见。同时提供英语和西班牙语版本的草案摘要。

如需提出疑问或住宿请求，请发送电子邮件至 [research@thda.org](mailto:research@thda.org)。

## Somali Public Notice

### Hadda Aqbalada Faallooyinka Dadweynaha ee Qorshe Hawleedka Sannadlaha ah ee 2022-2023

Maarso 24 - Abriil 25, 2022

Qorshe Hawleedka Sannadlaha ah ee 2022-2023 ee dhawaan la sii daayay, Wakaaladda Horumarinta Guryeynta ee Tennessee (THDA) waxay qeexaysaa sida Gobolka Tennessee uu uga shaqayn doono barnaamijyada CDBG, HOME, HTF, ESG, iyo HOPWA sanad xisaabeedka soo socda. Dukumeentigani waxa kale oo uu u adeegaa sidii codsiga Waaxda Guryeynta iyo Horumarinta Magaalooyinka ee Maraykanka (HUD) ee lagu qiyaasay \$50-60 milyan ee guryaynta iyo horumarinta bulshada ee Tennessee. Qorshaha qabyada ah waxaa lagu dhejin doonaa <https://thda.org/research-reports/consolidated-planning> laga bilaabo Maarso 24 ilaa Abriil 25 si loo eego dadweynaha iyo faallooyinka. Soo koobid qabyo ah oo Ingiriisi iyo Isbaanish ah ayaa sidoo kale la heli doonaa.

Su'aalaha iyo codsiyada hoyga, fadlan iimayl u dir [research@thda.org](mailto:research@thda.org).

## Sorani Public Notice

ئىستا تىبينه كاني خه نك وهرده گرین سه بارهت به پلانی كاری سالانه ی 2023-2022

24 ی مارچ هه تا 25 ی ئاپریلی 2022

له رهشنووسی پلانی کاری سالانهی 2022-2023 دا که لهه دواییانه دا بآو کراوه ته وه، ئازانسی په ره پیدانی خانووبه ره ی تیننسی (THDA) پرونی ده کاته وه که چۆن ویلایه تی تیننسی له سائی دارایی داها توودا له بهرنامه کانی ESG، HTF، HOME، CDBG، و HOPWA دا کار ده کات. ئەم بهنگه نامه یه ههروه ها وه کوو نامه ی داواکاری ده دریت به وه زاره تی خانووبه ره و په ره پیدانی شار (HUD) ی ئەمریکا بو نزیکه ی 50 تا 60 میلیۆن دۆلار بو چالاکیه کانی په ره پیدانی خانووبه ره و کومه نگا له تیننسی. له 24 ی مارچه وه هه تا 25 ی ئاپریل، رهشنووسی پلانه که له ناو نیشانی <https://thda.org/research-reports/consolidated-planning> ده خریته بهردهستی هه موان بو ئەوه ی پیدا چوونه وه ی بکه ن و بوچوون و تیننیه کانیان له باره یه وه بلین. ههروه ها بوخته یه ک له رهشنووسه که به زمانی ئینگلیسی و ئیسپانی له بهردهست ده بیت.

ئه گه ره پرسیاریک یان داواکاریه کی نیشته جیکردنتان هه یه، تکایه ئیمه یل بنیرن بو ناو نیشانی [research@thda.org](mailto:research@thda.org).

### Vietnamese Public Notice

## **Hiện Đang Tiếp Nhận Ý Kiến của Cộng Đồng về Kế Hoạch Hành Động Hàng Năm 2022-2023**

**Ngày 24 tháng 3 - Ngày 25 tháng 4 năm 2022**

Trong dự thảo Kế Hoạch Hành Động Hàng Năm 2022-2023 mới được đưa ra gần đây, Cơ Quan Phát Triển Nhà Ở Tennessee (THDA) trình bày về cách thức Tiểu Bang Tennessee sẽ vận hành các chương trình Trợ Cấp Khố Phát Triển Cộng Đồng (CDBG), HOME, Quỹ Ủy Thác Nhà Ở (HTF), Trợ Cấp Giải Pháp Khẩn Cấp (ESG) và Cơ Hội Nhà Ở cho Người Mắc Hội Chứng Suy Giảm Miễn Dịch Mắc Phải (HOPWA) trong năm tài chính sắp tới. Tài liệu này cũng là đơn đăng ký gửi tới Bộ Phát Triển Đô Thị và Nhà Ở (HUD) Hoa Kỳ để xin cấp một khoản dự tính \$50-60 triệu cho các hoạt động phát triển cộng đồng và nhà ở tại Tennessee. Dự thảo kế hoạch sẽ được đăng tải lên <https://thda.org/research-reports/consolidated-planning> từ ngày 24 tháng 3 đến ngày 25 tháng 4 để người dân xem xét và đóng góp ý kiến. Ngoài ra còn có bản dự thảo tóm tắt bằng Tiếng Anh và Tiếng Tây Ban Nha.

Nếu quý vị có thắc mắc hoặc yêu cầu điều chỉnh để tiếp cận được dự thảo, vui lòng gửi email tới [research@thda.org](mailto:research@thda.org).

## Website Postings



The screenshot shows the Tennessee Housing Development Agency (THDA) website. The header includes navigation links for "Frequently Asked Questions", "Programs", "Research & Reports", and "Tennessee Housing Conference". A "Volunteer" button is also present. Below the header is a navigation menu with categories: "Buy A Home", "Help for Homeowners", "Help For Renters & Section 8/HCV", "Government & Nonprofit Partners", "Homeownership Partners", and "Rental Housing Partners and Landlords". The main content area features a large red heading: "Now Accepting Public Comments on the 2022-2023 Annual Action Plan" with the dates "March 24 - April 25, 2022". Below this heading are three links: "View Full Draft Report", "Executive Summary", and "Make a Comment". On the right side, there is a search bar and a sidebar menu with items: "Advisory Boards", "Board of Directors", "Frequently Asked Questions", and "Fair Housing & Non-Discrimination".



The screenshot shows the Spanish version of the THDA website. The header and navigation menu are identical to the English version. The main content area features a large red heading: "Actualmente Aceptando Comentarios Públicos sobre el Plan de Acción Anual 2022-2023" with the dates "24 de marzo - 25 de abril de 2022". Below this heading are two links: "Resumen Ejecutivo" and "Comentar". The sidebar menu on the right includes: "Municipal Advisor Notice", "MyTNHome", "Other Housing Resources", "THDA Public Notice and Comment", "Public Records Policy and Request", "THDA Procurement", and "Commitment to Cybersecurity".

Tennessee Housing Development Agency

marzo al 25 de abril para su revisión pública y comentarios.

Para preguntas y solicitudes de ajustes, envíe un correo electrónico a [research@thda.org](mailto:research@thda.org).

Public Notices:

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Tennessee Housing Development Agency

Buy A Home | Help for Homeowners | Help for Renters & Section 8/HCV | Government & Nonprofit Partners | Homeownership Partners | Rental Housing Partners and Landlords

Home > Research & Reports > Consolidated Planning

## Now Accepting Public Comments on the 2022-2023 Annual Action Plan

March 24 - April 25, 2022

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Tennessee Housing Development Agency

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

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In the recently released 2022-2023 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 from March 24 to April 25 for public review and comment.

For questions and accommodation requests, please email [research@thda.org](mailto:research@thda.org).

**Actualmente Aceptando Comentarios Públicos sobre el Plan de Acción Anual 2022-2023**  
**24 de marzo - 25 de abril de 2022**

[Resumen Ejecutivo](#)

[Comentar](#)

En el borrador recientemente publicado del Plan de Acción Anual 2022-2023, la Agencia de Desarrollo de la Vivienda de Tennessee (THDA, por sus siglas en inglés) describe cómo el Estado de Tennessee operará los programas CDBG, HOME,

Tennessee Housing Market +

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Tennessee Housing Development Agency

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

HTF, ESG y HOPWA en el próximo año fiscal. Este documento también sirve como la aplicación al Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD, por sus siglas en inglés) de un estimado de \$50-60 millones para actividades de vivienda y desarrollo comunitario en Tennessee. El proyecto de plan será publicado del 24 de marzo al 25 de abril para su revisión pública y comentarios.

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Community Development Block Grant

Department of Economic & Community Development

COVID-19 INFORMATION

## Community Development Block Grant

- Community Development Block Grant
- About CDBG
- Community Development ("Regular Round")
- CDBG Disaster Recovery Program (CDBG-DR)
- CDBG Coronavirus Response Supplement (CDBG-CR)
- CDBG Recovery Housing Program (CDBG-R)
- CDBG Manual
- CDBG Applications
- Annual and Five Report
- CDBG Advertising
- CDBG Resources

## Community Development Block Grant

### CFD Program Public Notices

#### THDA Public Notice: 2022-2023 Annual Action Plan

In the recently released 2022-2023 Annual Action Plan draft, the Tennessee Housing Development Agency (THDA) describes how the State of Tennessee will operate the CDBG, HOME, HTS, ESG, and HOVWA 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 24 to April 25 for public review and comment. A draft summary in English and Spanish will also be available.

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#### Nota pública de la THDA: Plan de Acción Anual 2022-2023

En el borrador recientemente publicado del Plan de Acción Anual 2022-2023, la Agencia de Desarrollo de la Vivienda de Tennessee (THDA, por sus siglas en inglés) describe cómo el Estado de Tennessee operará los programas CDBG, HOME, HTS, ESG y HOVWA en el próximo año fiscal. Este documento también sirve como la aplicación al Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD, por sus siglas en inglés) de un estimado de \$50-60 millones para actividades de vivienda y desarrollo comunitario en Tennessee. El proyecto de plan será publicado en <https://thda.org/research-reports/consolidated-planning> del 24 de marzo al 25 de abril para su revisión pública.

Community Development Block Grant

Department of Economic & Community Development

COVID-19 INFORMATION

## Community Development Block Grant

### CFD Program Public Notices

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### Consolidated Planning

The U.S. Department of Housing and Urban Development (HUD) requires that all programs funded under the CFD formula block grant, including CDBG, comply with the Consolidated Planning process. This process includes a Consolidated Plan (ConPlan) every five years where the jurisdiction (State of Tennessee) assesses its affordable housing and community development needs and market conditions and describes how these programs intend to use funds to meet these needs. Each year the state must also develop an Annual Action Plan (AAP) that falls under the ConPlan, specifying the intended use of funds for the upcoming program year. Also, the state must develop a Consolidated Annual Performance and Evaluation Report (CAPER) each year to report on the progress and the accomplishments of each of the CFD programs. Copies of these documents for a given program year can be found on the Tennessee Housing Development Agency (THDA) at <https://thda.org/research-reports/consolidated-planning>.

comentarios. También se dispondrá un borrador resumido en español e inglés.

Para preguntas y solicitudes de ajustes, envíe un correo electrónico a [research@thda.org](mailto:research@thda.org).

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LaunchTN

Tennessee Department of Economic and Community Development  
Rob Koops, Commissioner

312 Acorn Lane  
Nashville, Tennessee 37249  
615.761.5888  
[info@tn.gov](mailto:info@tn.gov)

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**INFORMATION FROM TN DEPT OF HEALTH ABOUT THE ONGOING NOVEL CORONAVIRUS OUTBREAK**  
 COVID-19 RESOURCE WEBSITE

**Sexually Transmitted Diseases**

Health Headlines

For Professionals

HIV Prevention Services

Ryan White Program

Monthly HIV/AIDS Initiative

**HOPWA**

Surveillance and Data Management

Hepatitis

## HOPWA

[Now Accepting Public Comments on the 2022-2023 Annual Action Plan March 24 - April 25, 2022 | Spanish](#)

### News & Announcements

**HOPWA SERVICE PROVIDERS**

HOPWA applicants were awarded funding through a competitive application process in July 2021, facilitated by Department of Health. The applicants include Cratersburg CARES, Columbia CARES, Prindle Health/HOPE for TN, Nashville CARES, Positively Living - Knoxville, Positively Living - Upper Cumberland, and West Tennessee Legal Services (WTLG).

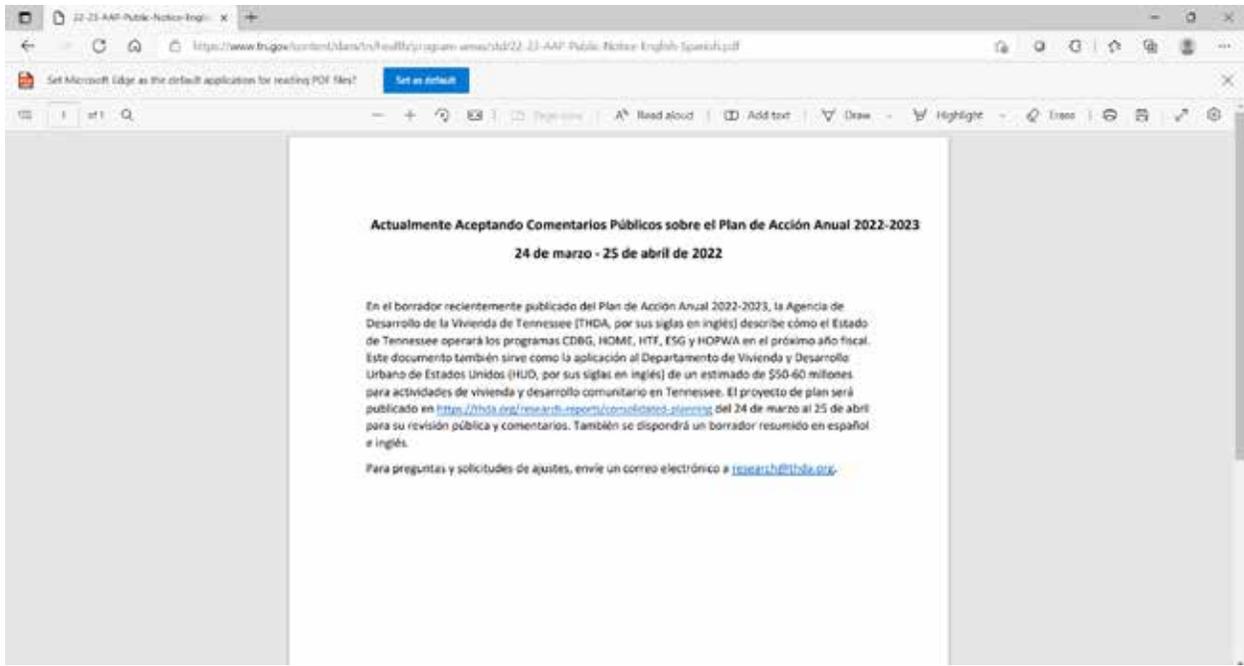
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### Actualmente Aceptando Comentarios Públicos sobre el Plan de Acción Anual 2022-2023 24 de marzo – 25 de abril de 2022

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## Public Notice

### THDA 2022-2023 Annual Action Plan FTDD Housing Dept.





# Media & Press

## Now Accepting Public Comments on the 2022-2023 Annual Action Plan (March 24 – April 25, 2022)

Now Accepting Public Comments on the 2022-2023 Annual Action Plan

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**THDA Public Notice**

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https://www.tnmda.org/what-we-do/regional-planning/affordable-housing-programs/

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**NHTDD** Northeast Tennessee Development District

Social, Economic & Environmental



**NHTDA** Northeast Tennessee Housing Resource Agency

Residents Quality of Life

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# NOTICES

## Recently Approved Booster

The recently approved booster vaccine for people over 50 or immunocompromised is now available at Maury Regional on Tuesday and Thursday from 8am-3:45pm. People should enter the main lobby, go to the screening desk in the lobby then to the vaccine area in the main lobby. People will need to bring their vaccine cards. MD's are recommending the vaccine.

