

# THDA Housing Updates

#TNHC2023



# RENTAL ASSISTANCE DIVISION

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#TNHC2023



# **PROJECT BASED VOUCHER (PBV) PROGRAM**

PBVs are a component of a public housing agency's (PHA) Housing Choice Voucher (HCV) program enacted in 1998 under the Quality Housing and Work Responsibility Act.

- PBVs will assist to improve the financial and operational stability of assisted projects that are targeting very low or extremely low income Tennesseans.
- PBV will assist families in rural and distressed counties and/or those developments which will provide permanent supportive housing within THDA's HCV service area.

# PROJECT BASED VOUCHERS



- PBVs will be made available for eligible projects located in one of the 75 counties served by THDA's HCV program.
- THDA initially will convert 5% of its HCV allocation to PBV; About 300 vouchers
- Projects are selected for PBVs through a competitive process

THDA will take a collaborative approach to PBV administration through expanded use.

- PBVs will be made available competitively to projects funded through the National Housing Trust Fund (NHTF) and the American Rescue Plan allocation to the HOME (HOME-ARP) programs beginning in calendar year 2023.
- PBVs will be available competitively to selected projects under the 2024 Qualified Allocation Plan of the Low Income Housing Credit program.

# EMERGENCY HOUSING VOUCHER PROGRAM

- HUD allocated approximately 70,000 Emergency Housing Vouchers (EHV) to public housing authorities (PHAs) across the nation through PIH Notice 2021-15 and 2021-20.
- THDA was awarded 325 EHV's to assist individuals and families across 72 counties in Tennessee
- EHV Program vouchers are available through September 23, 2023

# APPLICANT ELIGIBILITY CRITERIA

## Four Eligibility Categories

Initial eligibility is conducted by CoC or another Direct Referral Agency as assigned.

Supporting documents need to be provided to PHA.

Homelessness

Fleeing, or attempting to flee, domestic violence, sexual assault, stalking, or human trafficking

At risk of experiencing homelessness

Were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability

## Service Fee Uses





# Emergency Housing Voucher Dashboard

State:  PHA Code & Name:  MTW:  Clear All Filters

**Data current as of: 2/9/23**  
Source: IMS/PIC System and HUDCAPS

### Summary of EHV Award, Current Issuances and Leased Vouchers

PHA Code	PHA Name	Total Awards	Active Issuances	Current Leased Vouchers	Unit Utilization
OR026	Mid-Columbia Housing Authority	19	2	26	136.84%
OR015	Housing Authority of Jackson County	68	15	82	120.59%
NC001	Housing Authority of the City of Wilmington	27	9	30	111.11%
IL085	Knox County Housing Authority	15	4	16	106.67%
CA048	Regional Housing Authority	127	26	132	103.94%
IL053	Housing Authority of the County of Jackson, Il.	17	2	17	100.00%
UT007	Housing Authority of the City of Provo	34	9	34	100.00%
MA012	Worcester Housing Authority	73	11	68	93.15%
WA008	Housing Authority of the City of Vancouver	102	12	95	93.14%
IN011	Housing Authority of the City of Gary	28	3	26	92.86%
TX001	Austin Housing Authority	242	62	211	87.19%
PA023	Housing Authority County of Delaware	46	15	40	86.96%
IA024	Cedar Rapids Housing Services	44	2	38	86.36%
NJ009	Housing Authority City of Jersey City	94	25	81	86.17%
MN001	Public Housing Agency of the City of St Paul	157	83	132	84.08%
FL047	Housing Authority of the City of Fort Myers	86	10	71	82.56%
IN071	Housing Authority of the City of Lafayette	38	5	31	81.58%
NY904	NYS Housing Trust Fund Corporation	1,566	785	1,133	72.35%
GA002	Housing Authority of Savannah	53	15	37	69.81%
NY028	Schenectady Municipal Housing Authority	22	7	15	68.18%
AR200	Harrison Housing Agency	16	4	25	65.79%
KS004	Wichita Housing Authority	142	20	186	65.49%
OR034	Central Oregon Regional Housing Authority	96	18	123	64.06%
MI025	Battle Creek Housing Commission	16	5	20	62.50%
<b>Total</b>		<b>69,945</b>	<b>30,760</b>	<b>45,959</b>	<b>33.57%</b>

