



**Tennessee Housing Development Agency -
Board of Directors**

**Meeting Materials
September 22, 2020**



Tennessee Housing Development Agency

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

Bill Lee
Governor

Ralph M. Perrey
Executive Director

**THDA Board of Directors Meeting
Tuesday, September 22, 2020 at 1:00 p.m. CT
WebEx Meeting /Call - To join the call
Dial 1-650-479-3208; Code 133 672 3927**

AGENDA

- A. Reading of electronic participation statement**
- B. Approval of Minutes from July 29, 2020 Meeting**
- C. Executive Director's Report**
- D. Election of the Vice Chair**
- E. THDA Board Action Items**
 - 1. FY2021-2022 Budget Proposal
 - 2. Ginnie Mae Application
 - 3. Sale of Second Mortgages
 - 4. 2021 Winter Round of the THTF Competitive Grants Program Description
 - 5. Hardest Hit Fund Reinstatement Only Program
 - 6. HOME CHDO Supplemental Operating Assistance Program

APPENDIX

- Fiscal Year 2020 Investment Summary
- THDA Challenge Grant Fiscal Year 2021
- THDA COVID Supplemental Funding for Continuums of Care

Minutes from
July 29, 2020
Meeting will be
sent under
separate cover



Tennessee Housing Development Agency

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Bill Lee
Governor

Ralph M. Perrey
Executive Director

MEMORANDUM

TO: THDA Board of Directors

FROM: Trent Ridley, Chief Financial Officer
Joe Brown, CPA, Controller

SUBJECT: Proposed Budget for Fiscal Year 2021-2022

DATE: September 8, 2020

Attached is THDA's "**Comprehensive Budget**" that details expenses and revenues for both the state and bond programs, and estimates net operating income for Fiscal Year 2021. THDA is required to submit the budget proposal to the Department of Finance and Administration by September 25, 2020. The proposed Budget is to be reviewed by the Audit and Budget Committee and the Bond Finance Committee, prior to review by the Board. The following are highlights of the budget submitted for Board approval:

1. **Current Year "Estimated" Budget FY21** –Revenues and expenses are projected to be \$571.2.2 million and \$570.2 million respectively, of which \$442.2 million is the State Budget. Operating revenues and expenses are projected to be \$168.6 million and \$157.9 respectively for an Operating Income of \$10.7 million. **Net Operating Income** is projected to be reduced by \$5.6 million in the current year, due to board-approved Single Family Loan Programs (SFLP) changes designed to make our mortgages more affordable. One major SFLP change is going to THDA-paid lender compensation rather than borrower-paid and going to 15-year, amortizing DPA loans with interest rates equal to the first mortgage. Lender compensation, which is projected to be \$11.1 million, will be offset by revenue from Mortgage-Backed Securities sales, additional interest income from the MRB first mortgages, interest from all DPA loans, and servicing fees. While the initial impact of the SF loan program changes is negative, annual revenues are expected to grow and outstrip the lender compensation over time. **Grants** include \$62.3 million "non-recurring" funds for Cares Acts to help address COVID-19-related housing issues.
2. **FY22 Recommended Comprehensive Budget** – The **State Budget** decrease to \$377.9 million, due to \$64.2 million of non-recurring grants (Cares Act and AG Mortgage Settlement). Regarding the **Comprehensive Budget**, Net Operating Income is projected to increase to \$14.3 million, which reflects a \$3.6 million incremental pick up from the SFLP changes. Operating Income will be used to fund the \$10 million HTF grants.

Staff respectfully request board approval of THDA's Comprehensive Budget with authorization to make adjustments as required by the Department of Finance and Administration. If you have any questions regarding the comprehensive budget or need additional information, please do not hesitate to contact Trent Ridley at (615) 815-2012 or via e-mail at tridley@thda.org. To see the full Power Point Presentation, click on the following link: <https://thda.org/pdf/FY21-22-Budget-Presentation-for-Mailout.pdf>

TENNESSEE HOUSING DEVELOPMENT AGENCY FY21-22 COMPREHENSIVE BUDGET EXECUTIVE SUMMARY									
	ACTUAL FY20	ESTIMATED FY21	SF PROG CHANGES	ADJUSTED FY21	NON RECUR FY 21	SF PROG CHANGES	RECOMMENDED FY22		
							STATE	MRB	TOTAL
EMPLOYEE SALARIES	17,270,100	20,655,800	-	20,655,800	-	-	20,655,800	-	20,655,800
EMPLOYEE BENEFITS	6,272,300	7,410,300	-	7,410,300	-	-	7,410,300	-	7,410,300
TOTAL PAYROLL	23,542,400	28,066,100	-	28,066,100	-	-	28,066,100	-	28,066,100
TRAVEL	411,300	1,112,600	-	1,112,600	(536,200)	-	576,400	-	576,400
PRINTING & DUPLICATING	27,000	171,100	-	171,100	(71,500)	-	94,200	5,400	99,600
COMMUNICATIONS	636,800	744,000	-	744,000	(178,800)	-	216,100	349,100	565,200
MAINTENANCE	3,300	8,000	-	8,000	-	-	8,000	-	8,000
PROFESSIONAL SERVICES	4,609,900	6,762,400	711,500	7,473,900	(1,501,400)	333,500	1,336,000	4,970,000	6,306,000
SUPPLIES	297,800	820,200	-	820,200	(536,200)	-	182,000	102,000	284,000
RENTALS & INSURANCE	109,700	165,000	-	165,000	(35,800)	-	129,200	-	129,200
STAFF TRAINING	154,500	1,043,600	-	1,043,600	(714,900)	-	328,700	-	328,700
TECHNICAL GRANTS	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-	-	-
EQUIPMENT	-	-	-	-	-	-	-	-	-
COMPUTER RELATED	1,170,200	1,329,300	-	1,329,300	-	-	127,300	1,202,000	1,329,300
STATE PROVIDED SERVICES	2,022,000	3,301,300	-	3,301,300	-	-	3,301,300	-	3,301,300
OTHER PROGRAM EXPENSES	13,832,800	11,080,900	87,000	11,167,900	-	123,000	-	11,290,900	11,290,900
LENDER COMPENSATION	-	-	11,103,000	11,103,000	-	1,103,000	-	12,206,000	12,206,000
INTEREST EXPENSE	81,688,500	85,100,000	519,500	85,619,500	-	173,500	-	85,793,000	85,793,000
MORTGAGE SERVICE FEES	-	-	-	-	-	-	-	-	-
ISSUANCE COSTS	4,996,400	5,000,000	-	5,000,000	-	-	-	5,000,000	5,000,000
DEPRECIATION	1,239,800	800,000	-	800,000	-	-	-	800,000	800,000
TOTAL OTHER EXPENDITURES	111,200,000	117,438,400	12,421,000	129,859,400	(3,574,800)	1,733,000	6,299,200	121,718,400	128,017,600
TOTAL OPERATING EXPENDITURES	134,742,400	145,504,500	12,421,000	157,925,500	(3,574,800)	1,733,000	34,365,300	121,718,400	156,083,700
OPERATING REVENUES									
FEDERAL ADMIN. FEES	15,027,600	19,706,600	-	19,706,600	(3,574,800)	-	14,631,800	1,500,000	16,131,800
INVESTMENT INCOME	5,976,500	6,020,000	-	6,020,000	-	88,000	20,000	6,088,000	6,108,000
TAX CREDIT FEES	1,592,800	3,100,000	-	3,100,000	-	-	3,100,000	-	3,100,000
OTHER CURRENT SERVICES	2,077,400	1,300,000	4,378,000	5,678,000	-	2,431,000	-	8,109,000	8,109,000
MULTIFAMILY BOND AUTH FEES	8,192,700	1,800,000	-	1,800,000	-	-	-	1,800,000	1,800,000
THDA OPERATING FUND	-	-	-	-	-	-	-	-	-
MORTGAGE INTEREST	119,643,000	127,900,000	2,442,000	130,342,000	-	2,845,000	-	133,187,000	133,187,000
HOUSING PROGRAM FUND	-	2,000,000	-	2,000,000	-	-	2,000,000	-	2,000,000
TOTAL OPERATING REVENUES	152,510,000	161,826,600	6,820,000	168,646,600	(3,574,800)	5,364,000	34,365,300	136,070,500	170,435,800
REVENUES LESS EXPENDITURES	17,767,600	16,322,100	(5,601,000)	10,721,100	-	3,631,000	-	14,352,100	14,352,100
GRANT ACTIVITY:									
SECTION 8 PAYMENTS	238,913,400	276,710,600	-	276,710,600	(9,500,200)	-	267,210,400	-	267,210,400
HOME GRANTS	9,186,000	9,571,500	-	9,571,500	-	-	9,571,500	-	9,571,500
WEATHERIZATION	2,623,000	2,600,000	-	2,600,000	-	-	2,600,000	-	2,600,000
LIHEAP	70,582,000	72,699,700	-	72,699,700	(17,699,700)	-	55,000,000	-	55,000,000
EMERGENCY SOLUTIONS GRANT	2,971,000	34,049,000	-	34,049,000	(31,492,000)	-	2,557,000	-	2,557,000
NATIONAL HOUSING TRUST FUND	4,420,300	-	-	-	-	-	-	-	-
HOUSING COUNSELING PROGRAM	78,400	-	-	-	-	-	-	-	-
AG MORTGAGE SETTLEMENT PROGRAM	1,140,900	1,938,600	-	1,938,600	(1,938,600)	-	-	-	-
HOUSING TRUST FUND	7,781,900	10,000,000	-	10,000,000	-	-	6,500,000	3,500,000	10,000,000
TECHNICAL GRANTS	148,400	175,000	-	175,000	-	-	175,000	-	175,000
HARDEST HIT FUND	6,551,100	6,000,000	-	6,000,000	-	-	-	6,000,000	6,000,000
APPRAISAL GAP PROGRAM	11,200	-	-	-	-	-	-	-	-
TOTAL GRANT PAYMENTS	344,407,600	413,744,400	-	413,744,400	(60,630,500)	-	343,613,900	9,500,000	353,113,900
STATE APPROPRIATION	-	-	-	-	-	-	-	-	-
FEDERAL REVENUE	328,884,900	395,630,800	-	395,630,800	(58,691,900)	-	336,938,900	-	336,938,900
HARDEST HIT FUND	7,022,700	6,000,000	-	6,000,000	-	-	-	6,000,000	6,000,000
PRIVATE CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
THDA BOND RESOLUTIONS	-	-	-	-	-	-	6,675,000	(6,675,000)	-
HOUSING PROGRAM FUND	-	1,938,600	-	1,938,600	(1,938,600)	-	-	-	-
TOTAL COLLECTIONS	335,907,600	403,569,400	-	403,569,400	(60,630,500)	-	343,613,900	(675,000)	342,938,900
COLLECTIONS LESS PAYMENTS	(8,500,000)	(10,175,000)	-	(10,175,000)	-	-	-	(10,175,000)	(10,175,000)
OVERALL AGENCY EXPENDITURES	479,150,000	559,248,900	12,421,000	571,669,900	(64,205,300)	1,733,000	377,979,200	131,218,400	509,197,600
OVERALL AGENCY FUNDING	488,417,600	565,396,000	6,820,000	572,216,000	(64,205,300)	5,364,000	377,979,200	135,395,500	513,374,700
OVERALL REVENUES LESS EXPENDITURES	9,267,600	6,147,100	(5,601,000)	546,100	-	3,631,000	-	4,177,100	4,177,100
PERSONNEL: FULL TIME POSITIONS	290	309	-	309	-	-	309	-	309

