

THDA

AT A GLANCE

A BRIEF OVERVIEW OF
THDA'S PROGRAMS

Tennessee Housing
Development Agency





HOME BUYER

GREAT CHOICE HOME LOANS

This is a 30-year, fixed interest rate home loan available through approved banks and lenders. These loans focus on first-time homebuyers, U.S. military veterans, and legible repeat homebuyers in targeted areas. Loans must be insured or guaranteed by FHA, VA, or USDA.

HFA ADVANTAGE

This is a 30-year, fixed interest rate home loan available through approved banks and lenders. These loans focus on moderate income borrowers regardless of prior homeownership status. These conventional loans have up to 97% of loan to value ratio and are only available for delivery by Freddie Mac by Housing Finance Agencies. These loans must be insured by private mortgage insurance (PMI) companies but have a lower monthly PMI amounts than most conventional loans for applicants at or below 80% AMI.

DOWN PAYMENT ASSISTANCE

This secondary loan helps cover the down payment and closing costs on Great Choice or HFA Advantage home loans. Borrowers can select from two loan options with either amortizing payments or deferred payments.

HOMEOWNERSHIP FOR HEROES (PEOPLE OF SERVICE)

THDA celebrates and honors the men and women who serve. Qualifying individuals receive a reduced interest rate on Great Choice Home Loans. Available to the following:

- Active Duty Military, National Guard and Veterans
- State & Local Law Enforcement Officers
- EMTs/Paramedics
- Firefighters

HOME BUYER EDUCATION

THDA certifies counselors and approves the curriculum for Homebuyer Education classes, which cover the home-buying process and financial responsibilities of homeownership.

HUD HOUSING COUNSELING AGENCY

THDA provides direct housing counseling services to Tennesseans in need of rental, default, foreclosure avoidance, homelessness, and credit budgeting guidance. THDA Homebuyer Education network providers and other HUD Housing Counseling Agencies assist with additional housing education and counseling services. THDA, serving as a HUD intermediary, receives program funds and national recognition to support these programs.



HOME OWNER

EMERGENCY REPAIR PROGRAM (ERP)

Approved agencies receive grant funding to correct, repair, or replace an essential system and/or structural problem for low-income homeowners who are elderly or have a disability.

HOUSING MODIFICATION & RAMP PROGRAM

United Cerebral Palsy of Middle Tennessee receives an annual grant to build ramps and make other home modifications for persons with disabilities throughout the state.

LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIEAP)

Approved regional agencies receive federal funds to help cover a percentage of the monthly utility costs of qualified households earning up to 60% of state median income.

WEATHERIZATION ASSISTANCE PROGRAM

Approved regional agencies receive federal funds to improve the energy efficiency of housing for qualified households earning up to 200% of federal poverty standards.

THDA'S PURPOSE IS TO PROMOTE
**SAFE, SOUND,
 AFFORDABLE
 HOUSING**



EST. 1973





RENTER

FAMILY SELF-SUFFICIENCY (FSS)

FSS Specialists help households with Section 8 Housing Choice Vouchers create and follow a five-year plan (Individualized Training and Service Plan) to reduce their need for public assistance.

HOMEOWNERSHIP VOUCHER

HCV program participants who qualify for the Homeownership option of the Voucher program may buy a home. The participant's rental subsidy becomes a home loan subsidy on their monthly housing costs.

HOUSING CHOICE VOUCHER (HCV)

This tenant-based Section 8 program pays a percentage of a household's rent, based on monthly income, to a private landlord. Participants are able to find their own housing, including single-family homes, townhouses, and apartments.

LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIEAP)

Approved regional agencies receive federal funds to help cover a percentage of the monthly utility costs of qualified households earning up to 150% of federal poverty standards.

TNHOUSINGSEARCH.ORG

This is a THDA-sponsored, free online resource for advertising and locating available rental property and other resources for renters.



DEVELOPER

COMMUNITY INVESTMENT TAX CREDIT (CITC)

Financial institutions can receive a tax credit toward franchise and excise taxes for making loans, investments, and/or grants to nonprofits and other entities for eligible housing and capacity building activities.

LOW INCOME HOUSING TAX CREDIT (LIHTC)

This program helps finance the private development (or preservation) of affordable rental housing through the allocation of federal tax credits.

MULTIFAMILY TAX-EXEMPT BOND AUTHORITY

Private developers can finance the construction (or preservation) of affordable rental housing through the sale of tax-exempt bonds.

NATIONAL HOUSING TRUST FUND (NHTF)

This federal program allows THDA to award loans to construct or renovate rental housing for households of extremely low income (less than 30% of the area median income) in rural areas, or providing permanent supportive housing.



LOCAL GOVT & NONPROFIT

EMERGENCY SOLUTIONS GRANT (ESG)

Nonprofits and local governments are eligible to compete annually for grants to provide housing assistance and services for individuals who are homeless or threatened with homelessness.

HOME PROGRAM

Federal funding provides nonprofit organizations, local governments, and Community Housing Development Organizations (CHDO) grants for various housing activities.

- **HOME HOMEOWNER REHABILITATION:** Rehabs homes for low-income homeowners.

- **HOME CHDO HOMEOWNERSHIP DEVELOPMENT:** Develop single-family units for home ownership.

- **HOME RENTAL DEVELOPMENT:** Construction of or acquisition/rehab of affordable rental developments of 11 units or less.

TENNESSEE HOUSING TRUST FUND (THTF)

THDA uses profits from Great Choice Mortgages to reinvest in housing across the state through the Tennessee Housing Trust Fund. The agency's current funding priorities include the following:

- **CAPACITY BUILDING:** Addresses the need of nonprofit housing development organizations to build their space capacity in order to undertake housing development or related activities.

- **THTF ANNUAL COMPETITIVE GRANT:** Awarded to agencies for the purpose of developing and/or preserving rental housing for low- and very-low income households, the elderly, and those with special needs

- **HABITAT FOR HUMANITY OF TENNESSEE:** Since 2014, THDA has provided statewide Habitat affiliates with funding for the new construction of single-family homes.

- **EMERGENCY REPAIR PROGRAM (ERP):** Allocates funds to make essential home repairs for elderly or disabled homeowners.

- **HOME MODIFICATION AND RAMP PROGRAM:** Provides funding to construct ramps and make other home modifications to assist persons with disabilities gain better access to their homes.

- **REBUILD & RECOVER:** THDA provides grants to local governments to help homeowners rebuild after natural disasters in areas not covered by a federal or state disaster proclamation.



WHO IS THDA?

We are Tennessee's Leading Housing Resource

The Tennessee Housing Development Agency was created by the state legislature in 1973 and began business in 1974 to help ensure housing is available and affordable to people in every county. In pursuit of this goal, every year THDA:

- Provides home loans to thousands of homebuyers
- Allocates millions of dollars to support local governments, housing authorities and nonprofit organizations
- Administers numerous federal housing programs at the state level

THDA is self-funded and does not receive funding from the state. Instead, revenue from THDA's home loan program and federal contracts cover its complete operating budget as well as the state programs and grants managed by THDA. Federal housing programs are funded by Congress.


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