Total EHV Awards\*

## 69,945

Current EHV Units Leased

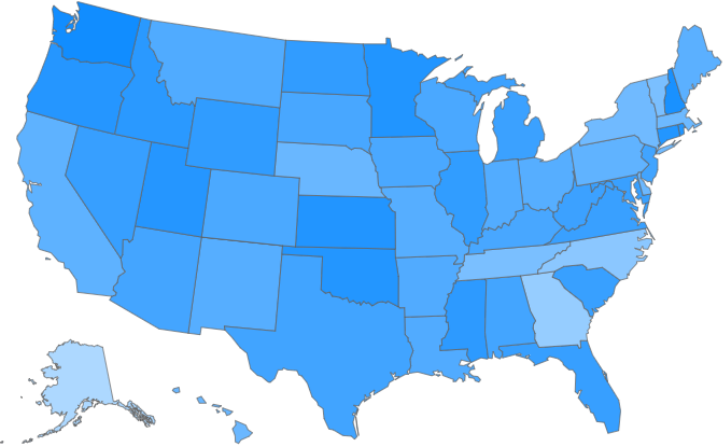
## 45,959

EHV Leasing Utilization

## 33.57%

\* Note: 70,000 EHV's were awarded to PHAs across the United States. The reduction in Total Award Amount is due to PHAs that have returned their EHV awards.

Map of EHV Leasing Utilization by State



Note: The color saturation is based on the leasing utilization of EHV vouchers for that state. The darker the color saturation the higher the EHV leasing utilization. The user can hover over the state to see the total number of vouchers issued, vouchers leased, leasing utilization and the total EHV award for that state.

## Emergency Housing Voucher Dashboard

State:  PHA Code & Name:  MTW:

Clear All Filters

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PHA Code	PHA Name	Total Awards	Active Issuances	Current Leased Vouchers	Unit Utilization
TN007	Jackson Housing Authority	15	1	14	46.67%
TN113	East Tennessee Human Resource Agency	31	43	28	45.16%
TN020	Murfreesboro Housing Authority	28	4	23	41.07%
TN004	Chattanooga Housing Authority	41	1	26	31.71%
TN001	Memphis Housing Authority	190	54	118	31.05%
TN005	Metropolitan Development & Housing Agency	198	69	101	25.51%
TN003	Knoxville's Community Development Corp.	63	30	26	20.63%
TN903	Tennessee Housing Development Agency	325	61	110	16.92%
TN062	Dayton Housing Authority	15		3	10.00%
TN088	Oak Ridge Housing Authority		1		
<b>Total</b>		<b>906</b>	<b>264</b>	<b>449</b>	<b>24.78%</b>

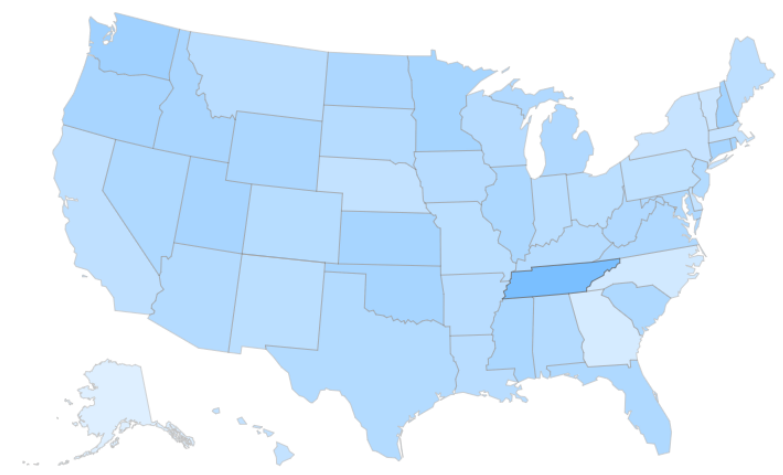
Total EHV Awards\*  
**906**

Current EHV Units Leased  
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EHV Leasing Utilization  
**24.78%**

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# MULTIFAMILY PROGRAMS DIVISION

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Tennessee Housing Development Agency

#TNHC2023



## 2023 Multifamily Tax Exempt Bond Authority (MTBA) Program

### Notable Changes:

1. Other Sources of Funds definition clarification: grants only considered
2. Supplemental MTBA definition added
3. Prohibition of transfer of allocation between projects added
4. Clarification of Developer Fee calculation

## 2023 Multifamily Tax Exempt Bond Authority Program

### Notable Changes (continued):

5. Requirement for Outside Sources of Funds to be committed included
6. Priority order of awards changes
7. Requests for Supplemental MTBA language added