ACCOUNT 70800 (PROFESSIONAL SERVICES, INDUSTRY & BUSINESS DEVELOPMENT)
FISCAL YEAR 2021-2022

Description	Actual FY20	Budget FY21	Proposed FY22
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GENERAL BUSINESS AND PROGRAM SUPPORT			
Attorney General Foreclosure Prevention Counseling	152,700	152,700	152,700
Temporary Services (IT, VMLS, Other)	402,351	402,400	402,400
Volunteer Mortgage Loan Servicing	488,554	488,600	488,600
Section 8 - Portability Payments	519,000	519,000	519,000
Section 8 - (Background Checks, Inspections, Rent Comp Reviews)	431,037	431,000	431,000
LIHEAP Partner Training and Technical Assistance	146,500	146,500	146,500
Capital Markets Administration	95,000	95,000	95,000
Single Family Program Changes - Raymond James TBA Fees	-	711,500	1,045,000
Covid 19	-	1,501,400	-
Other	123,378	140,600	140,600

SUB-TOTAL	2,358,520	4,588,700	3,420,800
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INFORMATION TECHNOLOGY			
Agency Infrastructure Maintenance and Support	233,070	233,000	233,000
Application Development and Thelma 2.0	616,950	616,950	616,950
Multifamily Software Development	219,360	351,500	351,500
Software Development	301,620	484,700	484,700

SUB-TOTAL	1,371,000	1,686,150	1,686,150
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ADVERTISING SERVICES (OBJECT 086)			
Great Choice Ad Campaign	428,400	661,000	661,000
Classified Ads, Public Notices, Advertising	37,400	89,000	89,000
SUB-TOTAL	465,800	750,000	750,000

INDUSTRY AND BUSINESS DEVELOPMENT - (Dues, Memberships, Sponsorships, Outreach)			
National Council of State Housing Agencies (Dues)	37,200	40,000	40,000
Tennessee Housing Conference	154,000	134,000	134,000
Industry Development and Outreach (Sponsorships)	178,680	220,000	220,000
Various Publications, Subscriptions & Memberships	44,700	55,000	55,000
	-		
SUB-TOTAL	414,580	449,000	449,000

TOTAL PROFESSIONAL SERVICES & DUES	4,609,900	7,473,900	6,306,000
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ACCOUNT 71000 (RENTALS AND INSURANCE)
FISCAL YEAR 2021-2022

THDA INSURANCE INFORMATION (OBJ 105)

Company	Premium Begin Date	Premium End Date	Premiums	Coverage
Chubb Group (Fidelity Bond)	2/1/19	2/1/20	45,840	\$15,000,000
Cincinnati Insurance Company (Personal Property)	4/8/17	4/8/20	10,473	\$1,064,000
Integon (Lender-Placed Mortgage Paid by Borrower)	9/1/16	Until Cancelled	0	Various
Lloyds of London (Errors and Omissions - Servicing)	9/29/19	9/29/22	21,600	\$3,500,000
Travelers (Fidelity Bond - Servicing)	9/2/19	9/2/20	25,135	\$3,500,000
			103,048	23,064,000

Lease of Reproduction Equipment:	31,719
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	Actual 2017-2018	Budget 2018-2019	Proposed 2019-2020
TOTAL RENTALS & INSURANCE:	109,700	165,000	129,200

ACCOUNT 71300 (GRANTS & SUBSIDIES)**FISCAL YEAR 2021-2022****HOUSING TRUST FUND (OBJECT 71300) *SEE ATTACHED HOUSING TRUST FUND PROPOSAL FOR DETAILS**

Description	Funds Remaining 7/1/20	Actual FY20	Estimated FY21	Base FY22
Rebuild/Recovery/Challenge Grant	1,500,000	2,172,200	500,000	500,000
UCP - Hsg Mod and Ramp Prg	0	42,200	300,000	300,000
Rural Development	26,300	0	0	0
Emergency Repair	2,052,200	745,600	2,700,000	2,700,000
Habitat for Humanity	500,000	0	500,000	500,000
Manufactured Housing Replacement	806,900	0	0	0
Dunlap New Hope Grant	77,600	0	0	0
Dept Mental Health Matching Grant		0	1,500,000	1,500,000
Carter Habitat Build / Special Build Projects	0	1,000,000	1,000,000	1,000,000
Covid-19	44,000	6,000	0	0
Competitive Grants	7,981,600	4,815,900	3,500,000	3,500,000
TOTALS	12,988,600	8,781,900	10,000,000	10,000,000

TECHNICAL ASSISTANCE GRANTS

Description		Actual FY20	Estimated FY21	Base FY22
Development Districts		148,400	175,000	175,000

SECTION 8 GRANTS

Description		Actual FY20	Estimated FY21	Base FY22
Voucher Program		41,572,300	41,210,400	41,210,400
Contract Administration		197,341,100	235,500,200	226,000,000
Covid 19				
TOTALS		238,913,400	276,710,600	267,210,400

HOME GRANTS (OBJECT 139)

Description	Funds Remaining 7/1/2020	Actual FY20	Estimated FY21	Base FY22
Home 2012 CHDO	52,900		0	0
Home 2012	898,500		0	0
Home 2013	2,030,200		0	0
Home 2014	2,731,200		0	0
Home 2015	2,584,200		0	0
Home 2016	2,766,100		0	0
Home 2017	7,225,500		0	0
Home 2018	12,276,600		0	0
Home 2019	9,022,500			
Budget		9,186,000	9,571,500	9,571,500
TOTALS	39,587,700	9,186,000	9,571,500	9,571,500

OTHER STATE / FEDERAL GRANTS

Description		Actual FY20	Estimated FY21	Base FY22
Emergency Solutions		2,971,000	34,049,000	2,557,000
Housing Counseling		78,400	0	0
LIHEAP		70,582,000	72,699,700	55,000,000
Appraisal Gap Program		11,200	0	
Weatherization		2,623,000	2,600,000	2,600,000
National Housing Trust Fund		4,420,300	0	0
Hardest Hit Fund		6,551,100	6,000,000	6,000,000
AG Settlement - Mortgage Asst		1,140,900	1,938,600	0
TOTALS		88,377,900	117,287,300	66,157,000

		Actual FY20	Estimated FY21	Base FY22
TOTAL GRANTS & SUBSIDIES		345,407,600	413,744,400	353,113,900

ACCOUNT 725000 (STATE PROVIDED SERVICES)
FISCAL YEAR 2021-2022

Location	Actual FY20	Budget FY21	Proposed FY22
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THDA OFFICE LEASES	1,378,900	1,547,800	1,547,800
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**MISCELLANEOUS SERVICES (OBJECT 25A, 25D, 25E, 25Z, 254, 255)*

Attorney General	1,400	50,000	50,000
Secretary Of State Administrative Judges	1,320	6,000	6,000
Indirect Costs	-	600,000	600,000
Flexible Benefits, Wellness, and Sick Leave Bank Admin	6,500	78,400	78,400
State Audit (255)	55,900	100,000	100,000
Printing and Reproduction	5,100	20,000	20,000
Insurance - State Risk Management Premium	69,000	165,000	165,000
Miscellaneous	31,500	100,000	100,000
SUB-TOTAL	170,720	1,119,400	1,119,400

