

Ralph M. Perrey, Executive Director



*Ralph M. Perrey* *ck* *1/10/22*  
*Don Watt*

**MEMORANDUM**

**TO:** Ralph M. Perrey, Executive Director  
**FROM:** Cynthia Peraza, Director of Community Programs  
Through Don Watt, Director of Community Programs  
**DATE:** January 7, 2022  
**RE:** 2021 HOME CHDO Homeownership Funding Recommendations

Attached is the matrix and staff funding recommendations associated with the CHDO Matrix under the 2021 HOME Program Description. THDA has \$2,586,141 in CHDO project funds and \$718,373 in CHDO Operating Assistance available for award. THDA received two applications eligible for scoring, requesting \$1,157,044 million in project funds and \$83,933 in operating assistance.

Staff recommends full funding for two eligible applicants as shown on the attached matrix, including:

- **Homesource East TN** – (East TN) – New construction of five units in Knox County.
- **Creative Compassion, Inc.** – (East TN) - New Construction of four units in Cumberland County.

The recommended funding award of \$1,157,044 in project funds will create 9 units of affordable housing for sale to low and moderate income households, at an average cost of \$128,560 per unit.

If you concur with these recommendations, please sign below and sign the attached funding CHDO matrix under the 2021 HOMEOWNERSHIP Program Description.

\_\_\_\_\_  
Ralph M. Perrey, Executive Director

\_\_\_\_\_  
Date



Andrew Jackson Building Third Floor - 502 Deaderick St. - Nashville, TN 37243  
[THDA.org](http://THDA.org) - (615) 815-2200 - Toll Free: 800-228-THDA

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



### 2021 HOME CHDO Homewonership Program Funding Matrix

Applicant	County	E M W	Program \$ Requested	CHDO Operati ng \$ Reques ted	Total Funds Requested	# of HH	Capability/ Capacity	Service Area Not in PJ	Failure to Expend Previous Grant Funds	Match	Leverage	Energy Conservation & Universal Design	Public/ Private Partner	Total Score	Program Funds Awarded	Operating Funds Awarded	Program Funds Available	Operating Funds Available	
<b>Applications Passing Threshold</b>																			
1	Homesouce East Tennessee	Knox	E	\$558,000	\$42,000	\$600,000	5	44	0	0	0	0	20	0	64	\$558,000	\$42,000	\$2,028,141	\$676,373
2	Creative Compassion, Inc.	Cumberland	E	\$599,044	\$41,933	\$640,977	4	49	5	0	0	2	4	0	60	\$599,044	\$41,933	\$1,429,097	\$634,440
<b>Applications Not Passing Threshold</b>																			

<b>Total Applications Recommended for Funding:</b>	\$1,157,044	\$83,933	\$1,240,977	9
<b>Total Applications Received Meeting Threshold:</b>	\$1,157,044	\$83,933	\$1,240,977	9
<b>Total Applications Received:</b>	\$1,157,044	\$83,933	\$1,240,977	9

Approved:  1/19/22  
 Ralph M. Perrey, Executive Director Date

### 2021 HOME Homeownership Program Funding Matrix

Applicant	County	E M W	Program \$ Requested	Total Funds Requested	# of HH	Capability/ Capacity	Service Area Not in PJ	Failure to Expend Previous Grant Funds	Match	Leverage	Energy Conservation & Universal Design	Public/ Private Partnership	Total Score	Program Funds Awarded	Program Funds Available	
<b>Applications Passing Threshold</b>																
1	Cleveland Bradley Housing Corporation	Bradley	E	\$748,805	\$748,805	5	50	5	0	0	0	10	0	65	\$748,805	\$1,946,893
3	Jefferson County Habitat for Humanity	Jefferson	E	\$748,805	\$748,805	5	43	5	0	0	5	10	0	63	\$748,805	\$1,198,088
2	Rutherford County Area Habitat for Humanity	Rutherford	M	\$688,900	\$688,900	4	50	5	-5	0	0	10	0	60	\$599,044	\$599,044
4	Lakeway Area Habitat for Humanity	Hamblen	E	\$599,044	\$599,044	4	45	5	0	0	0	10	0	60	\$599,044	\$0
<b>Applications Not Passing Threshold</b>																

Total Applications Recommended for Funding:	\$2,695,698	18
Total Applications Received Meeting Threshold:	\$2,785,554	18
Total Applications Received:	\$2,785,554	18

Approved:  1/25/22  
 Ralph M. Perrey, Executive Director Date