## Now Accepting Public Comments on the 2022-2023 Annual Action Plan

### March 24 – April 25, 2022

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## Actualmente Aceptando Comentarios Públicos sobre el Plan de Acción Anual 2022-2023 24 de marzo – 25 de abril de 2022

En el borrador recientemente publicado del Plan de Acción Anual 2022-2023, la Agencia de Desarrollo de la Vivienda de Tennessee (THDA, por sus siglas en inglés) describe cómo el Estado de Tennessee operará los programas CDBG, HOME, HTF, ESG y HOPWA en el próximo año fiscal. Este documento también sirve como la aplicación al Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD, por sus siglas en inglés) de un estimado de \$50-60 millones para actividades de vivienda y desarrollo comunitario en Tennessee. El proyecto de plan será publicado en <https://thda.org/research-reports/consolidated-planning> del 24 de marzo al 25 de abril para su revisión pública y comentarios. También se dispondrá un borrador resumido en español e inglés.

Para preguntas y solicitudes de ajustes, envíe un correo electrónico a [research@thda.org](mailto:research@thda.org).

## REQUESTS FOR PROPOSAL HCBS SERVICES

The South Central Tennessee Development District / Area Agency on Aging and Disability is currently accepting applications for the provision of services funded under the Older Americans Act of 1965, as amended, and for state funded services.

Services include: Homemaker Services, Personal Care Services, Legal Services, Respite Care, Congregate and Home-Delivered Meals, Counseling, Caregiver Training,

setd southeast tennessee development housing program

- THDA Public Notice: Now Accepting Public Comments on the 2022-2023 Annual Action Plan
- Aviso público de la THDA: Actualmente Aceptando Comentarios Públicos sobre el Plan de Acción Anual 2022-2023

---

**Additional Housing Resources:**

**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 meaningfully expand safe, sound, affordable housing opportunities for low and moderate income Tennesseans as the state's leading resource. For more information on THDA visit the site at <https://thda.org>

**THDA Programs**

THDA offers a range of programs for homebuyers, homeowners and renters. Check out the programs offered. <https://thda.org/programs>

**Great Choice Home Loans**

Great Choice is a 30-year, fixed interest rate home loan available through private banks and lenders. These loans focus on first-time homebuyers, U.S. military veterans, and homebuyers in targeted areas. Down payment assistance may also be available. <https://thda.org/homebuyers>

**Tennessee's Free Housing Locator**

This is a THDA-sponsored, free online resources for locating and advertising available rental property and other resources for renters. <http://tnhousingsearch.org/>

**THDA Research and Planning**

setd southeast tennessee development housing program

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**THDA Research and Planning**

Downloads

- 22-23-ASP-Public-Notice-English-11-16-2022
- 22-23-ASP-Public-Notice-English-12-01-2022
- 22-23-ASP-Public-Notice-English-12-01-2022

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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](http://www.thda.org).

[22-23 AAP Public Notice English](#)  
[22-23 AAP Public Notice Spanish](#)

[THDA Homeownership](#)  
[TNHousingSearch.org](#)  
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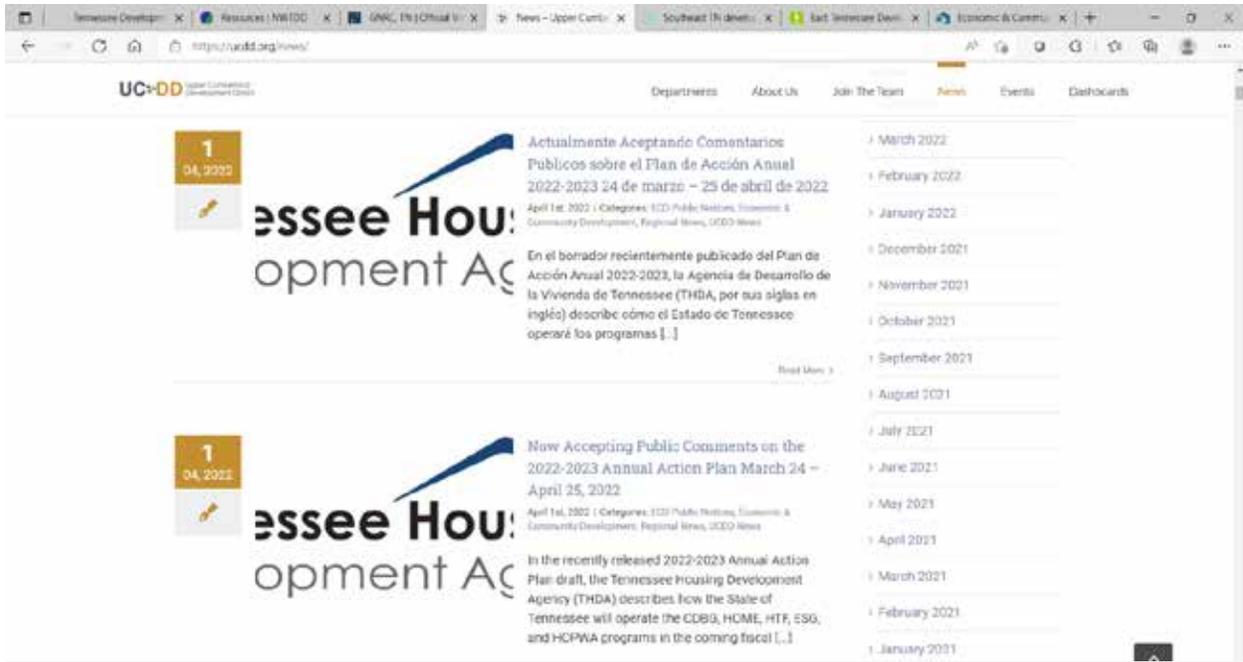
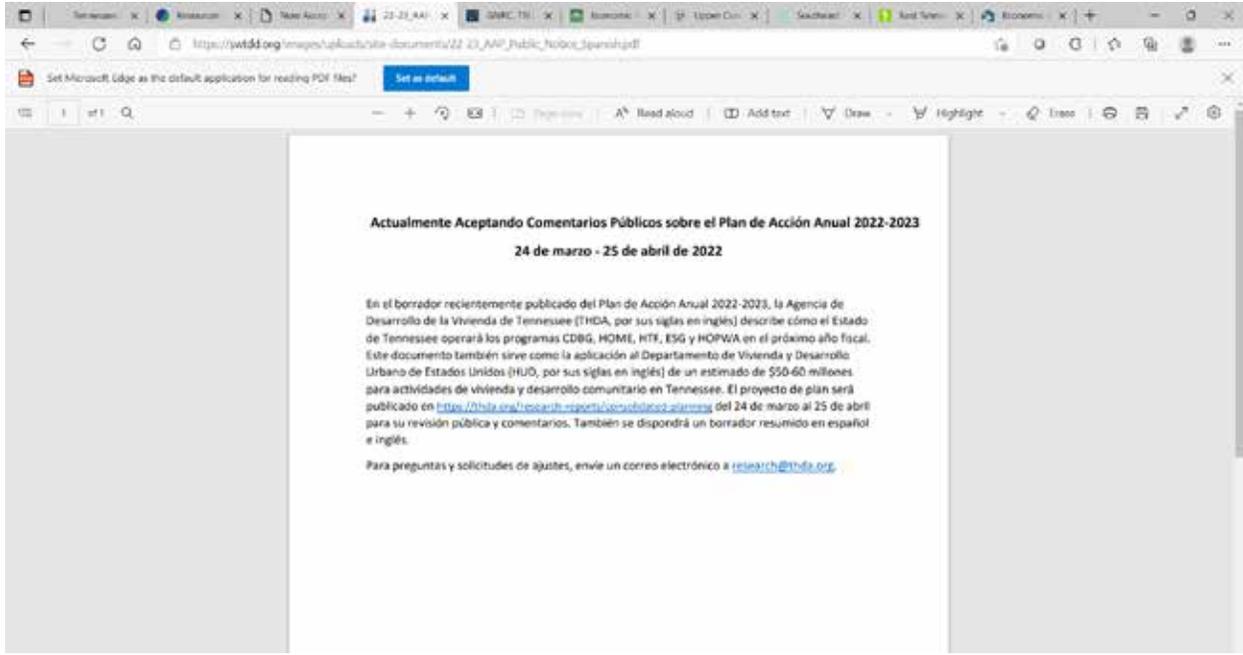
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### Now Accepting Public Comments on the 2022-2023 Annual Action Plan

**March 24 - April 25, 2022**

In the recently released 2022-2023 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 <http://www.thda.org/research-reports/consolidated-planning> from March 24 to April 25 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](mailto:research@thda.org).



991-425-4111

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2022-2023 Annual Action Plan March 24 - Home / ECD Public Notices, Economic & Community Development, Regional News, ECD News / Now Accepting Public Comments on the 2022-2023 Annual Action Plan March 24 - April 25, 2022

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April 1st, 2022 | ECD Public Notices, Economic & Community Development, Regional News, ECD News | 0 Comments

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### Actualmente Aceptando Comentarios Públicos sobre el Plan de Acción Anual 2022-2023 24 de marzo - 25 de abril de 2022

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**Tennessee Housing Development Agency**  
Published by Instagram · March 24

We've got big plans for \$50-60M of federal funding we've applied for to benefit Tennesseans! We'd love for you to read about it and let us know your comments. This year's Annual Action Plan is now open for public review and comment through April 25. Link in our bio. #publiccomment #AAP #grants

Did you know the Tennessee Housing Development Agency (THDA) has applied for **\$50-\$60 MILLION IN FUNDING FOR HOUSING** this year from Housing Urban Development (HUD)?

Read THDA's **ANNUAL ACTION PLAN (AAP)** draft, detailing how the agency plans to use those funds, and give your input. Public comments will be accepted March 28 - April 25, 2022.

See Insights [Boost post](#)

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### Tennessee Housing Development Agency

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**Tennessee Housing Development Agency**  
Published by Instagram · April 7 at 1:13 PM

Read and comment on how the \$50-60M we have applied for from HUD to fund our grant programs could impact Tennesseans! Our Annual Action Plan is available to read and provide feedback. Comments open until April 25. Link in bio. #publiccomment #AAP #grants

Did you know the Tennessee Housing Development Agency (THDA) has applied for **\$50-\$60 MILLION IN FUNDING FOR HOUSING** this year from the Dept. of Housing and Urban Development (HUD)?

- HUD
- THDA
- CDBG (2017)
- HOME
- HTF
- ESG
- HOPWA (2016)

Read the State of Tennessee's **ANNUAL ACTION PLAN (AAP)** draft, detailing how the State plans to use these funds, and give your input.  
Public comments will be accepted March 24 - April 25, 2022.

See timeline Read post

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tn\_housing

tn\_housing We've got big plans for \$50-60M of federal funding we've applied for to benefit Tennesseans! We'd love for you to read about it and let us know your comments. This year's Annual Action Plan is now open for public review and comment through April 25. Link in our bio #publiccomment #AAP #grants

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MARCH 24

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View insights

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MARCH 24

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https://twitter.com/TN\_Housing\_Dev/status/1505968343735723629

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**Tweet**

THDA @TN\_Housing\_Dev

We anticipate \$50 - \$60 M for the 2022-23 Annual Action Plan! Now open for public review and comment through April 25 on our website. Visit [thda.org/research-repor...](https://thda.org/research-repor...) for details. #publiccomment #AAP #grants

8:35 AM - Mar 24, 2022 - Twitter Web App

1 Retweet 2 Likes

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Creating safe, sound, affordable housing opportunities.

What's happening

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Manchester City vs Real Madrid  
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#DoctorStrange  
Get Tickets Now - In Theaters May 6  
Promoted by Marvel Studios

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Rand Paul  
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**Tweet**

THDA @TN\_Housing\_Dev

Read and comment on how \$50-60M in federal dollars will impact Tennesseans in our Annual Action Plan. Visit [thda.org/research-repor...](https://thda.org/research-repor...) by April 25 to learn more. #AAP #RP #publiccomment

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Dr. Birx  
8,392 Tweets

COVID-19 - LIVE  
COVID-Tennes  
Messages

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**Tweet**



Only one day left to review and comment on the 2022-23 Annual Action Plan. We anticipate \$50-60M to use statewide. Learn more and let us know your comments by April 25. [thda.org/research-repor...](https://thda.org/research-repor...) #AAP #publiccomment #RP

Did you know the Tennessee Housing Development Agency (THDA) has applied for **\$50- \$60 MILLION IN FUNDING FOR HOUSING** this year from the Dept. of Housing and Urban Development (HUD)?

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Tennessee Housing Development Agency

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Get Tickets Now - In Theaters May 6  
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Trending with John McCain, Senator Paul

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Opens	345	67	412	Clicks	21	4	25
Sent	929	574	1503	Did Not Open	566	506	1072
Bounces	18	1	19	Unsubscribed	0	0	0
Successful Deliveries	911	573	1484	Spam Reports	0	0	0
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Original Send

Link	Unique Clicks	Distribution
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<a href="https://www.linkedin.com/company/tennessee-housing-development-agency/?trk=company_logo">https://www.linkedin.com/company/tennessee-housing-development-agency/?trk=company_logo</a>	1	4.2%
<a href="https://twitter.com/TN_Housing_Dev">https://twitter.com/TN_Housing_Dev</a>	1	4.2%
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History of this email being sent including how many people it was sent to.

Date	Sent Count	Status
Thu, Mar 31, 2022 12:31 pm CDT	574	Your email has been successfully re-sent to non-openers.
Thu, Mar 24, 2022 11:24 am CDT	929	Your email has been successfully sent.



## **Now Accepting Public Comments on the 2022-2023 Annual Action Plan March 24 - April 25, 2022**

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 2022-2023. 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 2022-2023 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 24 to April 25, 2022. 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](mailto:research@thda.org).

En Español:

## **Ahora aceptamos comentarios del público sobre el Plan de Acción Anual 2022-2023 24 de marzo - 25 de abril de 2022**

Para ver una lista de las audiencias públicas, revise el

resumen ejecutivo y borrador, o deje un comentario hasta el 25 de abril:

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

En el recientemente difundido borrador del Plan de Acción Anual 2022-2023, 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. Se anima a que los ciudadanos revisen y hagan comentarios sobre la información contenida en el informe. Estos programas apoyan una variedad de esfuerzos de viviendas y desarrollo comunitario a lo largo de Tennessee para beneficiar a unidades familiares de bajo a moderado ingreso: Bloque de Subvenciones para Desarrollo Comunitario (CDBG, suministrado por el Departamento del Desarrollo Económico y Comunitario de Tennessee); Programa de Asociaciones de Inversión (HOME, suministrado por la THDA); Fondo de Subvenciones para Vivienda (HTF, suministrado por la THDA); Subvención de Soluciones de Emergencia (ESG, suministrada por la THDA); y Programa de Oportunidades de Vivienda para Personas con SIDA (HOPWA), suministrado por el Departamento de Salud de Tennessee). Por cualquier pregunta y solicitud de adaptación, escriba a [research@thda.org](mailto:research@thda.org).