DATA PROCESSING SERVICES (OBJECT 250,251,252,257,259)

F&A - Statewide Accounting	74,200	75,000	75,000
General Services - Records Management (257)	15,400	18,000	18,000
General Services - Motor Veh Repairs		10,000	10,000
General Services - State-Owned Veh Mileage	149,700	150,000	150,000
General Services - Space Planning / Purchasing		50,000	50,000
Edison Billing (HR, Payroll, Accting, Purch, Data Proc)	230,300	250,000	250,000
SUB-TOTAL	469,600	553,000	553,000

TELECOMMUNICATIONS (OBJECT 253)

Telephone Charges (F&A)	3,100	81,100	81,100
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TOTAL STATE PROVIDED SERVICES	2,022,320	3,301,300	3,301,300
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THDA OFFICE LEASE SUPPLEMENTAL INFORMATION

Location	Square Ft.	Lease Exp. Date	Annual Totals
19002 - Andrew Jackson Building	45,100	Notice	1,150,050
Parkway Towers	7,971	07/30/21	203,261
19003 - Nashville (Madison) (HOLDOVER)	4,117	09/30/27	104,984
27002- Jackson (Lowell Thomas State Office Building)	2,794	Notice	35,564
59002 - Lewisburg (Marshall)	1,500	06/30/21	35,065
71010 - Cookeville (Putnam)	1,500	06/30/21	18,885
TOTAL	62,982		1,547,800

REVENUES
FISCAL YEAR 2021-2022

Description	Actual FY20	Budget FY21	Proposed FY22
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FEDERAL REVENUE (SOURCE 801)

Section 8 Grants	239,472,200	276,710,600	267,210,400
HOME Grants	8,738,000	9,571,500	9,571,500
Emergency Solutions Grants	2,971,000	34,049,000	2,557,000
Weatherization Grants	2,623,000	2,600,000	2,600,000
Hardest Hit Fund Grants	7,022,700	6,000,000	6,000,000
Housing Counseling Program	78,400	-	-
National Housing Trust Fund	4,420,300	-	-
LIHEAP	70,582,000	72,699,700	55,000,000
Housing Counseling Program Admin Fees	84,200	-	-
Neighborhood Stabilization Program Admin Fees	73,300	-	-
ESG Administrative Fees	355,800	1,896,000	213,500
WAP Administrative Fees	428,600	759,200	759,200
HHF Administrative Fees	993,300	1,500,000	1,500,000
HOME Administrative Fees	682,900	752,800	752,800
LIHEAP Administrative Fees	982,500	1,165,000	803,800
NHTF Administrative Fees	258,400	201,600	201,600
Section 8 Administrative Fees	11,168,600	13,432,000	11,900,900
Total Federal Revenue	350,935,200	421,337,400	359,070,700

MORTGAGE INTEREST, INVESTMENT, AND OTHER INCOME (SOURCE 880)

Tax Credit Monitoring Fees	1,592,800	3,100,000	3,100,000
Mortgage Interest Income	119,643,000	130,342,000	133,187,000
Investment Income	5,976,500	6,020,000	6,108,000
Multi Family Bond Application Fees	8,192,700	1,800,000	1,800,000
Servicing Fees (Late Fees, etc)	1,832,700	5,478,000	7,909,000
Conference and Other Income	244,700	200,000	200,000
SUB-TOTAL	137,482,400	146,940,000	152,304,000

TOTAL OF ALL REVENUES	488,417,600	568,277,400	511,374,700
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RESERVES: GRANT AND ADMINISTRATIVE FUNDS FROM HOUSING PROGRAM FUND		3,938,600	2,000,000
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TOTAL OF ALL FUNDING SOURCES	488,417,600	572,216,000	513,374,700
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Tennessee Housing Development Agency

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

Bill Lee
Governor

Ralph M. Perrey
Executive Director

MEMORANDUM

Date: September 4, 2020
To: THDA Board of Directors
From: Lynn Miller, Chief Legal Counsel
Lindsay Hall, Chief Operating Officer of Single Family Programs
Subject: Ginnie Mae Issuer

Recommendation

Staff recommends authorizing THDA to become a Ginnie Mae Issuer and authorizing staff to work through all details in connection with a secondary market execution as a Ginnie Mae Issuer. Specific recommended authorizations are as follows:

1. Authorize an insured government loan product through a secondary market execution.
2. Authorize staff to engage a provider experienced in packaging, selling and delivering loans to Ginnie Mae on behalf of housing finance agencies in order to mitigate interest rate risk and who is willing to train THDA staff and lenders in the processes required.
3. Authorize staff to create loan pools to sell to Ginnie Mae using best efforts or other methods at the point the Executive Director determines that THDA staff have sufficient knowledge and experience to carry out this function.
4. Authorize staff to utilize the current revolving line of credit, up to a maximum of \$75 million, to purchase loans from Originating Agents prior to selling them to Ginnie Mae through the provider or otherwise, with terms and conditions satisfactory to the Executive Director.
5. Adopt the resolution required by Ginnie Mae in the form attached hereto, with the names of Ralph Perrey, Lindsay Hall, Steve Fisher, Trent Ridley, Lynn Miller and any other THDA staff members as determined appropriate by the Executive Director inserted as officers specified in the first resolution.

6. Authorize all appropriate staff to execute all documents and do all things necessary to carry out the authorizations described in #1-#5 above.

Background

Becoming a Ginnie Mae Issuer continues the process of reducing THDA reliance on mortgage revenue bonds (MRB) and volume cap while maintaining high levels of THDA mortgage loan production. This process began several years ago when the Board authorized THDA to become a Freddie Mac Seller/Servicer and a Fannie Seller/Servicer. THDA currently is a Freddie Mac Seller Servicer and continues to work toward becoming a Fannie Mae Seller/Servicer. Authorizing THDA to become a Ginnie Mae Issuer is simply another step in the process.

As a Ginnie Mae Issuer, THDA will offer government insured or guaranteed loan products, such as FHA, VA, or RD loans, outside of the MRB loan program. With this method, revenue is earned on these loans once they are sold to Ginnie Mae. THDA will retain the servicing rights to these loans and will earn servicing revenue monthly.

Most importantly, this will allow THDA to sell government insured or guaranteed loans, currently purchased in the MRB loan program, through a secondary market (MBS) execution, to Ginnie Mae. This will lessen demand for volume cap needed to support tax-exempt bond issuance to purchase THDA single family mortgage loans. In addition, since FHA loans sold to Ginnie Mae will not require the issuance of tax-exempt debt, there will be no impact on the statutory debt limit applicable to THDA.

THDA will continue to utilize a TBA provider to limit some interest rate risk from loan commitment to loan delivery. Once THDA staff develop experience, the expectation is that THDA staff will sell loans directly to Ginnie Mae.

THDA will continue to use the existing line of credit with RBC to purchase closed loans from THDA Originating Agents prior to delivery/sale to Ginnie Mae. The estimated time between purchasing loans from THDA Originating Agents to loan delivery to Ginnie Mae is approximately 45 days.

As with Fannie Mae and Freddie Mac, staff is looking to supplement, not replace, loans purchased with the proceeds of tax-exempt bonds. By maintaining both a loan program funded with tax-exempt bonds and a MBS loan program, THDA reaps the benefit of long-term income from whole loans in THDA's portfolio that were purchased with proceeds of tax-exempt bonds and generates immediate income when loans are sold to Ginnie Mae, as well as to Fannie Mae and Freddie Mac.

Resolution of Board of Directors and Certificate of Authorized Signatures

U.S. Department of Housing
and Urban Development
Government National Mortgage Association

OMB Approval No. 2503-0033 (Exp. 04/30/2023)

(Please type all entries)

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a current OMB control number.

Ginnie Mae is authorized to collect the information on this form as required by Section 306(g) of the National Housing Act and/or the Ginnie Mae Handbook, 5500.3, Rev. 1. Ginnie Mae maintains this information to ensure that the persons identified below perform in accordance with acceptable business standards. The information collected will not be disclosed outside the Department except as required by law.

Name of Issuer

Issuer ID Number

Resolved First, that

Name and Title of Officer	Signature
Name and Title of Officer	Signature
Name and Title of Officer	Signature
Name and Title of Officer	Signature
Name and Title of Officer	Signature
Name and Title of Officer	Signature
Name and Title of Officer	Signature
Name and Title of Officer	Signature

of this corporation, or any one or more of them, be and each of them is hereby authorized and empowered in the name of and on behalf of this corporation and under its corporate seal, from time to time while these resolutions are in effect, to execute and deliver to the Government National Mortgage Association, in the form prescribed by said Association, with respect to the issue(s) by this corporation, under Section 306(g) of the National Housing Act and the Regulations pertaining thereto, of mortgage-backed securities to be guaranteed by the Association, any documents required to: (a) make applications to Ginnie Mae in the name of and on behalf of this corporation for approval to become an issuer and for Ginnie Mae commitments to guarantee such mortgage-backed securities issued by this corporation; (b) enter into contracts with Ginnie Mae for the latter's guaranty of mortgage-backed securities issued in accordance with the terms and conditions of commitments to guarantee, issued by the Association to this corporation; (c) merge mortgage notes, deeds of trust and bonds now owned or hereafter acquired by this corporation into pools or loan packages, against which this corporation may issue mortgage-backed securities; (d) enter into any agreements, execute any documents or papers, and furnish any information required or deemed necessary or proper by the Association in connection with any of the foregoing; and (e) abide by all the terms and conditions set forth in the Ginnie Mae Mortgage-Backed Securities Guide.

