

Ralph M. Perrey, Executive Director



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

MEMORANDUM

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

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

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

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

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

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

Ralph M. Perrey, Executive Director

Date



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

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



2021 HOME CHDO Homewonership Program Funding Matrix

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

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

Approved:  1/10/22
 Ralph M. Perrey, Executive Director Date

2021 HOME Homeownership Program Funding Matrix

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

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

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