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

To Whom It May Concern:

The enclosed itemized statement is for publication in the list of newspaper(s) on invoice **S22.3593** 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, 2022

  
\_\_\_\_\_  
**Alisa Subhakul, Junior Media Buyer**

Sworn before me this 24<sup>th</sup> day of March, 2022

  
\_\_\_\_\_  
**Earl Goodman, Notary Public**

My commission expires July 1, 2024





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

This First day of April, 2022

  
\_\_\_\_\_  
**Alisa Subhakul, Junior Media Buyer**

Sworn before me this 1<sup>st</sup> day of April, 2022

  
\_\_\_\_\_  
**Earl Goodman, Notary Public**



My commission expires July 1, 2024

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Yorkie: 3 Boys, CKC, for sale. \$800 each. Call 423-883-2766

## BID REQUESTS

REQUEST FOR BIDS  
 Sealed Bids will be received by the City of Chattanooga, Purchasing Department Chattanooga, Tennessee until April 6, 2022 Time: 2:00 P. M. EST

At that time Bids will be publicly opened and read.  
 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 and services on the basis of race, color, or natural origin.

City of Chattanooga  
 Amanda Berkowitz  
 Buyer/Purchasing

## BID REQUESTS

LEGAL NOTICE  
 Sealed Bids will be received by the City of Chattanooga Purchasing Department, 101 East 11th Street, Suite G-13, Chattanooga, Tennessee until April 6, 2022. Time 2:00 P. M. Req: #200204

At that time Bids will be publicly opened and read for Lawn Care Maintenance

A Pre-Bid Meeting will be held 3/29/2022 at 10:00 AM EST, Mobile Communication Services Building, 3420 Annicola Highway

This will Be A Four (4) Year Blanket Agreement For Lawn Care Maintenance for Mobile Communication Services

Bid forms and additional specifications may be obtained by contacting the Purchasing Department.

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 received, and to accept any bid that, in its opinion may be for the best interest of the city.

The City of Chattanooga will be non-discriminatory in the purchase of all goods and services on the basis of race, color, or natural origin.

City of Chattanooga  
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 Buyer

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INVITATION TO BID  
 Sealed lump sum bids are hereby solicited from General Contractors for providing all supervision, labor, materials and equipment required to execute the Work described in the Drawings and Specifications entitled Linear Accelerator Renovation for Erlanger Health System, EHS Project No. 30369, at Baroness Campus, 975 East Third Street, Chattanooga, TN 37403, Plan Date February 18, 2022; Franklin | Architects Project No. 7093.

THE OWNER  
 The Owner is Chattanooga - Hamilton County Hospital Authority - DBA Erlanger Health Systems, 975 East Third Street, Chattanooga, Tennessee 37403.

The contact person is Steve Curd (423) 242-5626, steve.curd@erlanger.com

THE ARCHITECT  
 The Architect is Franklin Associates, Architects, Inc., 142 North Market Street, Chattanooga, Tennessee 37402. Phone (423) 266-1207. Any questions should be directed to the office of the Architect via phone (423) 266-1216 and/or via e-mail to Randy Cagle, rcagle@franklin.com. Questions received up to 2 business days before the bid will be answered to all bidding general contractors.

GENERAL CONTRACTOR BIDDERS  
 This project is open to all General Contractors licensed in the State of Tennessee for the extent of the work prescribed by the project scope.

Plans and specifications are available for review at the office of the architect and at the following:  
 AGC Plan Room Associated General Contractors of East Tennessee Inc., 101 W. 21st St. Chattanooga, TN 37408. Phone 423-265-1111, fax 423-266-0905, planroom@agcnetn.org.  
 American-Campbell Geographics, 2502 East 12th Street, Chattanooga, TN 37404. Phone (423) 698-2876, fax (423) 697-0766, email service@american-campbell.com

Contractors may acquire hardcopy Construction Documents payable by check to the Architect (Franklin Associates, Architects, Inc.) at a cost of \$150.00 per set; refundable upon return of said documents to the Architect in good condition within 30 calendar days.

BIDS  
 Bids will be received in the Planning and Construction Conference Room of Erlanger Medical Center, in the Planning and Construction Building at the corner of Central Avenue and Blackford Street, Chattanooga, TN, no later than 2:00 pm local time, Wednesday, April 13, 2022. The bids will be opened and read out loud in the presence of the bidders.

Bid Bond, Performance Bond and Payment Bond are required. No Bid may be withdrawn for a period of 90 days from above stated bid date. The Owner reserves the right to reject any or all bids and to waive all informalities therewith. The Contract Form will be "AIA Document - A101-Standard Form of Agreement between Owner and Contractor for a Stipulated Sum", 2017 Edition.

PRE-BID CONFERENCE  
 A Mandatory Pre-Bid Conference will be conducted for all bidding General Contractors, and any others having questions, beginning at 1:30 pm local time on Thursday, March 31, 2022 in EHS Planning and Construction Conference Room of Erlanger Medical Center, Chattanooga, TN.

## BID REQUESTS

REQUEST FOR BIDS  
 Sealed Bids will be received by the City of Chattanooga, Purchasing Department Chattanooga, Tennessee until Wednesday, April 6th 2022. Time: 2:00 P. M. EST

At that time Bids will be publicly opened and read.  
 Contract for: Lawn care services at various Head Start centers  
 Solicitation: 200205

A Pre-Bid Meeting will be held 3/30/2022 at 10:00 AM EST, Avondale Head Start, 2302 Ocoee St. Chattanooga, TN 37406.

Bid forms and additional specifications may be obtained by contacting the Purchasing department at (423) 643-7230, 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 and services on the basis of race, color, or natural origin.

City of Chattanooga  
 Michael Medina  
 Buyer/Purchasing

## MEETINGS/HEARINGS

NOTICE OF PROPOSED PERMIT ACTIONS AND PUBLIC HEARING  
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
 TDEC  
 DIVISION OF WATER RESOURCES (DWR)  
 William R. Snodgrass  
 Tennessee Tower  
 312 Rosa L. Parks Avenue, 11th Floor  
 Nashville, Tennessee 37243-1102  
 NOPH22-004 March 22, 2022

NOTICE IS HEREBY GIVEN: The Division of Water Resources proposes to issue National Pollutant Discharge Elimination System (NPDES) permits and will hold a public hearing pursuant to Rule 0400-04-05-.06 (8).  
 Date: April 26, 2022  
 Time: 5:00-8:00 PM CST, Question and Answer Session: 6:00-7:00 PM CST, Formal Public Hearing  
 Meeting Location: Multimedia Room Tennessee Tower 312 Rosa L Parks Ave Nashville, TN 37243

Ways to Participate:  
 1. In person (see above for the meeting location)  
 2. Log in online (see login info below)  
 3. Call in by phone (see call-in info below)

Virtual Login Info:  
 To access the meeting (doors open at 4:45 PM CST) or click on the link or copy the URL to your web browser. https://tn.webex.com/tn/j.php?MTID=md316cf119acc51fac5253bb68875524  
 Meeting number: 2308 203 3958  
 Password: Mpujv5jiU88  
 Call-in Information  
 +1 415-655-0001 US TOLL  
 Meeting access code: 230 820 33958  
 TDEC will receive public comments concerning the proposed permitting actions described below:

Applicant Name: Small MS4 General Permit  
 Permit Number: TNS000000  
 Permit Writer: Ariel Wessel-Fuss  
 Permit Rating: Major  
 County: Statewide  
 EFO Name: Statewide  
 Description of Activity: discharges of urban runoff from small municipal separate storm sewer systems (MS4s)  
 Effluent Description: discharges of urban stormwater runoff from small MS4s.

The hearing moderator may limit the length of oral comments to allow all parties an opportunity to speak and will require that all comments be relevant to the proposed permit action. Written comments for will be accepted at the hearing and through May 23, 2022. Written comments for TNS000000 can be emailed to Mrs. Ariel Wessel-Fuss at ariel.wessel-fuss@tn.gov. After the comment period has closed, TDEC will consider the comments and make a final determination of whether to issue the permits.

Interested persons may obtain a copy of the draft permit, rationale, forms, and related documents on TDEC's Water Resources Permits data viewer. For additional information contact Ms. Liz Campbell at (615) 532-1172 or Liz.Campbell@tn.gov. The address to obtain permit documents is 312 Rosa L. Parks Ave., 11nd Floor, Nashville, TN 37243.

Individuals with disabilities who wish to participate in these proceedings (or review the file record) should contact TDEC to discuss any auxiliary aids or services needed to facilitate such participation. Contact may be in person, by

## MEETINGS/HEARINGS

writing, telephone, or other means, and should be made no later than Thursday, April 21st, 2022, to allow time to provide such aid or services. Contact the ADA Coordinator (1-866-253-5827) for further information. Hearing impaired callers may use the Tennessee Relay Service (1-800-848-0298).

For further information, you may reach Mrs. Ariel Wessel-Fuss which can be reached at 615-532-0642 or by email at Ariel.Wessel-Fuss@tn.gov.

## ENVIRONMENTAL PERMITS

### NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL ASSESSMENT  
 U.S. DEPARTMENT OF VETERANS AFFAIRS

Proposed Chattanooga National Cemetery Replacement  
 Chattanooga, Tennessee Area

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for public review and comment. The Draft EA evaluates the potential environmental effects of the proposed acquisition of land, initial development, and maintenance of new national cemetery in the Chattanooga, Tennessee area to replace the existing the Chattanooga National Cemetery, which is projected to reach its burial capacity within the next 10 years. Two sites are being considered for the new national cemetery: Site 1 - approximately 270 acres of land located south of the intersection of Hiwassee Highway and Chickamauga Lake/Tennessee River in Meigs County, Tennessee. Site 2 - approximately 225 acres of land located northeast of the intersection of Bostontown Road and Kelly Cross Road in Sequatchie County, Tennessee.

VA prepared the Draft EA in accordance with the National Environmental Policy Act and regulations implementing the Act. Comments will be addressed in the Final EA. The public comment period ends on April 19, 2022.

The Draft EA is available for review online at:  
<https://www.cfm.va.gov/environmental/index.asp>

Please email comments by April 19, 2022 to vaenvironment@va.gov with the subject line "Chattanooga National Cemetery Replacement Draft EA". If you have any questions or are unable to submit your comments by email, please contact Fernando Fernandez at (202) 632-5529.

## LEGAL NOTICES

### PUBLIC AUCTION

The personal property of the following storage units will be sold by Watts-N-Storage of Chattanooga located at 1415 Crawford St. Chattanooga, TN 37421 to satisfy the owner's lien on BID13.com beginning March 11, 2022 at 2 PM EST and ending on March 25, 2022 at 10 AM EST. Please call the property manager at 423-894-9191 for an appointment to redeem a unit.

• 013 Breshia Asberry  
 • 028 Heather Scrivens  
 • 037 Cherika Coonrod  
 • 043 Michael Harzil  
 • 053 Unknown/Abandoned  
 • 091 Dedra Totten  
 • 119 Amanda Vo Nueben  
 • 123 Amanda Vo Nueben  
 • 137 Tia Hunt  
 • 147 Jessica Shaw  
 • 174 Emanuel Crumsey  
 • 176 Robbie Ruffin  
 • 229 Jeremy Ballanger

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APTS FOR RENT FURNISHED  
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HOUSES FOR RENT UNFURNISHED  
 HIXSON. 3 BR., 2 full bath, non furnished, \$950 mo. \$500 down payment, \$250 application fee. No evictions or arrests with 600 or better credit score. Please text 706-483-2143 only qualified and serious applicants please.

## Now Accepting Public Comments on the 2022-2023 Annual Action Plan

March 24 - April 25, 2022  
 In the recently released 2022-2023 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-plan> from March 24 to April 25 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](mailto:research@thda.org).

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**Public Notices**

**NOTICE OF APPLICATION FOR ACQUISITION OF A BANK BY A BANK HOLDING COMPANY AND MERGER OF BANK HOLDING COMPANIES**

The Toronto-Dominion Bank, Toronto, Ontario, Canada, and its wholly owned subsidiaries, TD Group US Holdings LLC, Wilmington, Delaware and TD Bank US Holding Company, Cherry Hill, New Jersey (together, the "Applicants"), have applied to the Federal Reserve Board for (i) permission to acquire another bank holding company, First Horizon Corporation ("FHN"), Memphis, Tennessee, by merging a newly formed subsidiary of TD Bank US Holding Company with and into FHN, and thereby acquire control of FHN's subsidiary bank, First Horizon Bank, Memphis, Tennessee (the "Acquisition"), (ii) permission for FHN to merge with another bank holding company, TD Bank US Holding Company, Cherry Hill, New Jersey, following the Acquisition and (iii) permission for FHN to acquire shares of a bank, TD Bank, National Association, Wilmington, Delaware, following the Acquisition. The Federal Reserve Board considers a number of factors in deciding whether to approve the application, including the record of performance of banks we own in helping to meet local credit needs. You are invited to submit comments in writing on this application to James W. Corkery at the Federal Reserve Bank of Philadelphia ("Reserve Bank"), Ten Independence Mall, Philadelphia, PA 19106 or via email: comments.applications@phi.frb.org. The comment period will not end before April 22, 2022 and may be somewhat longer. The Federal Reserve Board's procedures for processing applications may be found at 12 C.F.R. Part 262. Procedures for processing protested applications may be found at 12 C.F.R. 262.25. To obtain a copy of the Federal Reserve Board's procedures, or if you need more information about how to submit your comments on the application, contact James W. Corkery, Assistant Vice President, at (215) 574-6416. The Federal Reserve will consider your comments and any request for a public meeting or formal hearing on the application if they are received in writing by the Reserve Bank on or before the last day of the comment period. The Applicants have also applied to the Tennessee Department of Financial Institutions for permission to effect the Acquisition. Any person wishing to comment on this application may file comments in writing with the Commissioner of Financial Institutions, Tennessee Tower, 26th Floor, 312 Rosa L. Parks Avenue, Nashville, Tennessee 37243. Anyone desiring to protest this application may do so if such protest is filed in writing within fifteen (15) days of this publication or by email to Debra.Grissom@tn.gov or William.Cook@tn.gov.

**Public Notices**

lic portion of the application is available on request. Requests for a copy of the public file on the application should be made to the Director for Large Bank Licensing.