Resolved Second, that the above named officers, be and they are hereby authorized and empowered in their discretion and as occasion may arise to receive and endorse the name of this corporation on any checks or drafts representing the proceeds from collections made by servicers of mortgages pertaining to pools or loan packages, and to issue and sign any checks or drafts issued to pay to the security holders their pro rata shares in these proceeds, and to do and perform any and all acts and to execute any and all additional instruments or agreements, from time to time, in the name of and on behalf of this corporation under its corporate seal or otherwise, deemed necessary or proper by the Association in connection with the formation of mortgage pools or loan packages, the issuance of mortgage-backed securities, the guaranty of mortgage-backed securities by the Association and the discharge of the duties and obligations of this corporation, as issuer, until the proceeds of the last maturing mortgage in any pool or loan package is remitted to registered security holders.

Resolved Third, that any contracts or agreements heretofore made with said Association on behalf of this corporation, and all acts of officers or agents of this corporation in connection with any contracts to be entered into for the guaranty by the Association of mortgage-backed securities to be issued by this corporation are hereby ratified and confirmed.

Resolved Fourth, that Ginnie Mae is authorized to rely upon the aforesaid resolution until receipt by it of written notice thirty days in advance of any proposed change therein.

Previous editions are obsolete.

Certification.

I Hereby Certify that the foregoing is a true and correct copy of a resolution presented to and adopted by the Board of Directors of

at a meeting duly called and held at _____

on the _____ day of _____, 20____, at which a quorum was present and voted, and that such resolution is duly recorded in the minute book of this corporation; that the officers named in said resolution have been duly elected or appointed to, and are the present incumbents of, the respective offices set after their respective names. I also certify that the signatures set opposite the officers' names are true and genuine specimens of the officers' respective signatures.

In Witness Whereof, I have hereunto signed my name and affixed the seal of this corporation.

(Seal)

Secretary

I, _____
Name of officer Title of officer

of _____, located
Name of institution

in _____ hereby certify that
Location of institution

_____ is the duly qualified and acting secretary
Name of secretary

of _____
Name of institution

and that the signature appearing above is his/her genuine signature.

In Witness Whereof, I have hereunto signed my name

Date

Officer Signature



Tennessee Housing Development Agency

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

Bill Lee
Governor

Ralph M. Perrey
Executive Director

MEMORANDUM

Date: September 8, 2020

To: THDA Board of Directors

From: Lynn Miller, Chief Legal Counsel
Lindsay Hall, Chief Operating Officer of Single Family Programs

Subject: Selling THDA Down Payment Assistance Second Mortgage Loans

Recommendation

Authorize the sale of down payment assistance second mortgage loans funded by THDA ("DPA Seconds") in connection with Great Choice first mortgage loans owned by THDA to banks and other financial institutions that have Community Reinvestment Act requirements to meet within the state of Tennessee. Specific recommendations are as follows:

1. Authorize staff to engage banks and other financial institutions working within the state of Tennessee that may have a desire to purchase DPA Seconds to meet Community Reinvestment Act (CRA) requirements.
2. Authorize staff to create pools of DPA Seconds for sale and to negotiate the sale price thereof via public or private sale upon terms and at prices determined to be appropriate by the Executive Director in consultation with the THDA financial advisor, bond counsel, Chief Financial Officer and Chief Legal Counsel.
3. Authorize any such sales only on the condition that THDA retain all servicing rights.
4. Authorize all appropriate staff to execute all documents and do all things necessary and proper to carry out the authorizations described in #1, #2, and #3 above.

Background:

Within the past several years, there has been an increase in regulatory requirements placed on financial institutions. Many smaller local and community banks could not meet these requirements and were purchased or acquired by other banks. By combining their assets, many of these banks have found that they now have increased requirements under the CRA. THDA has a unique opportunity to be able to work with these institutions to assist them in realizing their CRA requirements.

By creating and selling pools of DPA Seconds, THDA will recover a portion of down payment funds sooner and be able to recycle these funds more quickly as loan production has seen a significant increase over the past several years. In addition, THDA will continue conversations with its financial advisor and bond counsel as to the best practice and process to recycle these funds going forward.



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: THDA Board of Directors
FROM: Cynthia Peraza, THDA Community Programs Director
Don Watt, THDA Chief Program Officer
DATE: August 31, 2020
SUBJ: 2021 Winter Round of the Tennessee Housing Trust Fund (THTF) Competitive Grants Program Description

Recommendation:

THDA staff recommends the following:

- Adopt the attached 2021 Winter Round of the THTF Competitive Grants Program Description; and,
- Authorize the Executive Director or a designee to award 2021 Winter Round THTF Competitive Grants Program funds to applicants for applications scored by staff based on the rating scale contained in the approved Program Description in descending order, subject to all requirements in the approved Program Description.

Background:

THDA has available approximately \$3.3 million for the construction and rehabilitation of affordable rental housing through the 2021 Winter Round of the THTF Competitive Grants Program. Staff is proposing the attached program description for the 2021 Winter Round (to view the documents in full see the attached links:

2021 REDLINED THTF Winter Competitive Grants Program Description

https://thda.org/images/GC-1.0-a.-2021-THTF-Winter-Competitive-Grants-Program-Description_Redlined.pdf

2021 FINAL THTF Winter Competitive Grants Program Description

https://thda.org/images/GC-1.0-b.-2021-THTF-Winter-Competitive-Grants-Program-Description_FINAL.pdf

The changes proposed for the 2021 Winter Round Program Description, beyond updating the spend-down requirements for prior year grant recipients and application due dates, include:

- Modifying the funding cycle from Fall and Spring to Winter and Summer;
- Adjusting the funding selection process to achieve a greater geographic funding distribution across the state. Under this proposal, THDA first will fund the highest scoring project in each of the Grand Divisions and then, the highest scoring projects from all applications remaining. This methodology is currently used for the National Housing Trust Fund Program.
- Clarifying the Rent Levels to read, “The tenant portion of rent in any rental property assisted with Competitive Grants funds may not exceed 30% of gross monthly income for rent”

To implement the 2021 Winter Round, THDA will observe the following schedule:

- Application Workshops - October 2020
- Application Due Date - December 10, 2020 at 11:59 PM
- Application Award Announcement - February 15, 2021
- Award Agreement Dates - March 1, 2021 – February 29, 2024

Staff will provide information to the Committee and Board regarding awards made under the 2021 Winter Round of the THTF Competitive Grants Program at the meeting that immediately follows the date of the awards.



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: THDA Board of Directors
FROM: Cynthia Peraza, THDA Community Programs Director
Don Watt, THDA Chief Program Officer
DATE: August 27, 2020
SUBJ: Hardest Hit Fund Reinstatement Only Program

Recommendation:

THDA staff recommends:

- Reopening the Hardest Hit Fund Reinstatement Only Program (ROP);
- Approving the modified ROP Term Sheet (as detailed below), and;
- Authorizing staff to make any necessary changes as required by the U. S. Department of the Treasury.

All recommendations are subject to the U. S. Department of the Treasury's approval.

Background:

THDA has administered the Hardest Hit Fund Program (HHF) since 2010. The HHF Program was developed by the U. S. Department of the Treasury to help prevent foreclosures and stabilize neighborhoods in states that were negatively impacted by the mortgage crisis that occurred in 2010.

As of the second quarter of 2020, THDA has disbursed approximately \$270,000,000 in HHF Program funds that have provided mortgage loan assistance to more than 7,400 homeowners, down payment assistance to 5,448 homebuyers, and funds to demolish almost 100 blighted properties across the state. THDA has approximately \$15 million available in HHF program and administrative funds. Due to the coronavirus (COVID-19) pandemic, the U. S. Department of the Treasury has extended the use of HHF program funds to December 31, 2021.

Based on the extension of the HHF Program deadline, and the growing need to aid homeowners during the COVID-19 pandemic, the U.S. Department of Treasury recommends that THDA consider re-opening the ROP for Tennesseans who will be in need of mortgage loan assistance.

Many homeowners are currently in a forbearance plan with their servicer. Although this is a good temporary solution for most, it is short-lived and not always an option for every homeowner. At the end of the forbearance plan, the mortgage arrearage will become due. The homeowner must be in a position to qualify for a junior lien or a loan modification, and, if not qualified, must repay the outstanding monthly loan payment balance to bring the mortgage loan current. Without the ROP, the chances are high that a homeowner will end up right back where they started, in a delinquent status. Additionally, escrow payments and shortages are not deferred or included in a forbearance. This creates a huge problem for many homeowners who could barely afford their current monthly mortgage loan payment. The escrow adjustments can increase the monthly mortgage loan payment enough for homeowners at increased risk of delinquency or foreclosure.

The attached Term Sheet describes the proposed terms of the ROP and highlights the following changes from the prior iteration of ROP:

- Add Unemployment as a qualifying hardship;
- Revise the hardship date from January 1, 2020 to March 1, 2020;
- Increase the Post-Assistance housing ratios from 38% to 45%;
- Increase maximum household income to \$98,760 per year;
- Increase the maximum unpaid mortgage balance to \$300,000;
- Decrease the Maximum Household Assistance to \$10,000; and,
- Update the Program Start Date to October 2020 and End Date to June 2021.

