



Tennessee Housing Development Agency

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

Bill Lee
Governor

Ralph M. Perrey
Executive Director

MEMORANDUM

TO: Ralph M. Perrey, Executive Director
FROM: Bill Lord, Director, Community Housing
Don Watt, Chief Program Officer
SUBJECT: 2023 National Housing Trust Fund Award Recommendation
DATE: June 30, 2023

Attached is the funding matrix associated with award of funds under the 2023 National Housing Trust Fund (NHTF) Program Description. THDA made available nearly \$5.3 million to award and received six applications requesting over \$7.5 million in program funds. Applications received represented all three Grand Divisions. Three applications passed threshold, including the minimum score to be funded.

Staff is recommending the award of \$4,402,278 in NHTF funds to the three eligible applications that will create 69 new affordable housing units for extremely low income Tennesseans. Listed below are the applicants and the project name proposed for award, with their respective Grand Division noted.

- Maryville Housing Authority, Maryville Towers, East Tennessee
- Highland Residential Services, Redbud Village, Middle Tennessee
- Lebanon Housing Authority, Upton Heights Phase I, Middle Tennessee

Listed below are the applicants that did not pass threshold eligibility, with the project name and the respective Grand Division noted.

- Kingsport Housing and Redevelopment Authority, Tennessee & Boone Homes, East Tennessee
- EHF Memphis, LLC; The Memphian, West Tennessee
- RoseAnne Coleman Ministries, Inc., McMinn Village, East Tennessee

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



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2023 National Housing Trust Fund Scoring Matrix

Applications Received Passing Threshold	Grand Division	Score	Funds Available		\$5,290,023.00		
			Funds Requested	Funds Awarded	Remaining Balance	Total Units	NHTF Units
Maryville Housing Authority	E	67	\$1,437,758	\$1,437,758	\$3,852,265	118	42
Highland Residential Services	M	65	\$1,500,000	\$1,500,000	\$2,352,265	20	20
Lebanon Housing Authority	M	60	\$1,464,520	\$1,464,520	\$887,745	60	7
Total Funds Awarded:				\$4,402,278			

Applications Received Not Eligible/Failed Threshold	Grand Division	Score	Funds Requested	Reason	Total Units	NHTF Units
Kingsport Housing and Redevelopment Authority	E	61	\$915,851.90	Request exceeds subsidy limit, sources and uses do not match resulting in inaccurate proforma.	4	2
EHF Memphis, LLC.	W	55	\$1,500,000	Did not pass threshold; debt term and service not properly stated, minimum 60 point scoring requirement was not met.	157	15
RoseAnne Coleman Ministries, Inc.	E	37	\$749,999.28	The minimum 60 point scoring requirement was not met.	100	20

Funds Available:	\$5,290,023.00	Total of NHTF Units
Funds Requested:	\$7,568,129.18	106
Total Awarded:	\$4,402,278.00	69
Funds Not Awarded:	\$887,745.00	

Approved by:

 Ralph M. Berrey, Executive Director

7/5/23
 Date