March 23, 2022 First Horizon Bank

Memphis, TN TD Bank, National Association Wilmington, DE

The Town of Arlington is requesting separate sealed RFQ's for: **Public Library Operations** This Request for Qualifications requires licensed and insured companies that are qualified for the type of work being bid upon. Sealed RFQ's will be received by the Town of Arlington at the office of the Town Recorder, Town Hall, 5854 Airline Road, Arlington, TN 38002 until 2:00 o'clock P.M. CST, April 22, 2022. The instructions and full process can be examined at the following location: **Arlington Town Hall, 5854 Airline Road, Arlington, TN 38002** The Town reserves the right to waive any informalities or to reject any or all proposals.

The Town of Arlington hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation, and will not be discriminated against on the grounds of age, race, color, religion, national origin, sex or disability in consideration for an award. The Town of Arlington is an equal opportunity affirmative action employer, drug-free with policies of nondiscrimination on the basis of race, sex, religion, color, national or ethnic origin, age disability or military service. For any questions, contact Brittney Owens at 901-867-2620, or bowens@townofarlington.org.

No bidder may withdraw their RFQ within 180 days after the actual date of the opening thereof. Mayor Mike Wissman Town of Arlington

**Your Source Public Notices**  
for the latest...

**Public Notices**

**Now Accepting Public Comments on the 2022-2023 Annual Action Plan**

**March 24 - April 25, 2022** In the recently released 2022-2023 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 24 to April 25 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](mailto:research@thda.org).

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Notice is given that an application has been filed on March 21, 2022 with the Office of the Comptroller of the Currency, Large Bank Licensing, 340 Madison Avenue, Fifth Floor, New York, New York 10173, for consent to merge: First Horizon Bank 165 Madison Avenue, Memphis, Tennessee 38103 into TD Bank, National Association 2035 Limestone Road, Wilmington, Delaware 19808 It is contemplated that the main offices and branch offices of the above-named banks will continue to operate following the proposed transaction.

This notice is published pursuant to 12 USC 1828(c) and 12 CFR Part 5. Anyone may submit written comments on this application by April 22, 2022 to Jason Almonte, Director for Large Bank Licensing, Office of the Comptroller of the Currency, 340 Madison Avenue, Fifth Floor, New York, New York 10173 or by email at [LargeBanks@occ.treas.gov](mailto:LargeBanks@occ.treas.gov).

The public may find information regarding this application, including the date of the end of the public comment period, in the OCC Weekly Bulletin available at [www.occ.gov](http://www.occ.gov). The pub-

# SAPEE!!



## ¿DEBEMOS EVITAR EL GLUTEN?

Vivimos en una época donde día con día aumenta el número de personas que, sin tener alguna prohibición por parte del médico, deciden por cuenta propia tener una dieta libre del famoso gluten, es decir, personas que no padecen celiacía o intolerancia alguna al gluten por moda y convicción han dejado de lado esta proteína.

En Estados Unidos cerca del 30% de la población se identifica como persona no consumidora de gluten, bajo la creencia de que una dieta libre de esta proteína es mejor para la salud, ayuda en la digestión, y demás supuestos beneficios por seguir esta dieta.

Es curioso cómo somos propensos, gracias a las grandes campañas de marketing a las cuales estamos sobre-expuestos, a relacionar la palabra "sin" o "libre", con productos de origen más natural, de bajo procesamiento, ergo mejor para la salud.

"Sin gluten", "sin grasa", "libre de azúcar", ¿todo esto es sinónimo a libre de pecado?; pues como para nosotros el consumidor sí que lo es, en el imaginario colectivo, las marcas han comenzado incluso a identificar con la leyenda "sin gluten" a una serie de productos que por su origen y naturaleza no les compete tal etiquetado.

Vale vale, pero, ¿Qué es el gluten y por qué esta tan estigmatizado? Llamamos gluten a una serie de proteínas que encontramos en la semillas de los cereales pert-



necientes al grupo TACC (Trigo, Avena, Centeno y Cebada), por ende, sus derivados como lo son la pasta, pizza, pan, cereales, ah! Lo más sabroso pues.

Ahora bien, algunas razones médicas por las cuales deberías evitar el gluten son: padecer alergia a algún tipo de cereal, sensibilidad al gluten no celiaca o por la celiacía.

Esta última es una enfermedad autoinmune de origen genético, ósea que lo puedes heredar de tus padres, abuelos, etc. Cuando una persona con este cuadro clínico ingiere gluten, en su organismo se manifiesta una respuesta inmune que se manifiesta en la inflamación del intestino.

Este síntoma no solo es doloroso, si no se trata, puede culminar con la atrofia de las velosidades intestinales y esto derivar en una mala

absorción de los nutrientes; por esta razón es común que la celiacía se diagnostique a través de una anemia.

Al no existir tratamiento alguno para esta condición, la única solución para una persona celiaca es parar de consumir gluten.

Cabe aclarar que las personas que, sin padecer celiacía, comienzan a dejar de consumir productos con gluten, es verdad que perciben una mejoría en su salud, empero ello no radica en esa famosa proteína, sino en el hecho de que dejan de consumir alimentos ultra procesados y llevan una dieta más limpia y saludable.

Ahora también ya tu SAPEE!! ergo si tu no presentas celiacía o alguna otra razón médica de las ya mencionadas, ¡que esperas para disfrutar de esos pequeños placeres de la vida!

## EL DESARTICULISTA



### SOLAMENTE POR PENSAR

Los movimientos progresistas han logrado concientizar sobre la violencia de género y la necesidad de reconocer los derechos y la igualdad de las minorías en los últimos años. Y con razón, se juzga a las personas que discriminan y abusan de estas minorías por aprovecharse de los privilegios que gozan.

Pero ahora, se empieza a gestar una nueva dictadura de pensamiento progresista en la que las víctimas solo por ser víctimas, tienen el derecho de exigir la cancelación de toda persona que mínimamente les haya causado un prejuicio según su manera de pensar. Y se llega a límites en los que la acción del individuo no progresa ni siquiera es lo que se pretende cancelar, sino su simple manera de pensar.

El progresismo debe pretender que la sociedad avance y alcance nuevas libertades, pero existen casos como con los estudiantes del Dr. Jordan B. Peterson, que no son considerados para ocupar una plaza de investigación en una universidad, que por naturaleza es un centro de pensamiento, estudio, discusión



en intercambio de ideas, por el hecho de no tener un pensamiento woke que predomina en el grueso de la población joven hoy en día. Estos estudiantes son discriminados por el simple hecho de pensar distinto a los nuevos camiones de pensamiento absolutistas ignorando por completo su capacidad académica.

Que las instituciones, como el gobierno, las universidades y los medios de comunicación pretendan dictar como debemos no solo de actuar, sino de como pensar me parece digna de una novela orwelliana.

Resistamos y pensemos como queramos siempre respetando la libertad de los demás.

#### Actualmente Aceptando Comentarios Públicos sobre el Plan de Acción Anual 2022-2023

24 de marzo - 25 de abril de 2022

En el borrador recientemente publicado del Plan de Acción Anual 2022-2023, la Agencia de Desarrollo de la Vivienda de Tennessee (THDA, por sus siglas en inglés) describe cómo el Estado de Tennessee operará los programas CDBG, HOME, HTF, ESG y HOPWA en el próximo año fiscal. Este documento también sirve como la aplicación al Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD, por sus siglas en inglés) de un estimado de \$50-60 millones para actividades de vivienda y desarrollo comunitario en Tennessee. El proyecto de plan será publicado en <https://thda.org/research-reports/consolidated-planning> del 24 de marzo al 25 de abril para su revisión pública y comentarios. También se dispondrá un borrador resumido en español e inglés.

Para preguntas y solicitudes de ajustes, envíe un correo electrónico a [research@thda.org](mailto:research@thda.org).

## PLAY



### RECOMENDACIONES DE LA SEMANA:

#### PODCAST CREATIVO



En este podcast, Roberto Martínez invita a diferentes creadores, que destacan por desarrollar creatividad, participantes de diferentes industrias, para aprender de ellos de una forma atractiva, como es ver a través de sus ojos actividades necesarias para el devenir de nuestras vidas.

#### ALBUM

### MOTOMAMI - ROSALIA



La Rosalía está en su Peak, y lo demuestra con su último álbum, "MOTOMAMI"; estos 4 años posteriores al debut de "EL MAL QUERER" se notan, el crecimiento artístico, el aislamiento sufrido en pro del movimiento creativo. Este álbum es un antes y un después para el género urbano, el experimento que se convierte en ley, teniendo un similar, en cuestión de nivel, a Bad Bunny. Un concepto que crece en tus oídos.

#### PELÍCULA

### MADRES PARALELAS (2022)



La última de Almodóvar, el director español más importante de la época, nos presenta la historia de 2 madres que son como el día y la noche, cuya conexión comienza a visperas de sus respectivos partos; una película llena de emoción, con un par de giros de tuerca que ha toda madre hará llorar. Es una propuesta que estimula desde dentro sin ser muy profunda en trama y que en ocasiones tiende a abusar de clichés. Puedes disfrutarla en Netflix.

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**Best Western** is looking for breakfast attendant. Retirees welcome. Apply in person bwn 9-2 M-F.

## City of Cookeville Communications Operator I

The City of Cookeville Police Department is accepting applications for the position of Communications Operator I. Deadline to apply: 3/24/2022 at 4:30 PM. Job description with qualifications, pay range, and application is available online at <https://www.cookeville-tn.gov/572/Job-Opportunities>. EOE

**Housekeeping positions.** Must work weekends. Apply @ Motel 6, 1100 S Jefferson.

**Legitimate job placement firms** that work to fill specific positions cannot charge an upfront fee. For free information about avoiding employment service scams, write to the Federal Trade Commission, 600 Pennsylvania Avenue, NW, Washington, DC 20580, or you can go online to <http://www.fraud.org/>. This message is a public service of the Herald-Citizen & Regional Buyers Guide.

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**IT'S ILLEGAL** for companies doing business by phone to promise you a loan and ask you to pay for it before they deliver. For free information about avoiding advance fee loan scams, write to the Federal Trade Commission, Washington, D.C., 20580 or call the National Fraud Information Center, 1-800-876-7060. This message is a public service of the Herald-Citizen & Regional Buyers Guide.

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Electric fireplace \$150, Pub style table with 4 chairs \$200, 2-door cabinet with shelf \$50, 2 red velvet bar stools \$75, TV stand with 2 glass shelves \$100, 4 shelf display stand \$40, grandfather clock (needs adjusting) \$175, overstuffed chair \$50, desk \$50 & Weber grill \$50  
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CASH ONLY

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Furniture, piano, freezer, refrigerator, washer & dryer, & much more.

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Estate downsizing two buildings filled with equipment, ladders, vintage tools & toys, LPs from Elvis, Beatles, Four Seasons, James Brown, sectional, tv, boat motor, and so much more!  
www.NewLeafEstateSales.com  
Stephen Spicer  
931.319.1091

## GARAGE & YARD SALES

**MOVING SALE**  
2933 West Haven Drive  
Saturday, March 26  
8AM-5PM  
Sunday, March 27  
Noon-5PM

Second day, fill up a plastic bag (provided) for \$10. Items include furniture, flat screen TV, small kitchen appliances, cookware, dishes, linens, books, some clothes, and more. **EVERYTHING MUST GO!** Downsizing to smaller home! Come buy our stuff!

## FIREWD/STOVES & RELATED

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**Now Accepting Public Comments on the 2022-2023 Annual Action Plan**  
March 24 - April 25, 2022  
In the recently released 2022-2023 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 24 to April 25 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](mailto:research@thda.org).

## NOTICE:

**Effective March 28, 2022 to April 28, 2022 Highlands Residential Services will open the waiting list for Gainesboro and Monterey.**

Contact the main office at 235 W Jackson, Cookeville, TN 38501 931-526-9793 to set up an application interview.



## The Town of Livingston will be accepting bids for a ULV Cold Aerosol Generator

Bid specs can be picked up at Livingston City Hall between the hours of 8:00 AM and 4:30 PM. Bid opening is scheduled for April 4, 2022 at 11:00 a.m. at Livingston City Hall and all bids must be turned in by this time. The Town of Livingston reserves the right to accept or refuse all bids. If you have any questions, please call Wayne Peek (931) 823-1269 during normal business hours. -Mayor Curtis Hayes

### ULV Cold Aerosol Generator Specifications:

Engine: 10 HP (305cc)	Flow Rate ULV: 18 oz./min (532ml)
Blower: 105 CFM at 3600 RPM	Formulation Tank: 15 gal. (56.7 liter)
Weight: 250 lbs. (112 kg.)	Flush Tank: 2 qt. (1.9 liter)
Nozzle: IHPLAT	Fuel Tank 2.84 gal (10.7 liter)
Dimensions: 42" L x 38" W x 43" H (107cm L x 91cm W x 102cm H)	

- High Performance Air Flow nozzle swivels 360° horizontally and 200° vertically
- Meets all label requirements for ground ULV products, including malathion at 4.3 oz/min
- Remote cab flow control
- Non-shear anti-vibration mounts
- FMI electric lab pump, with waterproof, lockable enclosure
- Electric start
- Built-in flusher
- Lockable pour-clean 15-gallon poly chemical tank
- 10 HP OHV IC Engine
- All steel construction with Z-base rails
- Rotary positive displacement blower 105 CFM at 3600 RPM
- Remote engine start/stop/choke/flush
- Automatic low-pressure cutoff
- Engine hour meter and tachometer
- Chemical flow hour meter
- Two stage powder coat finish on all frame parts
- Automatic engine idle back
- Automatic throttle control reduces wear and noise.
- Meets 2013 U.S. EPA Phase III exhaust and evaporative emission requirements.

## Delinquent Tax Notice

2020 Property Taxes must be paid at the **Baxter City Hall** no later than 12 PM March 31st, 2022.

**No Postmarks Can Be Accepted** after this date.

2020 Property taxes not paid by this date will be turned over to the **Chancery Court** and held by the **Clerk & Master** until paid. Unpaid taxes will continue to Accrue penalty, interest, Clerk and Attorney's fees until they are paid.