SCHEDULE B-5

Tennessee Housing Development Agency HHF Reinstatement Only Program (HHF-ROP) Summary Guidelines

1. Program Overview	<p>The Tennessee Housing Development Agency (THDA) Hardest Hit Fund Reinstatement Only Program (ROP) will provide assistance to homeowners who have fallen behind on their mortgage loans and or are in imminent danger of losing their home to foreclosure due to a qualified hardship that occurred after they acquired their home.</p> <p>Loan proceeds will be used to pay all mortgage loan and mortgage-related expenses to Servicer (e.g., escrowed property taxes and homeowner insurance) to bring the homeowner's mortgage loan(s) current, subject to maximum assistance criteria described in Section 9. Homeowners may receive assistance to bring their mortgage loan current through the month the reinstatement payment is made.</p>
2. Program Goals	<p>To prevent foreclosures and preserve homeownership by providing reinstatement assistance to homeowners who have been impacted by an involuntary loss of income that caused them to become delinquent on their mortgage loan(s).</p>
3. Target Population / Areas	<p>This program will be available in all Tennessee counties.</p>
4. Program Funds (Excluding Administrative Expenses)	<p>Not applicable. Program Funds may be disbursed under any program included in Schedule B.</p>

5. Borrower Eligibility Criteria	<p>In order to be eligible for assistance under ROP, homeowners must meet the following criteria:</p> <ul style="list-style-type: none"> • Maximum household income not to exceed \$98,760. • Asset test: homeowner must not have more than 6 months of principal, interest, taxes, and insurance (PITI) in reserves (excludes retirement accounts). • Homeowner must be a U. S. citizen or a permanent resident alien. • Homeowner has experienced an eligible financial hardship of involuntary loss of income equal to or greater than 20% due to a divorce, death of a spouse, or temporary loss of wages which occurred after the purchase of the home and after March 1, 2010. • Post-Assistance: homeowner's monthly PITI must not exceed 45% of household income. • Homeowner is required to complete and sign a financial hardship affidavit with appropriate documentation as to the cause of the hardship, as specified in the program guidelines. • Homeowner is required to complete a budgeting/housing counseling session before closing. <p>Eligibility for program assistance will be determined by THDA in its sole discretion, based on the criteria stated above and as otherwise set forth in the program guidelines. The ROP funds will be allocated on a first-come/approved, first-served basis.</p>
6. Property / Loan Eligibility Criteria	<p>The property must be an existing single-family home or condominium (attached or detached) including manufactured homes on foundations permanently affixed to real estate owned by the borrower.</p> <p>Tennessee owner-occupied, primary residences only.</p>
7. Program Exclusions	<ul style="list-style-type: none"> • Homeowner has a total unpaid principal balance > \$300,000. • Homeowner has received assistance through other HHF funded programs. • Homeowner is in "active" bankruptcy.

8. Structure of Assistance	<p>ROP assistance is structured as a 0% interest, non-recourse, deferred-payment, forgivable, subordinate mortgage loan with a ten (10) year term. A forgiveness clause will reduce the loan amount by 20% per year for every year the homeowner stays in the home in years 6 through 10. At the end of the ten (10) years, the note will be considered satisfied and the homeowner may request to release the lien securing the note.</p> <p>The mortgage loan will be evidenced by a promissory note and secured by a deed of trust on the property in favor of THDA. Borrowers will be required to sign and acknowledge the program guidelines pursuant to a written agreement.</p> <p>Loan funds are due and payable if the property is sold, refinanced or no longer owner occupied and there are sufficient equity proceeds available (unless otherwise prohibited under applicable federal law).</p> <p>Any funds returned according to established program guidelines will be recaptured and used to assist additional homeowners in accordance with the Agreement.</p>
9. Per Household Assistance	Up to \$10,000.
10. Duration of Assistance	ROP assistance is provided as a one-time disbursement per mortgage loan.
11. Estimated Number of Participating Households	Based on the maximum amount of ROP assistance, THDA anticipates assisting approximately 1,000 homeowners.
12. Program Inception / Duration	<p>The program will began serving Tennesseans across the state October 15, 2020.</p> <p>All funds are expected to be committed by June 30, 2021. Any recaptured funds will be used to fund HHF Programs through June 30, 2021 or until funding is fully reserved, whichever comes first.</p>
13. Program Interactions with Other HFA Programs	None.
14. Program Interactions with HAMP	None.
15. Program Leverage with Other Financial Resources	None.



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: THDA Board of Directors
FROM: Cynthia Peraza, THDA Community Programs Director
Don Watt, THDA Chief Program Officer
DATE: August 31, 2020
SUBJ: 2020 CHDO Supplemental Operating Assistance Program Description

Recommendation:

THDA staff recommends the following:

- Adopt the proposed 2020 CHDO Supplemental Operating Assistance Program Description, attached to this memo ("Program Description");
- Authorize a \$1,000,000 set aside for the CHDO Supplemental Operating Assistance program;
- Authorize the Executive Director to award funds to eligible CHDOs.
- Authorize staff to take all actions determined appropriate by the Executive Director to initiate and administer the CHDO Supplemental Operating Assistance program.

Background:

Administering a HOME project requires an organizationally strong and financially capable entity. Nonprofit organizations often rely on private financial contributions and other donations to supplement their budget. The COVID-19 pandemic has added a layer of restrictions, caused increases in operational costs, and limited opportunities for a CHDO to raise funds to cover both regular and unexpected expenses.

In order to help address these increasing costs and decreased revenues during this pandemic, and to ensure that CHDOs are able to maintain operations and retain staff capacity to develop housing using the HOME funds already awarded, additional HOME funds can be set aside for the CHDO Supplemental Operating Assistance Program for eligible CHDOs that have an open HOME grant within year 2018, 2019, or 2020.

A CHDO may request up to \$125,000 under the CHDO Supplemental Operating Assistance Program to help with the administrative costs of operating the organization. Operating expenses are separate from development funds and are funded from the set-aside for CHDO operating expenses from the annual HOME allocations.

Funding under the CHDO Supplemental Operating Assistance Program may be used for the following:

1. Reasonable and necessary costs for the operation of the CHDO.
2. Eligible costs including, but not limited to, salaries, wages, other employee compensation and benefits, employee education, training, travel, rent; utilities, communication costs, taxes, insurance, equipment, materials, and supplies. Additional guidance is available under 24 CFR § 92.208.
3. Coronavirus (COVID-19) related operating expenses including, but not limited to, the purchase of personal protective equipment for use by staff and volunteers, the cost of hygiene supplies, no-touch soap or trash receptacles, and other costs necessary to maintain a safe working environment.

Funds will be awarded through a non-competitive application process open to the eight CHDOs awarded HOME development funding under the identified program years. THDA will award the \$1,000,000 equally between the eight CHDOs. The application period will close on December 3, 2020, and contracts will be awarded for a January 1, 2021 funding start.



**HOUSING GRANT APPLICATION
HOME PROGRAM FOR FISCAL YEAR 2020
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION
SUPPLEMENTAL OPERATING ASSISTANCE**

**Program Description
Tennessee Housing Development Agency**

The Tennessee Housing Development Agency (THDA) administers a portion of the federally funded HOME program to promote the production, preservation and rehabilitation of single family housing for sale to low-income households through a competitive application process for nonprofit organizations designated by THDA as Community Housing Development Organizations (CHDO). The purpose of this Program Description is to explain the requirements and the application process for Supplemental Operating Assistance being made available to eligible CHDOs.

The program description and application link are available at www.thda.org. Once at the THDA website, click on BUSINESS PARTNERS and then Grant Administrators for the links to the HOME program. Click on HOME for the link to the 2020 HOME Program Descriptions, application and the application attachments. If you have questions, please call Bill Lord at (615) 815-2018.

The HOME Program

This program is governed by Title 24 Code of Federal Regulations, Part 92, as amended. Those regulations are incorporated by reference in this Program Description. In cases of conflicting requirements, the more stringent requirement will apply.

A. ELIGIBLE APPLICANTS

The State of Tennessee, through THDA will accept applications for the CHDO Supplemental Operating Assistance only from CHDO non-profit organizations. To be eligible, the non-profit organizations must:

1. Meet one of the two following criteria:

- a. All private, non-profit organizations must be organized and existing in the State of Tennessee (as evidenced by a Certificate of Existence from the Tennessee Secretary of State, dated no more than thirty (30) days prior to the application date).

Or

- b. Be organized and existing under the laws of another state and be qualified to do business in Tennessee (as evidenced by a Certificate of Existence from the other state's Secretary of State dated no more than thirty (30) days prior to the application date and by a Certificate of Authorization to do business in Tennessee from the Tennessee Secretary of State, dated no more than thirty (30) days prior to the application date).

2. Be an active state-designated CHDO administering a grant for the HOME Program fiscal year 2018, 2019, or 2020.
3. Provide a Budget form that clearly demonstrates a need for and used of additional operating expense funds.
4. Be in compliance with all other THDA programs in which they participate and have no outstanding findings for any THDA program.

