

THDA LENDER NOTICE: #2024-12

March 6, 2024

SUBJECT: Change in Qualified Census Tracts

A Targeted Area is a qualified census tract or an entire county designated where the economic conditions and housing market are highly challenged. The significance of the targeted designation is that the first-time homebuyer requirement does not apply.

Effective March 8, 2024, THDA is implementing the new qualified targeted census tracts as identified in the [Revenue Procedure 2024-8](#) issued by the Internal Revenue Service. "Targeted area residences" are defined in § 143(j)(1)(A) to include residences in a "qualified census tract."

A "qualified census tract ", according to § 143(j)(2)(A), is a census tract in which 70 percent or more of the families have income that is 80 percent or less of the statewide median family income. Section 143(j)(2)(B) of the Code provides that the determination that a census tract is a "qualified census tract" must be based on the most recent decennial census for which data is available. These new qualified census tracts are based on information from the 2020 decennial census. This new list supersedes the prior one issued in 2014.

The following census tracts have **added** the designation of Targeted:

Anderson	0207.00				Shelby	0003.00	0007.00	0012.00
Blount	0108.00					0013.00	0037.00	0065.00
Bradley	0102.01	0107.00				0080.00	0081.10	0088.00
Carter	0704.00					0099.01	0100.01	0100.02
Davidson	0104.03	0109.04	0136.00			0103.00	0106.10	0106.20
	0158.05	0160.00	0191.08			0117.00	0205.21	0205.43
Hamblen	1001.00					0211.11	0217.10	0217.21
Hamilton	0023.00					0217.55	0220.25	0220.26
Hardin	9204.02					0223.10	0227.00	0222.10
Knox	0019.00	0020.00	0021.00					
	0032.00							
Maury	0107.00							
McMinn	9702.01	9702.02						
Montgomery	1008.00				Sullivan	0402.00	0405.00	0427.03
Putnam	0003.04							
Robertson	0803.02				Warren	9305.00		
Rutherford	0404.05	0421.01			Washington	0609.01	0609.02	

Questions may be directed to sfask@thda.org or 615-815-2100.

The following census tracts **no longer** have the designation of Targeted as of March 8, 2024. If the borrower is not a first-time homebuyer, any existing rate lock or approved mortgage loan **must close by April 8th**, unless the borrower is an eligible Veteran.

Coffee	9709.00	Rutherford	0419.00
Davidson	0113.00 0118.00 0119.00 0126.00 0136.01 0136.02 0138.00 0142.00 0143.00 0144.00 0163.00 0190.03 0190.05	Shelby	0004.00 0009.00 0011.00 0015.00 0019.00 0021.00 0038.00 0046.00 0058.00 0075.00 0078.21 0079.00 0102.10 0103.00 0113.00 0114.00 0223.21
Hamilton	0020.00 0109.02	Sullivan	0406.00
Knox	0008.00 0024.00 0069.00	Washington	0609.00 0610.00
Madison	0008.00	Weakley	9682.02
Montgomery	1001.00 1004.00		
Robertson	0804.01		

*The Great Choice Mortgage Loan Program is still available in these census tracts; however, the first-time homebuyer requirement **must** be met, or the borrower must be an eligible veteran.*

The 43 counties identified in the areas designated as areas of economic distress are not changing.

Thank you for your continued support and participation in THDA mortgage loan programs.