Please contact our office at 931-858-4111 for information  
Sharon E Carlile, Baxter City Recorder

**CLASSIFIED** The Daily Herald. 866-876-0599 Option 8

**AREA WIDE CLASSIFIEDS**

MAURY & SURROUNDING COUNTIES

<b>Business Directory</b>	<b>Garage Sales</b>	<b>Merchandise</b>	<b>Lost and Found</b>	<b>Legal Ads</b>	<b>Real Estate</b>
• Appliance Repair • General Services • Miscellaneous Services • Painting • Remodeling • Tree Services	<b>Farmers Market</b> • Pets and Livestock	• Appliances • Auctions • Furniture • Misc. For Sale • Wanted to Buy	<b>Announcements</b> <b>Employment</b> • Drivers-Trucking • General Help Wanted	<b>Recreation</b> • Campers <b>Transportation</b> • Automobiles/Trucks	• Apartments Unfurnished • Commercial Property • Homes For Sale • Mobile Homes for Rent • Mobile Homes for Sale • Office - Retail • Roommates Wanted • Duplexes

CALL 866-876-0599 OR EMAIL [classified@c-dh.net](mailto:classified@c-dh.net)

# Business & Service Directory

to advertise, call: 931.388.6464

<b>Service Directory</b>	<b>General Services</b>	<b>Lawn Maintenance</b>
<b>Carpentry</b>	<b>LARRY JOHNS CONSTRUCTION</b> Dozer & Backhoe Services Driveways, Rock & Graded, Topsoil, Chert, Decks, Carports, Garages Lic./Insured. (931)626-9083	<b>1 TW LAWCARE Lic. &amp; Ins., Commercial &amp; Residential.</b> WE OFFER: Mowing, Landscaping, Pressure Washing & Junk Removal. Call 931-797-4196
***CARPENTRY*** 55 YEARS experience in occupied homes. Very clean. Also plumbing/electrical repair and maintenance. Beautiful decks - design/build. French drains and water problems. Everything for the home and farm. Labor \$50.00 per hour. No job too small. Give me a call (931) 829-3344.	<b>Lawn Maintenance</b>	<b>Painting</b>
	<b>LOOKING FOR a few yards to mow around Columbia Area. FREE ESTIMATES! SAVE THIS # (931)215-3738</b>	<b>Interior+Exterior Painting, Deck Staining+Repair Pressure Washing Lic.+Ins., 34 yrs. exp., 3rd Generation Call 931-982-1089</b>

<b>Merchandise</b>	<b>Misc For Sale</b>	<b>Adult-In Home Health</b>	<b>Real Estate</b>
<b>Auctions</b>	<b>Need Extra CASH?</b> Have \$stuff to Sell? Place an ad in the Classifieds! Anytime! Day or Night!	<b>In home Elderly Care needed!</b> Columbia residence. Requires help with meals, transportation, light cleaning, home organization, med schedule, bathing, grocery shopping. Need 5-8 hours/day. References preferred. Contact Mary, 615-347-6823	<b>Apartment Unfurnished</b>
<b>Freddie Morton Real Estate &amp; Auction Co.</b> 931-840-5809	Go to <a href="http://ColumbiaDailyHerald.com">ColumbiaDailyHerald.com</a> Click on Classifieds Click on Place Ad	<b>Call The Daily Herald.</b> 931-388-6464 to reserve this space.	<b>FOR RENT</b> Looking For A Place To Rent? Check Out Our For Rent Section

**OUR "SERVICES OFFERED" SECTION IS THE PERFECT PLACE TO PROMO YOUR BUSINESS!!**

**Need Extra CASH?**  
Have \$stuff to Sell? Place an ad in the Classifieds! Anytime! Day or Night!

Go to [ColumbiaDailyHerald.com](http://ColumbiaDailyHerald.com)  
Click on Classifieds  
Click on Place Ad

**Call The Daily Herald.**  
931-388-6464  
to reserve this space.

**FOR RENT**  
Looking For A Place To Rent? Check Out Our For Rent Section

**LIVE AUCTION - SATURDAY, APRIL 2, 10:00 AM**

**145 ACRE FARM IN THE FINEST PART OF BENTON COUNTY, TN**

SELLING MR. JERRY H. DEATON ESTATE FOR MRS. DORIE DEATON

LOCATION: 10701 BIRDSONG ROAD, HOLLADAY, TN  
DIRECTIONS: FROM NASHVILLE OR MEMPHIS, TAKE I-40 TO EXIT 135 SOUTH ON HWY 91 (BIRDSONG RD.) SALE ON LEFT

FEATURES A RUNNING CREEK, MATURE TIMBER, CUSTOM BUILT 3600 SQUARE FT HOME, A SHOP WITH LIVING QUARTERS, TRUCKS, TRACTORS, TOOLS, CONTENTS AND MORE!

[WWW.RIDGELYAUCTIONCO.COM](http://WWW.RIDGELYAUCTIONCO.COM) FOR DETAILS

**RIDGELY AUCTION & REALTY**  
1715 Parker Store Rd.  
Cedar Grove, TN 38321  
(731)-987-2847  
FIRM 4804 CB-0001448422-01

**FOR DOZENS MORE JOBS**

Go to [The Daily Herald.](http://TheDailyHerald.com)  
Website: [c-dh.net](http://c-dh.net)

**TIERED OF SEARCHING FOR BUYERS?**

Placing a classified ad is an easy and affordable way to make your wares the focus of attention among potential buyers. What are you waiting for? Contact us today and start turning the stuff you don't want into something you do want: **CASH!**

**The Daily Herald.**  
Call 931-388-6464

# STATEWIDE CLASSIFIED ADS

Reaching more than 979,000 Readers Every Week!

For placement information, contact this newspaper's classified advertising department.

<b>Auctions</b>	<b>Health / Beauty</b>	<b>Home Improvement</b>
<b>GET THE WORD OUT</b> about your next auction! Save Time & \$\$\$. Call For All. Your ad can appear in this newspaper + 103 other TN newspapers. For more info, contact this newspaper's classified dept. or call 931-624-8916.	<b>Attention Viagra users:</b> Generic 100 mg blue pills or Generic 20 mg yellow pills. Get 45 plus 5 free \$99+ S/H. Guaranteed, no prescription necessary. Call Today 1-844-677-8780	<b>The Generac PWRcell</b> , a solar plus battery storage system. SAVE money, reduce your reliance on the grid, prepare for power outages and power your home. Full installation services available. \$0 Down Financing Option. Request a FREE, no obligation, quote today. Call 1-877-337-1340
<b>Cable / Satellite TV</b>	<b>Lung Cancer? And Age 60+? You And Your Family May Be Entitled To Significant Cash Award.</b> Call 1-877-648-2503 for Information. No Risk. No Money Out Of Pocket.	<b>Wanted</b>
<b>DirectTV Satellite TV Service</b> Starting at \$74.99/month! Free Installation! 160+ channels available. Call Now to Get the Most Sports & Entertainment on TV! 855-972-4306	<b>Looking for assisted living, memory care, or independent living? A Place for Mom</b> simplifies the process of finding senior living at no cost to your family. Call 1-833-752-2351 today!	<b>Become a Published Author.</b> We want to Read Your Book! Dorrance Publishing- Truusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution Call for Your Free Author's Guide 1-844-923-3666 or visit <a href="http://dorranceinfo.com/tnpress">dorranceinfo.com/tnpress</a>
<b>DISH Network.</b> \$59.99 for 190 Channels! Blazing Fast Internet, \$19.99/mo. (where available.) Switch & Get a FREE \$100 Visa Gift Card. FREE Voice Remote. FREE HD DVR. FREE Streaming on ALL Devices. Call today! 1-844-274-6074	<b>VIAGRA and CIALIS USERS!</b> A cheaper alternative to high drugstore prices! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 866-974-1464	<b>TOP CASH PAID FOR OLD GUITARS!</b> 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. 866-846-4260
<b>DIRECTV for \$79.99/mo for 12 months with CHOICE Package.</b> Watch your favorite live sports, news & entertainment anywhere. First 3 months of HBO Max, Cinemax, Showtime, Starz and Epix included! Directv is #1 in Customer Satisfaction (JD Power & Assoc.) Some restrictions apply. Call 1-844-230-4803	<b>Help Wanted</b>	<b>PAYING TOP CASH FOR MEN'S SPORT WATCHES!</b> Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. Call 877-588-0621
<b>Health / Beauty</b>	<b>Home Improvement</b>	<b>Advertise Throughout Tennessee</b>
<b>DENTAL INSURANCE</b> from Physicians Mutual Insurance Company. Coverage for 350 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-844-278-8285 <a href="http://www.dental50plus.com/tnpress">#6258</a>	<b>Eliminate gutter cleaning forever!</b> LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off Entire Purchase. 10% Senior & Military Discounts. Call 1-855-389-3904	<b>YOUR LOW COST ADVERTISING Solution!</b> One call & your 25 word ad will appear in 104 Tennessee newspapers for \$275/wk or 48 Middle TN newspapers for \$120/wk. Call this newspaper's classified advertising dept. or go to <a href="http://www.tnpress.com/Newspaper-networks">www.tnpress.com/Newspaper-networks</a>

**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 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 hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

**Two & Three bedrooms Singlewides & Doublewides Gas and Electric furnished NO PETS Close to Wal-Mart 381-3873**

Transportation

Automobiles

**Need to sell your car...?**

Place an ad in the Classifieds!

Go to [ColumbiaDailyHerald.com](http://ColumbiaDailyHerald.com)  
Click on Classifieds  
Click on Place Ad

**Available 24/7**

**CHILD CARE SERVICES**

General Help Wanted

**1, 2 & 3 Bedrooms, with stove and frig. Washer and dryer hook-ups. Owner pays all utilities. We mow your yard. No rental references required. No Pets. 388-1485**

**TENNESSEE COLLEGE OF APPLIED TECHNOLOGY - PULASKI**

**POSITION ANNOUNCEMENT**

The Tennessee College of Applied Technology Pulaski is actively seeking a qualified individual to join our team for the following position at the Maury County Jail:

**Manufacturing Awareness/Readiness Program Facilitator**

**Qualifications**

- Computer Literate: Email, PowerPoint, and the ability to use online software as MSSC and OSHA educational websites will be utilized.
- Verifiable manufacturing experience.
- Former or current employment in Correctional environment is beneficial.
- Background check required.
- Drug screening required.

A full position announcement and online employment application can be found at the TCAT-Pulaski website: <https://tcapulaski.edu/about/jobs-and-employment>. To be fully considered for the position, the applicant must submit an application for the position.

For questions, please contact the campus at 931-424-2422. The Tennessee College of Applied Technology-Pulaski is an EOE/AA/ADA Employer.

**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**  
Some 800 numbers refer callers to 900 numbers.  
There is a charge for calling 900 numbers.  
We ask you to use your discretion when calling those numbers.

**Employment Wanted 2**

**Legal Ads**

**MEMORANDUM**

TO: Board of Trustees and Advisory Board  
Chief Executive Officer and Hospital Staff Chief and Vice Chief, Medical Staff  
Medical Director  
President, Auxiliary  
County Commission and County Mayor  
MRHS Foundation Chair  
News Media

FROM: Houston Parks, Chairman

DATE: March 9, 2022

SUBJECT: **HOSPITAL BOARD OF TRUSTEES MEETING THURSDAY, MARCH 24, 2022 6:30 P.M. - BUSINESS MEETING - AUXILIARY CONFERENCE ROOM**

The Maury Regional Board of Trustees meeting will be held on Thursday, March 24, 2022 in the Auxiliary Conference Room beginning at 6:30 p.m. Dinner will not be provided. The room will be set-up with social distancing in mind.

HP: km

cc: Jerry Coulter, Food and Nutrition Director  
Gary Townsend/Cynthia Nunley, EVS

**Legal Ads**

**INVITATION TO BID**

Columbia Power and Water Systems request to receive bids on the following items:

**200 AMP METER BASES**

Specifications are on file at the office of the purchasing manager. Sealed bids will be received at the office of the purchasing manager, James R. Clark, Columbia Power and Water Systems, 201 Pickens Lane, Columbia, TN 38401 until 2:00 p.m. (local time) April 6, 2022.

1TC March 23, 2022

**Legal Ads**

**Now Accepting Public Comments on the 2022-2023 Annual Action Plan March 24 - April 25, 2022**

In the recently released 2022-2023 Annual Action Plan draft, the Tennessee Housing Development Agency (THDA) describes how the State of Tennessee will operate the CDBG, HOME, HFE, 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-24-to-april-25> 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](mailto:research@thda.org).

CB-0001448461-01

**General Help Wanted**

**General Help Wanted**

**South Central Area Transit (SCATS)** will be accepting applications for Driver Position.

Clean driving record and flexible schedule. Background & drug/alcohol testing required for employment.

**Applications may be accepted at 1202 S James Campbell Blvd Suite 7D Columbia, TN 38401, between the hours of 8:00AM-4:30PM.**

South Central Area Transit (SCATS) is an Equal Opportunity Employer. It does not discriminate against race, color, or national origin pursuant to Title VI of the Civil Rights Act of 1964.

CB-0001448418-01

**Employment Wanted 2**

**Employment Wanted 2**

**VACCINE 5 SPECIALIST PART TIME**

The South Central Tennessee Development District, Area Agency on Aging and Disability, has a **part-time opening** (29 hours per week) for a Vaccine 5 Specialist. This is a temporary position expected to expire September 30, 2022. Salary will be \$17.50 hourly. The Vaccine 5 Specialist will be responsible for promoting the COVID-19 vaccination to seniors in the SCTDD 13 county service area. The specialist will create a social media campaign as well as a newspaper and radio campaign. They will also procure vaccine and booster educational material and distribute to senior centers, doctor's offices and other locations seniors frequent. The specialist also will assist seniors in scheduling appointments and arranging transportation if needed. Qualifications for this position will require a high school diploma or GED, computer skills and good communication skills. The selected applicant will be required to pass a criminal background check and a drug and alcohol screening. The selected applicant must also possess a valid Tennessee Driver's License and present proof of vehicle liability insurance with at least \$250,000 limit of liability coverage. You may apply online at: [www.sctdd.org](http://www.sctdd.org); email resumes to: [dmcullin@sctdd.org](mailto:dmcullin@sctdd.org) or mail to: South Central TN Development District, Attn: Human Resources Manager, 101 Sam Watkins Blvd., Mt. Pleasant, TN 38474. Applications will be accepted until position is filled.

South Central TN Development District is an Equal Opportunity Employer and does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d).

**The Daily Herald.**

**FOR ALL YOUR CLASSIFIED NEEDS, CALL 931-388-6464 TO PLACE YOUR AD**

**The Daily Herald.**

# Classifieds

To advertise, visit:  
**classifieds.jacksonsun.com**

- Classifieds Phone: 800.366.4189
- Classifieds Email: [tnclassifieds@gannett.com](mailto:tnclassifieds@gannett.com)
- Public Notices/Legals Email: [publicnotice@tnmedia.com](mailto:publicnotice@tnmedia.com)



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.

**Your Source**  
**Public Notices**  
for the latest...  
Public Notices

0005171802  
**REQUEST FOR PROPOSALS - (RFP) 2022-01**  
**Fire Damage Repairs**  
The Jackson Housing Authority (JHA) is soliciting proposals from qualified firms/contractors to provide Repairs to Fire Damage Unit at East Pointe Apartment (504 Daugherty Street, Unit # L91, Jackson TN. 38301). The RFP package, which contains the general scope of services, and submission requirement, is available by downloading the package from JHA website at: [www.jacksonha.com](http://www.jacksonha.com) or copies may also be picked up in person at JHA administrative office. Responses/Proposals must be delivered to the JHA Administrative office at 125 Preston Street, Jackson, TN. 38301, by 10:30 a.m. local time (CST), Thursday, March 31, 2022.

0005178008  
**Request for Bid - AMI Solution**  
**The Town of Bruceton is requesting sealed bids for an Advanced Metering Infrastructure (AMI) Solution.**  
All bids are to be Specification which can be received from City Hall, 209 Cheatham Street, Bruceton or via email from [cityrecorder@townofbrucetontn.org](mailto:cityrecorder@townofbrucetontn.org). The Town reserves the right to reject any bid that does not comply with Specification.  
All bids must be received **no later than April 8th by 3:00 pm CST, 2022.** All bids must be delivered or sent to Bruceton City Hall, 209 Cheatham Street, Bruceton, TN 38317 (Contact Telephone: 731-586-2401). The Bid envelope should reference, "Advance Metering Infrastructure Sealed Bid". Sealed Bids will be opened during the Regular Board Meeting of the Mayor and Board of Alderman at 5:00 pm on April 12th, 2022.  
The Town of Bruceton complies with Title VII Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987.