B. ALLOCATION OF FUNDS & ELIGIBLE ACTIVITIES

THDA will set-aside \$1,000,000 for CHDO Supplemental Operating Expenses. A CHDO may request up to \$125,000 of Supplemental CHDO operating expenses to help with the administrative costs of operating the organization.

1. The term “Operating expenses” means the reasonable and necessary costs for the operation of the CHDO.
2. Eligible costs include, but are not limited to, salaries, wages, other employee compensation and benefits, employee education, training, travel, rent; utilities, communication costs, taxes, insurance, equipment, materials, and supplies. Additional guidance is available under 24 CFR § 92.208.
3. Coronavirus (COVID-19) related operating expenses are considered eligible costs. Examples of eligible COVID-19 related costs include, but are not limited to, the purchase of personal protective equipment for use by staff and volunteers, the cost of hygiene supplies, no-touch soap or trash receptacles, and other costs necessary to maintain a safe working environment.

C. PROHIBITED ACTIVITIES

The CHDO Supplemental Operating Expenses may not be used to:

1. Provide project reserve accounts, or operating subsidies;
2. Provide assistance authorized under Section 9 of the 1937 Act (annual contributions for operation of public housing);
3. Carry out activities authorized under 24 CFR Part 968 (Public Housing Modernization);
4. Provide assistance to eligible low-income housing under 24 CFR Part 248 (Prepayment of Low Income Housing Mortgages);
5. Pay for any cost that is not eligible under 24 CFR 92.208(a);
- ~~6.~~ Cover any costs that are duplicative of expenses authorized and incurred under an existing CHDO Operating Expense agreement;
- ~~6.7.~~ Cover any duplicative costs that are authorized and incurred through a CARES Act or other federally funded program or agreement.

D. CHDO DESIGNATION AND CAPACITY

In accordance with 24 CFR 92.300(a), THDA must certify that the organization meets the definition of “community housing development organization” and must document that the organization has capacity to own, develop, or sponsor housing each time it commits funds to the organization.

As a result, at time of application to THDA for the CHDO Supplemental Operating Assistance funds applicants must:

1. Meet the requirements for CHDO designation as stipulated at 24 CFR 92.300.
2. Have a demonstrated capacity to successfully carry out housing projects assisted with HOME funds. A CHDO undertaking development activities as a developer or sponsor must satisfy this requirement by having paid employee(s) with housing development experience who will work on projects assisted with HOME funds. Paid staffing may be documented by providing copies of the most recent W-2 or a minimum of two (2) months of current wage statements or copies of payroll checks, as applicable, issued by the nonprofit entity for each staff member. For its first year of funding as a CHDO, a CHDO may satisfy this requirement through a contract with a qualified consultant who has housing development experience to train appropriate key CHDO staff. A CHDO that will own housing must demonstrate capacity to act as owner of a project and meet the requirements of 24 CFR 92.300(a)(2). A CHDO does not meet the test of demonstrated capacity based on any person who is a volunteer or whose services are donated or cost allocated by another organization, or by hiring a consultant beyond the initial year of operation.

E. PROCUREMENT

A CHDO that receives Supplemental Operating Assistance must keep the solicitation of bids for goods and services as well as professional services contracts open and competitive. CHDOs that receives Supplemental Operating Assistance must follow their procurement policies and meet all state and federal requirements. At a minimum, CHDOs that receives Supplemental Operating Assistance must comply with 2 CFR 200.318 – 326 General Procurement Standards.

F. CONTRACT TERM

Contracts for CHDO Supplemental Operating Assistance will begin January 1, 2021 and will end June 30, 2023. All costs must be incurred during the contract term.

G. APPLICATION PROCESS

Applications for the CHDO Supplemental Operating Assistance will be available through THDA’s Grants Management System (GMS) on a non-competitive process. The application will be made available October 19, 2020 through December 3, 2020. All applications for CHDO Supplemental Operating Assistance must be received by THDA on or before 11:59 PM CST on Thursday, December 3, 2020. THDA will evaluate funding requests in concert with program requirements.

Appendix



Tennessee Housing Development Agency

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

Bill Lee
Governor

Ralph M. Perrey
Executive Director

APPENDIX

- Fiscal Year 2020 Investment Summary
- THDA Challenge Grant Fiscal Year 2021
- THDA COVID Supplemental Funding for Continuums of Care



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: THDA Board of Directors
FROM: Trent Ridley, Chief Financial Officer
DATE: September 8, 2020
SUBJECT: Investment Report Summary – June 30, 2020

Attached for your review is an Executive Summary of the investment report for the quarter ending June 30, 2020. This report gives you an idea about the amount of non-mortgage funds managed by our finance team and the overall performance of the portfolio.

For the quarter ending June 30, 2020, the “Portfolio Management Summary” indicates that investment activity yielded a 1.16% effective rate of return (down from 2.44% for the quarter ending June, 30, 2019) on an average daily balance of \$199.6 million. The decrease in the effective rate of return is due to the reduction in short-term investment rates over the past year. The full investment report is available on THDA’s web site.

As always, Wayne Beard, our Finance Director, does an great job managing the organization’s cash flow to balance liquidity needs for debt service while implementing a conservative investment strategy to protect investment principal but maximizing yield. If you need any additional information regarding THDA’s investments, please do not hesitate to call me at (615) 815-2012 or contact me via e-mail at tridley@thda.org.



Tennessee Housing Development Agency

Investment Report

June 30, 2020

**Andrew Jackson Building Third Floor
502 Deaderick Street
Nashville, Tennessee 37243**



www.THDA.org - (615) 815-2200 - Toll Free: 800-228-THDA

Page 31

EXECUTIVE SUMMARY

THDA Finance Team:

Trent Ridley, CFO

Wayne Beard, Finance Director

Joe Brown, Controller

August 10, 2020

**Important Transactions during the past quarter:*

- 1) The agency closed \$108,500,000 of bonds, Residential Finance Program Issue 2020-2, on May 28, 2020. This taxable financing was executed to refund or defease bonds in the 1985 and 2009 Bond Resolutions to enable the agency to reduce bond interest costs. No 0% mortgage proceeds were used or created by this transaction. The balance of 0% proceeds at June 30, 2020 was \$110,100,000.
- 2) During the past quarter, \$62.41 million in mortgage prepayments were received by the agency. This was approximately a \$12.73 million increase from the previous quarter (\$49.68 million) and approximately a \$15 million increase from the same quarter last year (\$47.41 million). Prepayments are currently being used to redeem bonds as frequently as monthly.
- 3) The agency redeemed \$128,730,000 of bonds during the quarter using mortgage principal collections and refunding proceeds. Another \$52,035,000 of bonds were defeased during the quarter. \$45.36 million of bonds under the 1985 Resolution were redeemed or defeased this quarter, leaving approximately \$74.98 million in THDA bonds outstanding that carry the moral obligation of the State of Tennessee as of June 30, 2020. Comparatively, total bonds outstanding carrying the moral obligation at June 30, 2019 was \$158.15 million.
- 4) The Federal Reserve target funds were kept at a target range of 0.00% - 0.25% at the July 29, 2020 meeting of the Federal Open Market Committee (FOMC). The coronavirus outbreak has harmed communities and disrupted economic activity in many countries, including the United States. Following sharp declines, economic activity and employment have picked up somewhat in recent months but remain well below their levels at the beginning of the year. Weaker demand and significantly lower oil prices are holding down consumer price inflation. Overall financial conditions have improved in recent months, in part reflecting policy measures to support the economy and the flow of credit to U.S. households

and businesses. The path of the economy will depend significantly on the course of the virus. The ongoing public health crisis will weigh heavily on economic activity, employment, and inflation in the near term, and poses considerable risks to the economic outlook over the medium term.



PORTFOLIO MANAGEMENT SUMMARY
Portfolio Management
Portfolio Summary
June 30, 2020

THDA
 Andrew Jackson Building
 502 Deaderick St., Third Floor
 Nashville, TN 37243
 (615)815-2020

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Mat./Call	YTM/C 360 Equiv.
Federal Agency Coupon Securities	100,400,000.00	101,377,745.25	100,651,340.46	31.46	1,377	207	1.168
Federal Agency Disc. -Amortizing	213,898,000.00	213,816,145.73	213,841,081.20	66.83	111	81	0.087
Treasury Coupon Securities	5,524,000.00	6,568,599.45	5,475,228.02	1.71	2,706	1,140	6.520
Investments	319,822,000.00	321,762,490.43	319,967,649.68	100.00%	554	139	0.537

Total Earnings	June 30	Period	Fiscal Year Ending
Current Year	579,680.99		3,899,594.43
Average Daily Balance	199,583,842.39		
Effective Rate of Return	1.16%		

Mack W. Beard, Director of Finance

GENERAL FUND

DESCRIPTION

The General Fund was established under the 1974 Resolution and was funded from earnings above and beyond the debt cost of THDA Bond Issues that were done early in the existence of the agency.

On June 30, 2014 the agency moved assets from the 1974 Resolution to the 2013 Resolution to boost the financial strength of the 2013 Resolution. This move involved the aforementioned earnings from the early existence of the agency along with the remaining mortgage balances from the 1994-1 bond issue.