## 2024 Qualified Allocation Plan (QAP) and MTBA PD Development

### GOALS:

- Minimal administrative or procedural changes
- “Always Listening” mode with partners – Contact us as ideas, etc. arise (i.e. don’t wait for the formal process to begin if you have thoughts to communicate!)
- **Reorganize QAP for greater clarity, efficiency, and ease-of-use**

# COMMUNITY PROGRAMS DIVISION

Cynthia Peraza  
Director of Community Programs  
Tennessee Housing Development Agency

#TNHC2023



# COMMUNITY PROGRAMS

Learn about:

- Who we are;
- What we do;
- New Opportunities; and
- Ask questions.





The Community Program Division administers over 20 different state and federally funded programs across the state that focus on:

- Creating more affordable housing;
- Revitalizing communities;
- Preventing homelessness;
- Proving housing stability through eviction prevention, energy efficiency repairs, and assistance programs.



### Federally Funded Programs

- ❑ Department of Housing and Urban Development:
  - HOME Investments Partnership Program (HOME)
  - National Housing Trust Fund Program (NHTF)
  - Emergency Solutions Grants Program (ESG)
- ❑ Department of Health & Human Services:
  - Low Income Home Energy Assistance (LIHEAP)
  - Low Income Water Assistance Program (LIWAP)
- ❑ Department of Energy:
  - Weatherization Assistance Program (WAP)
  - Weatherization Assistance Program Bipartisan Infrastructure Law (WAP-BIL)

### State/THDA Funded Programs

- Community Investment Tax Credits
- Competitive Grants Program
- Emergency Repair Program
- Eviction Prevention Program
- Home Modification and Ramps
- Habitat for Humanity Tennessee
- Rebuild and Recover



\$ Grant Funding

## HOME

THDA administers approximately \$15 million annually for the **HOME Program** to promote the production, preservation and rehabilitation of single-family and rental housing for low-income households, and families whose annual incomes do not exceed 80% AMI.

Eligible Activities and Applicants:

- Homeowner Rehabilitation - Cities, Counties, and Nonprofit Organizations,
- Homeownership Development - CHDOs
- Rental Development – Private Nonprofit Organizations and CHDOs

HOME funds are awarded through a competitive application process.

## NHTF

THDA administers approximately \$10 million annually for the **National Housing Trust Fund Program** to promote the production and preservation of affordable rental housing through the acquisition, new construction, or rehabilitation of affordable housing units for households with extremely low incomes at 30% AMI or below.

NHTF grants are awarded through a competitive application process to nonprofit developers across the state.



## ESG

THDA administers approximately \$3 million annually for the **Emergency Solutions Grants Program** to award eligible non-profits and local governments through a competitive application process to fund the following activities:

- Street Outreach
- Emergency Shelter
- Rapid Rehousing
- Homelessness Prevention
- Data Collection



These services are necessary to help individuals and households who are homeless or at-risk of homelessness to quickly regain stability in permanent housing.

## LIHEAP

THDA administers approximately \$70 million annually for the **Low Income Home Energy Assistance Program** through Community Action Agencies across the state to help provide low-income individuals and families with access to utility assistance and energy cost savings.



GAS



ELECTRICITY



WATER

## WAP

THDA administers approximately \$6 million annually for the **Weatherization Assistance Program** through Community Action Agencies across the state to help reduce energy costs for low-income households by increasing the energy efficiency of their homes, while ensuring their health and safety. Eligible measures may include:



- repair/replacement HVAC units;
- repair/replacement of water heaters;
- installation of insulation;
- repair/replacement of windows and doors;
- installation of energy efficient light sources;
- low-flow showerheads; and replacement of inefficient refrigerators -- and more!

## NEW OPPORTUNITIES FOR 2023

1. HOME American Rescue Plan (HOME-ARP)
2. Weatherization Assistance Program Bipartisan Infrastructure Law Grant (WAP-BIL)



## **HOME American Rescue Plan (HOME-ARP)**

THDA will administer the federally funded HOME-ARP (American Rescue Plan) Program to help reduce homelessness and increase access to affordable rental housing and provide housing stability across the state.