**Now Accepting Public Comments on the 2022-2023 Annual Action Plan**  
**March 24 - April 25, 2022**  
In the recently released 2022-2023 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-plan> from March 24 to April 25 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](mailto:research@thda.org).

Find your next home!

**Adopt Me**  
**Pets**  
all your favorites...  
Domestic Pets

**Real Estate**  
**Rentals**  
great places to live...  
Apt Unf-Madison

**NEW SOUTHERN APARTMENTS**  
SENIOR LIVING (62+)  
• Studios/BR  
• Utilities Included  
• Rent Based on Income  
Secure Entrance  
181 E Chester St, Jackson TN  
Office: 731-554-3300

**Real Estate**  
**Homes**  
starting fresh...  
Commercial

**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 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 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.

**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.  
This newspaper will not knowingly accept any advertising 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.

**Homes**

**WONDERWORD** By DAVID OUELLET  
HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.  
ARE YOU RAKISH? Solution: 7 letters  
D C H S I L Y T S F L A S H Y  
G E I Y Z T I R P O G R A N D  
S E B T R D L O O K D F S D E  
H V N O A D A C S E A E A H R  
A I P T N R E P H U N R S S U  
R S U E L A C S P U I I S A T  
P S I R C E I O I E U T Y U L  
E E S F B L M R T G R T S C U  
L R W B O A S A O S N A L Y C  
E P A P U R N V N Y I E M H F  
G M G R O O M E D D A R R E A  
A I G T I D Y A N N I M A N N  
N K E E L F N A L E I C H I C  
T D R E S S E D N R A G C F Y  
C O N F I D E N T T Y T F I N

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Aristocratic, Attire, Buoyant, Charm, Chic, Clean, Confident, Cool, Crisp, Cultured, Dapper, Debonair, Designer, Dressed, Elegant, Fancy, Fast, Fine, Flashy, Fleek, Formal, Gentleman, Grand, Groomed, Impressive, Look, Neat, Nifty, Polished, Posh, Ritzy, Ruin, Sassy, Saucy, Sharp, Sporty, Stylish, Suits, Swagger, Tidy, Trendy, Trim, Upscale, Urbane, Voguish  
**Yesterday's Answer: Account**  
Treasuries 27, 29, 31 and 33 through 47 can be purchased online at [www.WonderWordBooks.com](http://www.WonderWordBooks.com).

Auctions Auctions

**Harris Realty Services**  
8820 Trinity Rd, Ste. 101 Cordova, TN 38018  
Direct: 901.372.8003 | Fax: 901.328.1506  
[harrisrealtytn.com](http://harrisrealtytn.com)

**Cheryl Booker-Harris**  
Principal Broker  
901-268-2321  
"Experienced to Meet All Your Real Estate Needs"

**Kimberly Ryan Ray**  
901-568-1927  
From My Hometown to Yours Selling All Of West Tennessee!

**Dr. Brenda Scott**  
731-307-1512  
Committed to Serving You!

**Sam Davis**  
901-687-6040  
Personal service with a personal approach!

**DeNitra Davis**  
901-867-6257  
Committed to serving YOU with excellence

**Dr. Sharon W. Griffin**  
901-481-7955  
Service you Deserve... Excellence, Respect, and Integrity!! Serving Clients throughout West Tennessee

Harris Realty Services was founded in 2001 with the hopes of providing the best possible services to our clients. Harris Realty is a family owned business that was founded on Faith and it continues to grow on Reputation.

**THE ACES ON BRIDGE** Bobby Wolff

"Welcome, O life! I go to encounter for the millionth time the reality of experience and to forge in the smithy of my soul the un-created conscience of my race."  
— James Joyce

Plant yourself in the South chair for today's deal, played in a pairs event at the fifth World Junior Camp.  
Your side has competed to three spades over three hearts. West leads the heart two to dummy's ace, and you play a spade to the king, which holds. What next? You want to lead the next spade from dummy so you can avoid playing a high card when East's ace is bare, but if you proceed as you normally would, leading a club up in an attempt to garner an entry to dummy for a further spade lead, you will go down. West will win with the ace and shift to a diamond, taken by East for two more rounds of hearts. You will ruff high and cross to the club king to lead a low spade, but East will take it and persist with a fourth round of hearts, promoting the spade nine to the setting trick.

The fall of the spade 10 should perhaps alert you to the likely spade position. A-10 doubleton on your right, which is likely on the auction anyway, given East's holding six hearts to his partner's one. You can see the danger posed by successive heart leads, and you cannot afford to lose a tempo by creating an entry to dummy. You must continue trumps at trick three and should do so by leading low from hand, probably the percentage play.  
When the spade ace appears from East, you can ruff the next heart high and draw the final trump. Essentially, you restrict the defenders to only one heart play through you, which is not enough.

**NORTH** 03-23-A  
♠ 4 2  
♥ A 7 5 3  
♦ 5 4 3  
♣ K 8 6 2

**WEST**  
♠ 9 8 3  
♥ 2  
♦ 10 8 7 6  
♣ A 10 7 5 3

**EAST**  
♠ A 10  
♥ K Q J 10 9 4  
♦ K Q J  
♣ Q J

**SOUTH**  
♠ K Q J 7 6 5  
♥ 8 6  
♦ K Q J  
♣ 9 4

Vulnerable: Both  
Dealer: East

The bidding:  
South West North East  
1 ♠ Pass 1 NT 2 ♥  
2 ♣ Pass Pass 3 ♥  
Pass Pass 3 ♠ All pass

Opening Lead: Heart two

**BID WITH THE ACES** 03-23-B

South holds:  
♠ A 10  
♥ K Q J 10 9 4  
♦ A 9 2  
♣ Q J

South West North East  
?  
1 ♠

ANSWER: You have a tad too much for a simple overall of two hearts. Partner is apt to pass that with a smattering of values and shortness in your suit, which could easily be enough for game. It is better to double now and bid hearts later, showing a strong hand. If the opponents preempt to four spades, you will have to guess, but that's life.

For details of Bobby Wolff's autobiography, "The Lone Wolf," contact [shewolff573@aol.com](mailto:shewolff573@aol.com). If you would like to contact Bobby Wolff, e-mail him at [bobbywolff@mindspring.com](mailto:bobbywolff@mindspring.com).  
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# SPORTS

## NBA

# Scoring race could be one for the ages

By Tim Reynolds  
The Associated Press

In 2022, the end of the season might feel like 1978.

If we're lucky. Let's go back to the greatest scoring race in NBA history, one that was decided 44 years ago, the epic to-the-last-day battle between David Thompson and George Gervin.

Each had a game on April 9, 1978, that season's final day. Thompson's game was first; he scored 73 points for the Denver Nuggets to take the scoring lead. Gervin, playing a few hours later, would need 58 points to reclaim the top spot.

He scored 63 for the San Antonio Spurs. The crown was his, 27.22 points to 27.15 for Thompson.

Imagine such a scene playing out this season on April 10 — the scoring title once again going down to the season's final day. Only this time, with three players in the race. It could happen.

Entering Tuesday, the NBA finds itself on pace for the closest three-man scoring race in league



LUIS M. ALVAREZ/AP

**LeBron James currently leads the league in scoring at 30.0 points per game. But Joel Embiid (29.8) and Giannis Antetokounmpo (29.8) loom close behind with less than three weeks remaining.**

history. LeBron James of the Los Angeles Lakers is atop the list averaging 29.96 points (which would round up to 30.0), Joel Embiid of the Philadelphia 76ers is second at 29.83,

and Giannis Antetokounmpo of the Milwaukee Bucks is third at 29.80.

The last time a race ended up that close between the top three spots was, well, never. The closest three-way race was in 1985-86, when Dominique Wilkins averaged 30.3 points — a half-point better than Adrian Dantley and Alex English. And a decade ago, Kevin Durant, then with the Thunder, held off the Lakers' Kobe Bryant by one-tenth of a point, 28.0 to 27.9 for the second-closest head-to-head race.

Obviously, the numbers will change. Embiid might get a game or two more off down the stretch to rest his body. If the 76ers have nothing to play for on the season's final day, one wouldn't expect him out there with only a scoring title at stake. Same goes for Antetokounmpo; if the Bucks are locked into a seed, it would seem foolish for Milwaukee to play the reigning NBA Finals MVP much, if at all. And the Lakers' only path to the playoffs is through the play-in, which means James might be called upon to play big minutes — and potentially put up big numbers — all the way to the end.

## MLB

# Acuña still rehabbing, won't see spring action

By Charles Odum  
The Associated Press

FORT MYERS, Fla. — Atlanta Braves outfielder Ronald Acuña Jr. won't see game action in spring training, even as a designated hitter, as it becomes increasingly likely he will miss at least the first month of the regular season.



Acuña

“No. You won't see him in a spring game,” manager Brian Snitker said after Atlanta's 4-0 win over Minnesota on Tuesday.

Acuña, recovering from a torn ACL in his right knee suffered midway through last season,

expressed hope at the start of spring training that he would be ready for the defending World Series champion Braves' opener on April 7. There had been speculation the universal DH would provide a path for Acuña's return to the lineup earlier than if he had to play in the outfield.

Instead, the Braves continue to take a cautious approach to the rehabilitation process for Acuña, the team's biggest star after Freddie Freeman's free-agent signing with the Los Angeles Dodgers.

Snitker said Acuña hasn't had a setback. “He's just still going through rehab, pretty much.”

The Braves will plan to prepare an outfield plan without Acuña for the start of the season.

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### 420 Miscellaneous

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Now Accepting Public Comments on the 2022-2023 Annual Action Plan March 24 - April 25, 2022

In the recently released 2022-2023 Annual Action Plan draft, the Tennessee Housing Development Agency (THDA) describes how the State of Tennessee will operate the CDBG, HOME, HTF, ESG, and HOP-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 24 to April 25 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](mailto:research@thda.org).

### 421 Clothing

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**Public Sale**

**IN THE CIRCUIT COURT FOR KNOX COUNTY, TENNESSEE**

**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION,**  
Plaintiff,  
v.  
No.: 2-55-22

**HEIRS & CREDITORS OF MARCELLA JEAN WOLFENBARGER aka MARCELLA S. WOLFENBARGER aka MARCELLA W. WOLFENBARGER aka JEAN MARCELLA WOLFENBARGER, CITY OF KNOXVILLE, TENNESSEE, and KNOX COUNTY TRUSTEE,**  
Defendants.  
**SUMMONS AND NOTICE FOR PUBLICATION**

To: HEIRS & CREDITORS OF MARCELLA JEAN WOLFENBARGER AKA MARCELLA S. WOLFENBARGER AKA MARCELLA W. WOLFENBARGER AKA JEAN MARCELLA WOLFENBARGER

**Public Sale**

On the 3rd day of March, 2022, the Knoxville's Community Development Corporation, Plaintiff, filed a Complaint for condemnation of property identified as 1000 May Avenue (CLT # 094-FF-013), Knoxville, Tennessee. The above identified Defendants are summoned and required to serve upon Rob Quillin, P.O. Box 442, Knoxville, Tennessee 37901 any defense to the Complaint within thirty (30) days after the publication of this notice. You shall file the original pleading with the Court. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.

You are further hereby notified that thirty (30) days after notice of this action has been given to the owner, the Plaintiff shall be entitled to possession of the real property described in the Complaint. A hearing in this cause shall be set for the 27th day of May, 2022, at 10:00 o'clock A.M., at which time the Plaintiff may obtain an order directing the payment of real property taxes and any other orders necessary to vest title in the premises in the Plaintiff and to assure it possession of the premises.

/s/ Charles D. Susano III, Clerk

**Public Notices**

**IN THE CIRCUIT COURT FOR KNOX COUNTY, TENNESSEE**

**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION,**  
Plaintiff,  
v.  
**HEIRS & CREDITORS OF MARY E. GILBERT, CITY OF KNOXVILLE, TENNESSEE, and KNOX COUNTY TRUSTEE,**  
Defendants.  
No.: 1-56-22

**SUMMONS AND NOTICE FOR PUBLICATION**

To: HEIRS & CREDITORS OF MARY E. GILBERT  
On the 3rd day of March, 2022, the Knoxville's Community Development Corporation, Plaintiff, filed a Complaint for condemnation of property identified as a Clark Street (CLT # 094-FF-017), Knoxville, Tennessee. The above identified Defendants are summoned and required to serve upon Rob Quillin, P.O. Box 442, Knoxville, Tennessee 37901 any defense to the Complaint within thirty (30) days after the publication of this notice. You shall file the original pleading with the Court. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint. You are further hereby notified that thirty (30) days after notice of this action has been given to the owner, the Plaintiff shall be entitled to possession of the real property described in the Complaint. A hearing in this cause shall be set for the 13th day of May, 2022, at 9:00 o'clock A.M., at which time the Plaintiff may obtain an order directing the payment of real property taxes and any other orders necessary to vest title in the premises in the Plaintiff and to assure it possession of the premises.

/s/ Charles D. Susano III, Clerk

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**Notice (Advertisement)**

The Metropolitan Knoxville Airport Authority (MKAA), as producer of the Smoky Mountain Air Show (Air Show), is accepting responses to the following "Request for Proposals":

1. Entertainment Production and Management Services
  2. Promotional Apparel Production and Sales
  3. Signage and Print Services
  4. Vehicle Towing Services
- The services required will support the Air Show on September 9, 10, 11, 2022. The timeline, scope of work, and other information is included in the Request for Proposals documents. Respondents may choose to submit responses for all advertised services, or only a portion of the total services. A Request for Proposal (RFP) package describing the required services can be obtained online at [www.flyknoxville.com](http://www.flyknoxville.com) under the "Do Business @ TYS" tab or by emailing Michael Giles at [Michael.Giles@tys.org](mailto:Michael.Giles@tys.org). Two (2) copies of the proposal must be submitted to the following: Metropolitan Knoxville Airport Authority, 2055 Alcoa, Hwy., Suite 1, Alcoa, TN 37701

Or email to [Michael.Giles@tys.org](mailto:Michael.Giles@tys.org) no later than 4:00 PM EDT on Friday, April 8, 2022. Confirmation of receipt by email shall be provided.

**Notice (Advertisement)**

Proposals will be received by the Metropolitan Knoxville Airport Authority (MKAA) for a Respondent to provide Landscape and Lawn Maintenance Services.

A Request for Proposal (RFP) package, which includes a Scope of Work describing the required services, can be obtained online at [www.flyknoxville.com](http://www.flyknoxville.com) under the "Do Business @ TYS" tab or by emailing Michael Giles at [Michael.Giles@tys.org](mailto:Michael.Giles@tys.org).