The assets in the General Fund can be used for a variety of purposes. Some uses of the General Fund Assets are/have been:

- 1) Provide funding for special mortgage loan programs
- 2) Pre-fund mortgage loans pending the closing of a bond issue
- 3) Grants

THDA QUARTERLY INVESTMENT REPORT

GENERAL FUND

June 30, 2020

Historical Fund Balances

	1974 Resolution		1985 Resolution	
	Amortized Cost	Market Value	Amortized Cost	Market Value
6/30/17	22,725,082.09	22,725,133.01	N/A	N/A
6/30/18	15,452,663.90	15,411,874.97	N/A	N/A
6/30/19	18,640,227.69	18,643,702.21	N/A	N/A
6/30/20	11,792,214.84	11,818,130.37	N/A	N/A

Historical Returns (Yield)

1974 Resolution

Quarter ending 6/30/2020	Current Fiscal Year	Last 12 Months	Last 24 Months
1.936%	1.784%	1.784%	1.854%

Benchmarks:

- (1) One-year CMT
- (2) Two-year CMT
- (3) Three-year CMT

0.173%	1.171%	1.171%	2.369%
0.193%	1.143%	1.143%	2.417%
0.240%	1.143%	1.143%	2.433%

Duration

1974 Resolution

Average Duration to Maturity (Years)

Average Duration to Call (Years)

1.1
1.1

Asset Allocation

Money Market Funds

Federal Agency Coupons

Variable Rate Securities

Repurchase Agreements

Treasury Coupon Securities

Discount Bonds

1974 Resolution		1985 Resolution	
Dollar value*	Percentage	Dollar value*	Percentage
10,077,693.81	85.46%	N/A	N/A
1,000,000.00	8.48%	N/A	N/A
-	0.00%	N/A	N/A
-	0.00%	N/A	N/A
-	0.00%	N/A	N/A
714,521.03	6.06%	N/A	N/A
11,792,214.84	100.00%	N/A	N/A

Total

**Dollar values are stated as book (amortized cost) value.*

LOAN FUNDS

DESCRIPTION

Proceeds from a new bond sale that are earmarked for funding mortgage loans are deposited into the Loan Fund. THDA invests these proceeds from the day of closing (the first day the funds are received) until the funds are needed for mortgage loans. Consideration must be given to the maintenance of liquidity so those funds are available as mortgage loans are funded.

A major challenge for THDA in managing the investments in the loan fund is minimizing “negative arbitrage”. This results because the rates that can be earned with a short-term investment instrument are usually less than the cost of the new long-term debt from which the proceeds derived.

Occasionally an amount is set aside from bond proceeds to cover this shortfall. This amount is called “capitalized interest”. Another method that is sometimes used to minimize or eliminate negative arbitrage is the purchasing of longer-term investments with higher rates in the loan fund. The intent would be to sell such investments when cash is needed either on the open market, or if advantageous, to other THDA funds that are expected to have a foreseeable need for such investments.

THDA QUARTERLY INVESTMENT REPORT

LOAN FUNDS

June 30, 2020

Historical Fund Balances

	1985 Resolution		2009 Resolution		2013 Resolution	
	Amortized Cost	Market Value	Amortized Cost	Market Value	Amortized Cost	Market Value
6/30/17	8,484,095.02	8,321,193.28	5,686,245.70	5,604,371.10	86,821,844.51	86,829,957.99
6/30/18	0.00	0.00	0.00	0.00	80,887,219.27	80,722,372.55
6/30/19	4,133,539.69	4,133,539.69	0.00	0.00	127,466,688.10	126,341,036.51
6/30/20	621,543.77	621,543.77	0.00	0.00	117,828,464.12	117,822,519.62

Historical Returns (Yield)

1985 Resolution

2009 Resolution

2013 Resolution

Quarter ending 6/30/2020	Current Fiscal Year	Last 12 Months	Last 24 Months
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
0.635%	1.456%	1.456%	1.487%

Benchmarks:

(1) One-year CMT

(2) Two-year CMT

(3) Three-year CMT

0.173%	1.171%	1.171%	2.369%
0.193%	1.143%	1.143%	2.417%
0.240%	1.143%	1.143%	2.433%

Duration

Average Duration to Maturity (Years)

Average Duration to Call (Years)

1985 Resolution 2009 Resolution 2013 Resolution

N/A	N/A	0.5
N/A	N/A	0.2

Asset Allocation

Money Market Funds
Federal Agency Coupons
Variable Rate Securities
Repurchase Agreements
Pass Through Securities
Discount Bonds

Total

	1985 Resolution		2009 Resolution		2013 Resolution	
	Dollar value*	Percentage	Dollar value*	Percentage	Dollar value*	Percentage
Money Market Funds	621,543.77	0.00%	-	0.00%	16,841,008.18	14.29%
Federal Agency Coupons	-	0.00%	-	0.00%	25,000,000.00	21.22%
Variable Rate Securities	-	0.00%	-	0.00%	-	0.00%
Repurchase Agreements	-	0.00%	-	0.00%	-	0.00%
Pass Through Securities	-	0.00%	-	0.00%	-	0.00%
Discount Bonds	-	0.00%	-	0.00%	75,987,455.94	64.49%
Total	621,543.77	0.00%	-	0.00%	117,828,464.12	100.00%

**Dollar values are stated as book (amortized cost) value.*

FLOAT/EQUITY FUNDS

DESCRIPTION

Float Funds are considered to be the portion of funds at any given time in the various funds and accounts that will be needed for the next scheduled semi-annual Debt Service payment or for bond call from mortgage prepayment proceeds. Any excess that accumulates in the accounts is considered *Equity Funds*. These funds represent the cumulative net gain in any fund or group of funds. For both the Float and Equity funds, THDA's investment objective is a balancing act: to maximize earnings while achieving sufficient liquidity at January 1 and July 1 to meet debt service and bond call requirements.

The following funds hold the Float/Equity funds:

Revenue Fund (1985 Resolution):

- Debt Service & Expense Account (DS&E)
- Non-Mortgage Receipts Account (NMR)

Revenue Fund (2009 Resolution):

- Debt Service & Expense Account (DS&E)
- Non-Mortgage Receipts Account (NMR)

Revenue Fund (2013 Resolution):

- Debt Service & Expense Account (DS&E)
- Non-Mortgage Receipts Account (NMR)
- 2013 Old 74 Cash and Investment Account

The chart below depicts where the General Bond Resolutions specify the different types of receipts be deposited and held:

	<u>1985 Resolution</u>		<u>2009 Resolution</u>	
	<u>DS&E</u>	<u>NMR</u>	<u>DS&E</u>	<u>NMR</u>
	<u>Account</u>	<u>Account</u>	<u>Account</u>	<u>Account</u>
Mortgage Loan Principal & Interest	X		X	
Prepayment & Foreclosure Receipts	X		X	
Interest on Non-Mortgage Investments		X		X

	<u>2013 Resolution</u>	
	DS&E	NMR
	<u>Account</u>	<u>Account</u>
Mortgage Loan Principal & Interest	X	
Prepayment & Foreclosure Receipts	X	
Interest on Non-Mortgage Investments		X

THDA QUARTERLY INVESTMENT REPORT
FLOAT / EQUITY FUNDS
June 30, 2020

Historical Fund Balances	1985 Resolution		2009 Resolution		2013 Resolution	
	Amortized Cost	Market Value	Amortized Cost	Market Value	Amortized Cost	Market Value
6/30/17	87,961,119.29	87,957,306.84	40,000,621.84	39,994,409.87	79,169,263.36	79,269,925.73
6/30/18	50,292,289.57	50,293,867.46	37,370,251.09	37,367,821.15	119,420,680.19	119,464,475.09
6/30/19	36,248,325.57	36,249,361.89	27,746,684.14	27,747,156.46	112,193,769.14	112,074,054.62
6/30/20	4,537,994.05	4,537,994.05	9,796,981.13	9,796,981.13	124,376,398.09	124,438,991.72

Historical Returns (Yield)	Quarter ending 6/30/2020	Current Fiscal Year	Last 12 Months	Last 24 Months
1985 Resolution	0.095%	1.729%	1.729%	1.822%
2009 Resolution	0.040%	1.526%	1.526%	1.695%
2013 Resolution	0.294%	1.604%	1.604%	1.846%

Benchmarks:

(1) One-year CMT	0.173%	1.171%	1.171%	2.369%
(2) Two-year CMT	0.193%	1.143%	1.143%	2.417%
(3) Three-year CMT	0.240%	1.143%	1.143%	2.433%

Duration	1985 Resolution	2009 Resolution	2013 Resolution
Average Duration to Maturity (Years)	0.00	0.00	0.05
Average Duration to Call (Years)	0.00	0.00	0.05

Asset Allocation	1985 Resolution		2009 Resolution		2013 Resolution	
	Dollar value*	Percentage	Dollar value*	Percentage	Dollar value*	Percentage
Money Market Funds	2,177,994.05	47.99%	1,041,981.13	10.64%	50,201,512.50	40.36%
Federal Agency Coupons	-	0.00%	-	0.00%	2,400,000.00	1.93%
Treasury Coupon Securities	-	0.00%	-	0.00%	-	0.00%
Variable Rate Securities	-	0.00%	-	0.00%	-	0.00%
Repurchase Agreements	-	0.00%	-	0.00%	-	0.00%
Pass Through Securities	-	0.00%	-	0.00%	-	0.00%
Discount Bonds	2,360,000.00	52.01%	8,755,000.00	89.36%	71,774,885.59	57.71%
Total	4,537,994.05	100.00%	9,796,981.13	100.00%	124,376,398.09	100.00%

*Dollar values are stated as book (amortized cost) value.