- One-time Award of \$53 Million
- Eligible Activities:
  1. Affordable Rental Housing
  2. Supportive Services
- Eligible Recipients = Qualified Population

HOME-ARP funds may only be used to provide access or services to the Qualifying Population described below:

**Qualifying Populations:**

- ✓ Homeless (McKinney Act definition)
- ✓ At-Risk of Homeless (McKinney Act definition)
- ✓ Fleeing/Attempting to Flee Domestic Violence, Sexual Assault, Stalking or Human Trafficking
- ✓ Other Populations where assistance would:
  - Prevent the family's homeless
  - Serve those the greatest risk of housing instability
- ✓ Veterans and families that include a veteran family member that meet on the preceding criteria

## **1 - HOME-ARP - Rental**

THDA is making \$30 million available to implement the HOME-ARP Rental Development Program to encourage the construction of affordable rental housing across the State with a focus on housing for qualified populations which include: homeless, at risk of homelessness, and individuals experiencing housing instability.

- THDA will accept applications from qualified non-profit housing developers and Public Housing Authorities that will be the final owner of the proposed rental project.
- HOME-ARP Rental applicants may apply for a grants in the amount of \$500,000 to \$2,500,000.

## HOME-ARP – Rental Continued...

- ❑ Applications are competitive. The first application round for \$15 million launched in October 2022. The second round of \$15 million will launch in late spring or early summer.
- ❑ While projects may be located anywhere in Tennessee, THDA will prioritize projects:
  - Located outside of local participating jurisdictions;
  - With established relationships with the local Continuum of Care;
  - With well considered support services plan for the targeted population;
  - With commitments of other sources of funds to the project development; and
  - Located within census tracts of opportunity.
- ❑ THDA will also provide a bonus for projects located in counties designated as economically distressed.

## **2 - HOME-ARP – Supportive Services**

THDA is making \$5.6 million available to implement the HOME-ARP Supportive Service Program to provide financial services and/or supportive services to qualified populations including, homeless, at risk of homelessness and individuals and families experiencing housing instability.

- THDA will accept applications from qualified non-profit and local jurisdictions.
- Eligible activities include Supportive Services; Homelessness Prevention Services; and Housing Counseling Services.

## **HOME-ARP Supportive Services – Continued**

- ❑ Applications are competitive. The application window is currently open and closes on March 1, 2023.

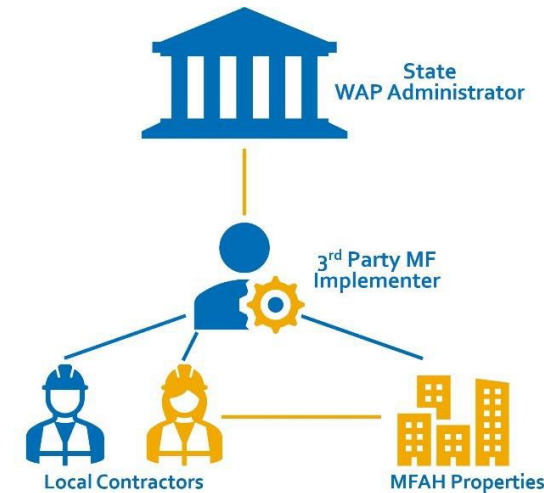
While projects may be located anywhere in Tennessee, THDA will prioritize projects:

- Located outside of local participating jurisdictions;
- With established relationships with local Continuums of Care; and
- With well considered support services plan for the targeted population.

## Weatherization Assistance Program Bipartisan Infrastructure Law (WAP-BIL)

THDA will administer the WAP-BIL through a subgrantee that will weatherize multifamily units of (5+ or more units) across the state.

- One-time Award of \$66 Million
- Five (5) Year Term
- Available across the state
- Eligible Cost Per Unit \$8,006
- Owner Contribution is encouraged



The program funding will be allocated by county and disbursed regionally, based on the percentage of the low-income population residing in that county.

## WAP-BIL Continued...

## Why focus on Multifamily?

Leveraging of WAP funding for greater impact serving more families with the same budget. This is accomplished because of three primary factors:

**a. Cost Share from Owners** - DOE rules for serving MF encourage cost sharing from the owner.

Therefore, the ability to leverage funds and weatherize more units is higher.

**b. Smaller Size of Apartments** – Unlike Single Family homes, apartments have a much smaller footprint which equates to smaller HVAC systems, lesser square feet for improvements (windows, air and duct sealing, insulation, and fewer lights), all of which equate to less cost for serving an apartment.

**c. Volume Efficiencies** - MF properties can have dozens of households served under one contract in a very short timeframe, where the contractors do not have to pack up after serving one home and transport themselves and start all over at another location. This volume efficiency reduces the per home cost for the program.



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