A mandatory pre-proposal meeting will be held on Wednesday, March 23, 2022 at 2:00 PM. The meeting will be held at the 510 Center, 2950 Airfield Service Drive, Alcoa, TN 37701. Detailed information including a review of the exhibits will be available during the meeting.

Four (4) copies of the proposal must be submitted to the Administrative Offices of the Metropolitan Knoxville Airport Authority no later than 2:00 PM EDT on April 8th, 2022.

Or email to [Michael.Giles@tys.org](mailto:Michael.Giles@tys.org) no later than 2:00 PM EDT on April 8th, 2022. Confirmation of receipt by email shall be provided.

**Legal Notice**

The East Tennessee Human Resource Agency / Area Agency on Aging and Disability (ETHRA / EATAAD) is seeking proposals to provide legal services to the ET Public Guardianship Program for the Elderly for the service period of July 1, 2022 - June 30, 2026.

These services include: legal representation for the agency as it relates to judicial proceedings specific to the operation of the Public Guardianship Program in Chancery Court in Anderson, Blount, Campbell, Claiborne, Grainger, Jefferson, Knox, Loudon, Monroe, Morgan, Scott, Sevier and Union counties.

Request for Proposal Applications are due no later than May 1, 2022.

To request a proposal / application packet, please contact Lynette Edwards, ETHRA/EATAAD Public Guardian via email at [ledwards@ethra.org](mailto:ledwards@ethra.org).

**Public Notices**

**PUBLIC NOTICE**

The Hamblen County Department of Education is seeking bids for 2022-23 SCHOOL YEARBOOKS. Bid specifications may be picked up from and sealed bids returned to Sandra Dibble, Accountant, 210 East Monis Boulevard, Morris town, TN, 37813. Please indicate the type of bid you are submitting on the outside of the envelope. Faxed or emailed bids will not be accepted. Please call (423) 586-7700 with any questions or to request specifications by mail. Bids must be received by and will be opened on Tuesday, April 12th, 2022 at 9:00 a.m. at the above-mentioned address. The Hamblen County Department of Education reserves the right to accept or reject any and/or all bids.

The Oak Ridge Schools Board of Education is soliciting proposals for Amphitheater Refresh for ORHS - RFP 22-013. Bids will be accepted until 2:00PM EDT on Thursday, 4/7/2022. Bid information can be obtained from the Oak Ridge Schools website <https://www.ortn.edu/central-office/business-and-operations/bid-information/>.

The Northeast Knox Utility District Board of Commissioners will hold the regular monthly meeting on Monday, March 28, 2022, at 8:30 a.m. in their office located at 7214 Washington Pike, Corryton, TN. If special accommodations are needed please call (865) 687-5345.

**Public Notices**

**Now Accepting Public Comments on the 2022-2023 Annual Action Plan**  
March 24 - April 25, 2022

In the recently released 2022-2023 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 24 to April 25 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](mailto:research@thda.org).

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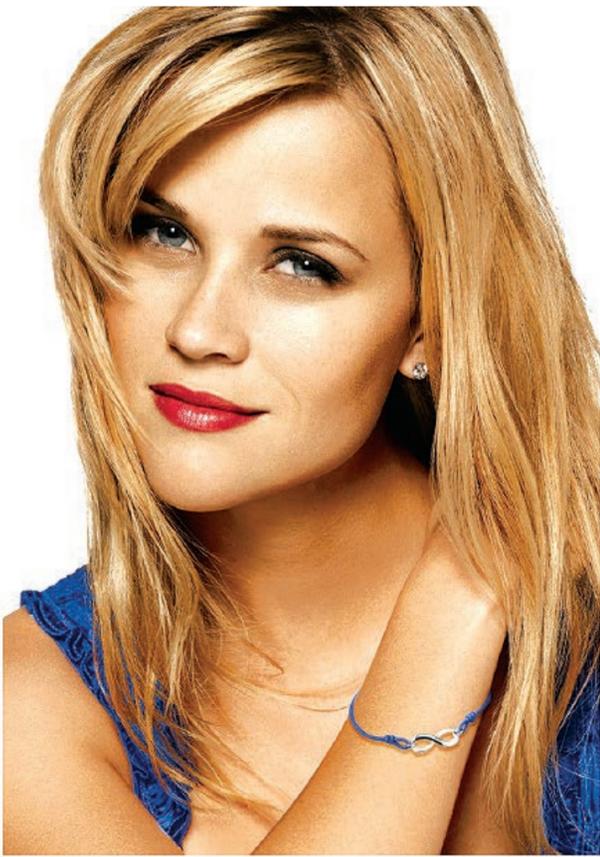
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# Reese Witherspoon adquiere derechos de novela de Dolly Parton para el cine



Parton se asoció con la compañía de Witherspoon Hello Sunshine para una adaptación de la exitosa novela que co-escribió con James Paterson, "Run, Rose Run".

Publicada a principios de marzo, la obra se centra en el vínculo entre una aspirante a cantante country en Nashville y una superestrella country retirada, un personaje que Parton dijo en entrevistas con la prensa que estaba deseosa de interpretar en una película.

"James y yo amamos a Reese y esperamos trabajar con ella y su maravilloso equipo", dijo la superestrella el lunes en un comunicado.

Witherspoon, quien creció en Nashville y ganó un Oscar por interpretar a la cantante country June Carter Cash en "Walk the Line" ("Johnny & June: Pasión y locura"), dijo en un comunicado que Parton había sido durante mucho tiempo uno de sus ídolos.

"Dolly Parton no sólo es un ícono para mí, sino una verdadera inspiración para las mujeres y niñas de todo el mundo", dijo la actriz.

"Mi admiración por ella creció aún más cuando leí 'Run, Rose, Run', un libro apasionante y desgarrador que no pude dejar. No podría sentirme más honrada de trabajar con ella y James para llevar esta extraordinaria historia a la pantalla".

Parton ha actuado principalmente en televisión en los últimos años, incluyendo en la serie "Grace & Frankie" en una aparición como actriz invitada, pero en las décadas de 1980 y 1990 protagonizó películas como "9 to 5" ("Cómo eliminar a su jefe"), "Steel Magnolias" ("Flores de acero") y "Straight Talk" ("Famosa por error").

## Tucker Carlson: "Indocumentados deben ser castigados y no premiados con reforma migratoria"

El presentador de noticias de Fox News, Tucker Carlson, se volvió a lanzar contra inmigrantes indocumentados y consideró que deberían ser castigados, en lugar de ser premiados con "amnistía", según él, como pretenden proyectos de reforma migratoria, incluido el de la republicana María Salazar



El presentador de noticias Tucker Carlson, uno de los más populares de Fox News, critica cualquier plan para que inmigrantes indocumentados sean protegidos, lo cual considera "un premio", en lugar

de "ser castigados". Sus comentarios ocurrieron durante una entrevista a la representante republicana María Salazar (Florida), quien impulsa un proyecto ley sobre inmigración, lla-

mado "Dignidad", que haría pagar a los inmigrantes \$1,000 dólares anuales durante 10 años, para luego poder aplicar para un tipo de protección migratoria. "El mes pasado se pronunció por la

amnistía de personas que llegó ilegalmente a este país... leí la legislación hoy", atajó Tucker.

La representante Salazar intentó explicar su propuesta al presentador, quien la interrumpió constantemente.

"Es una reforma migratoria, probablemente la primera que el Partido Republicano ha presentado en mucho tiempo, incluye una de las medidas más fuertes en materia de seguridad fronteriza en la historia de los Estados Unidos", expuso.

Carlson la interrumpió señalando que el plan también contemplaba la "amnistía" para cientos de miles de personas.

"No, amnistía es lo que tenemos ahora... cuanto tienes más de 30 millones de indocumentados (sic) que no pagan por escuelas, por vialidades u hospitales", dijo Salazar. "Les voy a dar dignidad, entonces podrán comenzar a pagar...".

Carlson interrumpió de nuevo señalando que eso era premiar a los indocumentados.

"Gente que llegó a la frontera sin permiso... por qué no castigarla en lugar de premiarla", expresó.

### Actualmente Aceptando Comentarios Públicos sobre el Plan de Acción Anual 2022-2023

24 de marzo - 25 de abril de 2022

En el borrador recientemente publicado del Plan de Acción Anual 2022-2023, la Agencia de Desarrollo de la Vivienda de Tennessee (THDA, por sus siglas en inglés) describe cómo el Estado de Tennessee operará los programas CDBG, HOME, HTF, ESG y HOPWA en el próximo año fiscal. Este documento también sirve como la aplicación al Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD, por sus siglas en inglés) de un estimado de \$50-60 millones para actividades de vi-

vienda y desarrollo comunitario en Tennessee. El proyecto de plan será publicado en <https://thda.org/research-reports/consolidated-planning> del 24 de marzo al 25 de abril para su revisión pública y comentarios.

También se dispondrá un borrador resumido en español e inglés. Para preguntas y solicitudes de ajustes, envíe un correo electrónico a [research@thda.org](mailto:research@thda.org).

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Llamar inmediatamente a:  
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En el borrador recientemente publicado del Plan de Acción Anual 2022-2023, la Agencia de Desarrollo de la Vivienda de Tennessee (THDA, por sus siglas en inglés) describe cómo el Estado de Tennessee operará los programas CDBG, HOME, HTF, ESG y HOPWA en el próximo año fiscal. Este documento también sirve como la aplicación al Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD, por sus siglas en inglés) de un estimado de \$50-60 millones para actividades de vivienda y desarrollo comunitario en Tennessee. El proyecto de plan será publicado en <https://thda.org/research-reports/consolidated-planning> del 24 de marzo al 25 de abril para su revisión pública y comentarios. También se dispondrá un borrador resumido en español e inglés. Para preguntas y solicitudes de ajustes, envíe un correo electrónico a [research@thda.org](mailto:research@thda.org).

**This notice is an attempt to locate any persons that have an interest in the following Motor Vehicle in hopes to secure the title and/or bill of sale:**  
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0005171253

IN THE CHANCERY COURT FOR  
STEWART COUNTY, TENNESSEE  
TWENTY-THIRD JUDICIAL DISTRICT  
AT DOVER  
DOCKET NO. CH-2021-CV-12

IN RE:  
ADOPTION OF: REANNAH CHEYENNE GOFF  
Date of Birth: 07-10-2008

NATALIE ALLEN HEFLIN and  
CARL OLIVER HEFLIN,  
Petitioners

vs.  
KRISTAN ELAINE RYE and  
JAMES HAROLD GOFF, III  
Defendants

ORDER OF PUBLICATION ON  
KRISTAN ELAINE RYE

It appearing to the Court from the sworn affidavits in this case that the whereabouts of the Defendant, Kristan Elaine Rye, are presently unknown and cannot be ascertained upon diligent inquiry so that ordinary process cannot be served upon her. Therefore, this Order of Publication should be published in The Leaf-Chronicle newspaper located in Clarksville, Montgomery County, Tennessee, as the best possible notice to the defendant under the circumstances.

Defendant, Kristan Elaine Rye, is hereby required to appear and file an answer or response with the Clerk and Master of the Stewart County Chancery Court, 225 Donelson Parkway, Main Floor, PO Box 102, Dover, Tennessee 37058, or otherwise defend against the Adoption Complaint and Termination of Parental Rights Complaint of Reannah Cheyenne Goff, Date of Birth: July 10, 2008, and to serve an answer or response to said Adoption no later than thirty (30) days from the last day of publication of the notice May 6, 2022, and send a copy of said answer or response to Michael L. Ainley, attorney for the Petitioners in this cause, whose address is 200 North Poplar Street, Paris, TN 38242, or default judgment will be entered against the Defendant, Kristan Elaine Rye, and this cause will proceed with a hearing in the Chancery Court of Stewart County, Tennessee, sitting in the Stewart County Courthouse in Dover, Tennessee, ex parte as to Defendant, Kristan Elaine Rye.; Said hearing being at 9:00 A.M. in the courthouse located 225 Donelson Parkway, Main Floor, Dover, Tennessee, on the 8th day of July, 2022.

Failure to answer or respond or appear may result in the Adoption of Reannah Cheyenne Goff, Date of Birth: July 10, 2008, and Termination of Parental Rights in regards to Reannah Cheyenne Goff, Date of Birth: July 10, 2008.

Entered this the 3 day of March 2022.

Suzanne M. Lockert-Mash, Judge  
STATE OF TENNESSEE, STEWART COUNTY  
I, April J. Turner, Clerk & Master of the Chancery Court of Stewart County hereby certify this is a true and exact copy of the original instrument filed in this cause. THIS 3rd DAY OF March, 2022.

Belinda J. Crutcher, Deputy Clerk

APPROVED FOR ENTRY:

MICHAEL L. AINLEY, BPR #015150

AINLEY & HOOVER

Attorneys at Law

200 North Poplar Street

Paris, TN 38242

731-642-0178

Attorney for Petitioners

Publication Dates: 3/16, 3/23,3/30, 4/6, 2022

**Public Notices**

**Public Notices**

0005181815

BY ORDER OF THE CITY OF CLARKSVILLE BOARD OF ZONING APPEALS  
A PUBLIC HEARING WILL BE HELD ON WEDNESDAY, APRIL 6, 2022 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 TLRJ Properties, LLC, property located at 600 9th St., Tax Property Map No. 66-C, Parcel E-9.02, Zoned R-3. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).

2. Request of Talisha Huddleston, property located at 311 Kelsey Dr., Tax Property Map No. 43-O, Parcel G-37, Zoned R-1A. Seeking relief under Title 11, Section 5.2.7 of the Official Zoning Ordinance (Use Permitted on Review).

3. Request of Marcus Bodamer, property located at 1450 Brantley Ln., Tax Property Map No. 65-H, Parcel D-7, Zoned R-1. Seeking relief under Title 11, Section 5.2.7 of the Official Zoning Ordinance (Use Permitted on Review).

4. Request of Jonathan Ross, property located at 211 Cave St., Tax Property Map No. 54-E, Parcel A-23, Zoned R-3. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).

5. Request of Bill Mace, property located at 1104 Cardinal Creek, P/O Tax Property Map No. 18, Parcel 41 and Tax Property Map No. 31, Parcel 8, Zoned R-1. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).

6. Request of Eric Yow, property located at 2129 Powell Rd., Tax Property Map No. 57, Parcel 135.26 P/O, Zoned R-1/AG. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).

7. Request of Eric Yow, property located at 2125 Powell Rd., Tax Property Map No. 57, Parcel 135.26 P/O, Zoned R-1/AG. Seeking relief under Title 11, Section 11.2 of the Official Zoning Ordinance (Variance).

8. Request of Lana Renee Throw, property located at 3394 Polly Dr., Tax Property Map No. 6-G, Parcel B-14, Zoned R-1A. Seeking relief under Title 11, Section 5.2.7 of the Official Zoning Ordinance (Use Permitted on Review).

9. Request of Todd Morris, property located at Tiny Town Rd., Tax Property Map No. 6, Parcel 1.11, Zoned C-5. Seeking relief under Title 11, Section 5.2.7 of the Official Zoning Ordinance (Use Permitted on Review).