RESERVE FUNDS (DSRF & BRF)

DESCRIPTION

Debt Service Reserve Fund (DSRF) -These funds have been set aside from prior bond proceeds, and represent the maximum annual debt service for the life of the bonds. The Debt Service Reserve requirement is by Resolution rather than bond issue. The calculation of the DSRF is performed by the Financial Advisor at the time of a new bond issue as well as annually and is based on amortized value rather than market value (pursuant to the terms of the General Bond Resolutions)

For most of THDA's history, the standard practice has been to invest the DSRF in investments with approximately the same maturity of the longest-term bond. This practice has been at the advice of Underwriters, Financial Advisors and Rating Agencies. However, beginning in 1993 when rates were at historic lows the Rating Agencies required substantially shorter maturity DSRF investment since a 30-year investment would lose substantial value if rates increased substantially. Therefore since that time investment decisions for these funds have been influenced by market conditions at the time of the investments.

Debt Service Reserve Fund (DSRF) – An analysis of the 1985 Resolution DSRF was performed as of June 30, 2020. The resulting Debt Service Reserve Fund requirement was \$6,530,462.17.

Bond Reserve Fund (BRF) - In December of 2009, THDA established a new general bond resolution, the Housing Finance Program (the 2009 resolution). This resolution calls for a Bond Reserve Fund. The required deposit for this fund is the greater of an amount equal to the aggregate of the respective amounts for each series of bonds established in the supplemental resolution authorizing such series or an amount equal to 3% of the then current balance of the program loans plus any other amount on deposit in the loan fund which has not been designated to provide for the payment of costs of issuance or capitalized interest. An analysis was performed as of June 30, 2020 to determine the amount to be held in the Bond Reserve Fund. This analysis determined that this balance needed to be \$2,355,541.30.

In May of 2013, THDA established a new general bond resolution, the Residential Finance Program (the 2013 resolution). As with the 2009 resolution, this resolution calls for a Bond Reserve Fund. The amount of the required deposit for this fund is calculated in the same manner as in the 2009

resolution. CSG Advisors performed an analysis in conjunction with the sale of Bond Issue 2020-2 in May of 2020 under this resolution. The resulting Bond Reserve Fund requirement was \$83,709,202.

THDA QUARTERLY INVESTMENT REPORT

RESERVE FUNDS

June 30, 2020

Historical Fund Balances

	1985 Resolution		2009 Resolution		2013 Resolution	
	Amortized Cost	Market Value	Amortized Cost	Market Value	Amortized Cost	Market Value
6/30/17	102,747,919.20	109,708,484.13	21,261,458.24	21,278,590.89	37,356,482.00	37,224,653.38
6/30/18	101,336,830.72	104,120,340.61	21,263,369.95	21,206,044.69	46,304,284.25	46,037,294.51
6/30/19	91,015,399.41	91,610,612.61	21,307,582.65	20,713,277.95	50,951,091.06	49,480,576.18
6/30/20	23,857,841.86	24,948,423.77	6,611,813.54	6,613,393.73	111,728,216.43	112,333,794.57

Historical Returns (Yield)

1985 Resolution
2009 Resolution
2013 Resolution

Quarter ending 6/30/2020	Current Fiscal Year	Last 12 Months	Last 24 Months
3.042%	2.879%	2.879%	3.101%
1.741%	1.996%	1.996%	2.135%
1.866%	2.003%	2.003%	2.188%

Benchmarks:

(1) One-year CMT
(2) Two-year CMT
(3) Three-year CMT

0.173%	1.171%	1.171%	2.369%
0.193%	1.143%	1.143%	2.417%
0.240%	1.143%	1.143%	2.433%

Duration

Average Duration to Maturity (Years)
Average Duration to Call (Years)

1985 Resolution 2009 Resolution 2013 Resolution

1.5	1.9	2.5
1.5	0.5	0.6

Asset Allocation

Money Market Funds
Federal Agency Coupons
Treasury Coupon Securities
Variable Rate Securities
Repurchase Agreements
Pass Through Securities
Discount Bonds

	1985 Resolution		2009 Resolution		2013 Resolution	
	Dollar value*	Percentage	Dollar value*	Percentage	Dollar value*	Percentage
Money Market Funds	9,388,059.32	39.35%	37,856.70	0.57%	796,168.69	0.71%
Federal Agency Coupons	-	0.00%	3,526,000.00	53.33%	68,725,340.46	61.51%
Treasury Coupon Securities	5,475,228.02	22.95%	-	0.00%	-	0.00%
Variable Rate Securities	-	0.00%	-	0.00%	-	0.00%
Repurchase Agreements	-	0.00%	-	0.00%	-	0.00%
Pass Through Securities	-	0.00%	-	0.00%	-	0.00%
Discount Bonds	8,994,554.52	37.70%	3,047,956.84	46.10%	42,206,707.28	37.78%
Total	23,857,841.86	100.00%	6,611,813.54	100.00%	111,728,216.43	100.00%

**Dollar values are stated as book (amortized cost) value.*

ARBITRAGE

DESCRIPTION

Arbitrage, in part is defined as “the simultaneous purchase and sale of the same or equivalent security in order to profit from price discrepancies”.

This relates to THDA as it is applied to the use of proceeds from tax-exempt bonds, specifically the use of such bond proceeds or earnings from such proceeds to purchase taxable non-mortgage investments. Any excess earnings over the cost of borrowing (bond rate) are arbitrage earnings and must be rebated to the Internal Revenue Service.

This is a net calculation and is computed annually. Attached is a spreadsheet showing the arbitrage liability by bond issue as of 6/30/2020. Every five years, on the anniversary date of each bond issue, for the life of the bond issue, cash settlement has to be made with the IRS. If earnings for a five-year period are less than what the investments would have earned at the bond rate, no payment is due the IRS. If the earnings are more than what would have been earned at the bond rate, cash payment of the excess must be paid to the IRS. THDA has contracted with Kutak Rock to make these complex calculations.

From an Investment management performance measurement standpoint, THDA knows that if there is a rebate liability for a bond issue, then the agency has maximized earnings for that particular issue. This is probably the best benchmark of all because as mentioned above any earnings in excess of bond cost cannot be retained by the agency.

Tennessee Housing Development Agency
Rebate Liability as of June 30, 2020

<i>Resolution / Bond Issue</i>	<i>Arbitrage Rebate Liability</i>
<u>1985 Res</u>	
2011-1	23,041.44
2012-1	-
2012-2	-
Sub-total	23,041.44
<u>2009 Res</u>	-
2011-A	-
2011-C	-
2015-A	-
Sub-total	-
<u>2013 Res</u>	
2013-1	-
2013-2	-
2014-1	-
2014-2	-
2015-1	-
2015-2	-
2016-1	-
2016-2	-
2016-3	-
2017-1	-
2017-2	-
2017-3	-
2017-4	-
2018-1	-
2018-2	-
2018-3	-
2018-4	-
2019-1	-
2019-2	-
2019-3	-
2019-4	-
2020-1	-
2020-2	-
Sub-total	-
TOTALS	23,041.44



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: THDA Board of Directors
FROM: Cynthia Peraza, THDA Community Programs Director
Don Watt, THDA Chief Program Officer
DATE: September 8, 2020
SUBJ: 2021 THDA Challenge Grant Program

Program Update:

THDA had allocated \$500,000 to the THDA Challenge Grant Program for fiscal year 2021.

THDA only received one application for consideration for this round of funding. After careful review and consideration, the Review Committee determined the application did not meet the requirements set forth in the Program Description. Therefore, THDA will not be awarding funds for the 2021 THDA Challenge Grant Program.

Staff anticipates having more interest in the Challenge Grant Program next year, once the COVID-19 pandemic has passed and the economy stabilizes.



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: THDA Board of Directors
FROM: Cynthia Peraza, THDA Community Programs Director
Don Watt, THDA Chief Program Officer
DATE: September 4, 2020
SUBJ: THDA COVID-19 Supplemental Funding from two Continuum of Care

Program Update:

THDA received applications for the THDA COVID-19 Supplemental Funding from multiple Continuum of Care (CoC) agencies. THDA had \$500,000 available for award and each approved agency was eligible to receive up to \$50,000 to support the implementation of a plan to support a CoC-wide response to reduce the risk of transmission of the coronavirus within the homeless community.

Since our last update, staff approved 100% of the THDA COVID-19 Supplemental Funding to the following CoC agencies:

<u>Agency</u>	<u>Amount Awarded</u>
Community Housing Partnership of Williamson County	\$50,000
West Tennessee Healthcare Foundation	\$50,000
Community Alliance for the Homeless, Inc	\$50,000
Appalachian Regional Coalition on Homelessness	\$50,000
Chattanooga Regional Homeless Coalition	\$50,000
Metropolitan Development and Housing Agency	\$50,000
Housing, Health & Human Services Alliance of Rutherford County	\$50,000
Knoxville-Knox County Continuum of Care	\$50,000
Tennessee Valley Coalition for the Homelessness	\$50,000
Crossville Housing Development Corporation	\$50,000

Each CoC provided a clear description of their plans to utilize these funds in a manner that helped address the unique challenges and expenses experienced through the COVID-19 pandemic.

Page 48