/s/ Bobby Powers, Chairman

**General**

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0005181406

All Auctions will be sold online through [storagetreasures.com](http://storagetreasures.com) on or after May 2, 2022 at 9:30 am. The company name and location of units are Stor-alot Self Storage at 2021 Tiny Town Road Clarksville, Tennessee 37042. We can be reached at (931) 542-1915. Melissa Davis Unit # 4044

0005183354

**PUBLIC NOTICE**  
A Commissioner's term is up for renewal on Cumberland Heights Utility District's Board of Commissioners. The board plans to certify a list of three nominees to be sent to the Montgomery County Mayor at its regular meeting on April 7, 2022. A customer may submit a name for consideration by the Board for the list of nominees. To be considered the name must be received by the District's General Manager no later than April 1, 2022 at 4PM. Qualifications established by the Board for nominees are available upon request.

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Utility District

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\*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 area 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.

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**Public Notices**

**Now Accepting Public Comments on the 2022-2023 Annual Action Plan**  
**March 24 - April 25, 2022**  
In the recently released 2022-2023 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 24 to April 25 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](mailto:research@thda.org).

**General**

**General**



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**General**



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**Fax: 286-6183** Advertisers are advised to check their ad immediately after it appears in the paper and report at once any errors found.



**Legals**

**Legal 03-4755**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated July 23, 2013, executed by JAMES HAROLD JOHNSON, TERESA D. JOHNSON, conveying certain real property therein described to EQUITY SETTLEMENT SERVICES, INC, as Trustee, as same appears of record in the Register's Office of Dyer County, Tennessee recorded August 13, 2013, in Deed Book 793, Page 467 ; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Reverse Mortgage Solutions, Inc. who is now the owner of said debt; and WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Dyer County, Tennessee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on April 7, 2022 at 3:00 PM at the Front Steps of the Dyer County Courthouse, Dyersburg, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Dyer County, Tennessee, to wit: THAT CERTAIN PARCEL OF REAL ESTATE SITUATED IN THE 4TH CIVIL DISTRICT OF DYER COUNTY, TENNESSEE, BEING MORE PAR-

TICULARLY DESCRIBED AS FOLLOWS: LYING AND BEING SITUATED IN THE FOURTH (4TH) CIVIL DISTRICT OF DYER COUNTY, TENNESSEE, AND WITHIN THE CORPORATE LIMITS OF THE CITY OF DYERSBURG, TENNESSEE, AND BEING LOT NUMBER 33 OF THE KEN-GROVE ESTATES SUBDIVISION TO THE CITY OF DYERSBURG AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4, PAGE 20, IN THE REGISTER'S OFFICE FOR DYER COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF AND TO SAID REAL ESTATE. INCLUDED IN THE ABOVE DESCRIBED LOT 33, BUT EXCLUDED FROM THIS CONVEYANCE IS THE PRIVATE BURIAL GROUND (CEMETERY) LOCATED NEAR THE SOUTHEAST CORNER OF THE SAID LOT 33, THIS CEMETERY BEING DESCRIBED AS A SQUARE AREA WITH EACH SIDE BEING 25.00 FEET IN LENGTH, AND IS SHOWN ON THE SUBDIVISION PLAT FOR THIS PROPERTY AS RECORDED IN THE AFOREMENTIONED PLAT BOOK 4, PAGE 20, AND IS SHOWN ON THE AFOREMENTIONED PLAT OF SURVEY BY REASONS. ALL PERSONS WHO HAVE A BENEFICIAL INTEREST IN THE AFOREMENTIONED CEMETERY HAVE A RIGHT TO VISIT THE CEMETERY FOR THE PURPOSE OF REPAIRING, BEAUTIFYING AND PROTECTING THE GRAVES AND GROUNDS, AND FOR THESE PURPOSES, THEY HAVE A REASONABLE RIGHT OF INGRESS AND EGRESS FROM THE NEAREST PUBLIC ROAD. THIS CONVEYANCE IS MADE SUBJECT TO COVENANTS, LIM-

TATIONS, RESTRICTIONS, SETBACK LINES AND EASEMENTS SHOWN OF RECORD IN PLAT BOOK 4, PAGE 20, IN THE REGISTER'S OFFICE FOR DYER COUNTY, TENNESSEE. Parcel ID: 0881-B-006.00 PROPERTY ADDRESS: The street address of the property is believed to be 1026 TIMOTHY DRIVE, DYERSBURG, TN 38024. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): JAMES HAROLD JOHNSON, TERESA D. JOHNSON OTHER INTERESTED PARTIES: SECRETARY OF HOUSING AND URBAN DEVELOPMENT

**Legal 03-4756**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated September 20, 2019, executed by JAMIE CONRAD GREGORY, conveying certain real property therein described to SHERRELL ARMSTRONG, as Trustee, as same appears of record in the Register's Office of Dyer County, Tennessee recorded September 20, 2019, in Deed Book 930, Page 822 ; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to FREEDOM MORTGAGE CORPORATION who is now the owner of said debt; and WHEREAS, the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on April 14, 2022 at 11:00 AM at the Dyer County Courthouse, 1 Veterans Square, Dyersburg, TN 38025, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following de-

scribed property situated in Dyer County, Tennessee, to wit: SITUATED, LYING AND BEING IN THE 4TH CIVIL DISTRICT OF DYER COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE END OF A RADIUS ON SAM DAVIS ROAD ON THE SOUTH RIGHT-OF-WAY LINE AND JUST WEST OF SAM HOUSTON DRIVE RIGHT-OF-WAY; THENCE SOUTH 89 DEGREES AND 59 MINUTES WEST A DISTANCE OF 197.40 FT., THIS BEING THE NORTHEAST CORNER OF LOT NO. 89 AND THE NORTHWEST CORNER OF LOT NO. 88 AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE AND 41 MINUTES EAST A DISTANCE OF 125.10 FT., THIS BEING THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES AND 59 MINUTES WEST A DISTANCE OF 90 FT., THIS BEING THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 1 DEGREE AND 41 MINUTES WEST A DISTANCE OF 127.50 FT., THIS BEING THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES AND 59 MINUTES EAST A DISTANCE OF 90 FT., THIS BEING THE NORTHEAST CORNER OF SAID LOT AND ALSO THE POINT OF BEGINNING. THIS BEING LOT NO. 89 OF THE PIONEER SUBDIVISION AS SURVEYED BY BOBBY CLAUNCH ON OCTOBER 27, 1983. Parcel ID: 088E-A-013.00 PROPERTY ADDRESS: The street address of the property is believed to be 1011 SAM DAVIS RD, DYERSBURG, TN 38024. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): JAMIE CONRAD GREGORY OTHER INTERESTED PARTIES: 1ST FRANKLIN FINANCIAL

Published: March 10, 2022  
 March 17, 2022  
 March 24, 2022

**Legal 03-4757**

**SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on May 5, 2022 at 11:00AM local time, at the north door, Dyer County Courthouse, 1 Veterans Square, Dyersburg, Tennessee pursuant to Deed of Trust executed by Cindy Smith, to Andrew C Rambo, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc. as nominee for First Community Mortgage, Inc. on March 19, 2010 at Record Book 716, Page 830; conducted by LLG Trustee TN LLC, having been appointed Substitute or Successor Trustee, all of record in the Dyer County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable. Party Entitled to Enforce the Debt: BankUnited N.A., its successors and assigns. The real estate located in Dyer County, Tennessee, and described in the said Deed of Trust will be sold to the highest call bidder. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warrant is intended. Street Address: 396 Jenkinsville James-town Rd, Dyersburg, Tennessee 38024 Parcel Number: 087 074.01 Current Owner(s) of Property: Cindy Smith This sale is subject to, without limitation, all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose. THIS LAW FIRM IS ATTEMPTING TO

ness for a particular use or purpose. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Rubin Lublin TN, PLLC, Substitute Trustee 119 S. Main Street, Suite 500 Memphis, TN 38103 rlselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Published: March 10, 2022 March 17, 2022 March 24, 2022

**Legal 03-4758**

**SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on May 5, 2022 at 11:00AM local time, at the north door, Dyer County Courthouse, 1 Veterans Square, Dyersburg, Tennessee pursuant to Deed of Trust executed by Cindy Smith, to Andrew C Rambo, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc. as nominee for First Community Mortgage, Inc. on March 19, 2010 at Record Book 716, Page 830; conducted by LLG Trustee TN LLC, having been appointed Substitute or Successor Trustee, all of record in the Dyer County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable. Party Entitled to Enforce the Debt: BankUnited N.A., its successors and assigns. The real estate located in Dyer County, Tennessee, and described in the said Deed of Trust will be sold to the highest call bidder. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warrant is intended. Street Address: 396 Jenkinsville James-town Rd, Dyersburg, Tennessee 38024 Parcel Number: 087 074.01 Current Owner(s) of Property: Cindy Smith This sale is subject to, without limitation, all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fit-

and dower to the extent disclaimed or inapplicable, and the rights of Cindy Smith, and those claiming through him/her/it/them. Any right of equity of redemption, statutory and otherwise, and homestead are waived in accord with the terms of said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified/bank check made payable to or endorsed to LOGS Legal Group LLP. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded only by the Substitute Trustee at any time. If the Substitute Trustee rescinds the sale, the purchaser shall only be entitled to a return of any money paid towards the purchase price and shall have no other recourse. Once the purchaser tenders the purchase price, the Substitute Trustee may deem the sale final in which case the purchaser shall have no remedy. The real property will be sold AS IS, WHERE IS, with no warranties or representations of any kind, express or implied, including without limitation, warranties regarding condition of the property or marketability of title. This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose. LLG Trustee TN LLC Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 Phone (704) 333-8107 Fax (704) 333-8156 File No. 22-121950 Published: March 10, 2022 March 17, 2022 March 24, 2022

**Legal 03-4759**

**SUBSTITUTE TRUSTEE'S SALE**

March 17, 2022  
 March 24, 2022  
 March 31, 2022

**Legal 03-4771**

**TRUSTEE'S NOTICE OF SALE**

WHEREAS, by Deed of Trust executed by MELISSA K. MCCOY and joined by her husband PATRICK DEAN MCCOY, by which they conveyed unto Katie Winchester, Trustee their interest in the property described therein to secure the payment of a Promissory Note dated August 10, 2005 in the original principal amount of \$50,345.25, and all renewals, extensions, modifications, refinancing, consolidations or substitutions thereof, said note being payable to FIRST CITIZENS NATIONAL BANK, said obligation being payable as set forth in the deed of trust aforesaid, which was recorded in the Register's Office for Dyer County, Tennessee, in Record Book 584 pages 686 including the modification set forth and memorialized in Record Book 794 page 611 in the Register's Office for Dyer County Tennessee to which reference is here made; and, WHEREAS, SHERRELL ARMSTRONG, whose address is 200 W. Court Street, Dyersburg, Tennessee 38024, was appointed as Substitute Trustee in compliance with and according to the terms of said Deed of Trust and in compliance with T.C.A. 35-5-114, said Substitution being recorded prior to the first date of publication in the Register's Office for Dyer County, Tennessee on the 9th day of March, 2022 in Record Book 1004 Page 588, and, WHEREAS, FIRST CITIZENS NATIONAL BANK, is now the owner and holder of the note aforesaid, secured by the deed of trust aforesaid; and, WHEREAS, any Notice of the Right to Foreclose, if required was timely given prior to the first publication in accordance with Tennessee law; and WHEREAS, the Trustee caused a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U. S. C. §501, et seq.; and, WHEREAS, default has been made in the payment of said abovementioned indebtedness and FIRST CITIZENS NATIONAL BANK, the holder of said note has declared the entire amount due and payable as provided for in said Note and Deed of Trust, and the undersigned, SHERRELL ARMSTRONG, Substitute Trustee, in accordance with the terms and conditions of said note and Deed of Trust will sell the hereinafter described real estate at public outcry for cash to the highest and best bidder at the North door of the Courthouse in Dyer County, Tennessee on the 12th day of April, 2022 at 10:00 A.M., to-wit: Lot # 1 Lying and being situated in the 4th Civil District of Dyer County Tennessee and being more particularly described as follows: Lot # 1 Beginning at a stake on the southside of the Finley Highway (No. 20) said stake being

**Legal 03-4765**

**IN THE CHANCERY COURT OF DYER COUNTY, TENNESSEE FOR THE TWENTY-NINTH JUDICIAL DISTRICT, AT DYERSBURG**

**PUBLICATION FOR DIVORCE**

Kemiya Macklin Williams, Plaintiff

VS

Clyde Stanley Williams, IV, Defendant

Civil Action Number: 22-CV-56

Attorney: Howard F. Douglass

Address: 42 Main St., Court Square., PO Box 39 Lexington TN. 38351

Publication: March 10, 2022

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**Now Accepting Public Comments on the 2022-2023 Annual Action Plan March 24 - April 25, 2022**

In the recently released 2022-2023 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 24 to April 25 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](mailto:research@thda.org).



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**March 24 - April 25, 2022**  
 In the recently released 2022-2023 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 24 to April 25 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](mailto:research@thda.org).

**REQUEST FOR PROPOSAL FOR LANDSIDE AND INTERNATIONAL PASSENGER ASSISTANCE**  
 ELECTRONIC PROPOSALS for completion of this project shall be received by the Metropolitan Nashville Airport Authority, not later than **2:00 p.m. (central), on Tuesday, April 19, 2022.**  
 A Non-Mandatory Pre-Proposal Meeting will be conducted at **10:00 a.m. (central), Wednesday, March 30, 2022**, in the Nashville Conference Room, in the Administration Building located at 140 BNA Park Dr., Nashville, TN 37214. A virtual and/or call-in option will be made available, and details are provided within the RFP document.  
 Copies of the Contract Documents (RFP, Proposal Schedule, Attachments, etc.) will be available on or after **Wednesday, March 23, 2022** and may be obtained electronically from [www.aerobidz.aero](http://www.aerobidz.aero), an online tendering service. Free registration is available at <https://flynashville.com/nashville-airport-authority/business-opportunities#business-register>.  
 The Small Minority Woman-Owned Business Enterprise (SMWBE) participation level established for this project is **Seven Point Fifty-Eight Percent MBE and/or WBE (7.58%-MWBE)**. For information on eligible SMWBE firms, proposers should contact the Office of Business Diversity Development, (615) 275-2718, or visit <https://flynashville.com/nashville-airport-authority/business-opportunities/business-diversity-development>.  
 Further detail concerning this proposal may be obtained from the MNAA web site: <https://flynashville.com/nashville-airport-authority/business-opportunities>.  
 TN-GC0850064-01

**Auctions Auctions Auctions**

**COURT AUCTION**  
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**Split Level Brick Home**  
**Seven Rooms – Two Full Baths**  
**Detached Workshop – 66x125 IR Lot**



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Appendix H:  
Public Comments and Responses

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### **2022 – 2023 Annual Action Plan Public Comments**

During the public comment period, March 24 – April 25, 2022, the Survey Monkey feedback form recorded two comments. However, these comments were not accepted for publication in this report. Therefore, no public comments are included in the 2022 – 2023 Annual Action Plan's appendix.