



**Tennessee Housing Development Agency**  
Andrew Jackson Building, Third Floor  
502 Deaderick Street, Nashville, TN 37243

**Bill Lee**  
Governor

**Ralph M. Perrey**  
Executive Director

**MEMORANDUM**

**TO:** Ralph M. Perrey, Executive Director

**FROM:** Cynthia Peraza, Director of Community Programs  
Through Don Watt, Chief Programs Officer

**DATE:** May 11, 2021

**RE:** 2020 HOME CHDO Mini Round –REVISED Funding Recommendation

Attached is the revised funding award matrix under the 2020 HOME CHDO Mini Round Program Description which made \$5 million available to award. THDA received 7 CHDO applications eligible for scoring requesting over \$4.9 million in project and operating expense funding. The original recommendation for funding memo dated April 16, 2020 excluded two CHDO applications (listed below as #6 and #7) that were missing details from their application for full consideration. The application documentation has been received and THDA staff is now recommending to include them in the 2020 CHDO Mini Round award, bringing the amount of funding recommendation to \$4,904,781.00 that will create 38 units of affordable housing, benefiting 38 households.

**CHDO Awarded Funding include:**

1. Tennessee's Community Assistance Corporation (Union County) is proposing to build seven (7) affordable homes for seven (7) qualified low-to-moderate income homebuyers at or below 80% AMI. The new homes will be constructed on scattered site locations within Sevier, Union, and Jefferson Counties.
2. Neighborhood Housing, Inc. (Knox County) is proposing to develop a total of four (4) homes to provide affordable housing solutions for residents of Knox County and Sevier County in East Tennessee. CHDO funds will be used to construct one new home in Knox County, one new home in Sevier County, and acquire and rehabilitate two (2) homes in Knox County.
3. Southwest TN CDC (Madison County) is proposing to collaborate with local community partners to construct six (6) homes on lots that were donated to build accessible, affordable, energy efficient, single-family homes for homeownership to benefit low-income to moderate-income households in Jackson.
4. East Tennessee Housing Development Corporation (Knox County) is proposing to develop a total of five (5) homes, four (4) through as Acquisition/Rehabilitation and at least one through New Construction. All units will be located in Knox County. If you concur with this recommendation, please sign the Memorandum below.
5. Aid To Distressed Families of Appalachian Counties (Anderson County) is proposing to construct five (5) new single-family homes for low-income families. Three (3) of the homes will be constructed in Anderson County, within the city limits of Oak Ridge. Two (2) homes will be located in Morgan County TN.
6. Loudon County Habitat for Humanity (Loudon County) is proposing to construct three (3) new single-family detached homes for low-income families who complete their Habitat for Humanity Program and are eligible for purchasing a home through USDA Rural Development. The three homes will be constructed under the local codes using the 2012 International Building Codes, using a mix of volunteer labor and skilled contractors.

7. Hard Bargain Mt. Hope Redevelopment Inc. dba Hard Bargain Association (Williamson County) is proposing to construct eight (8) new three-bedroom homes located in the Hard Bargain neighborhood. The homes will help four (8) low-income families move from rental to homeownership. The homes will be constructed under the local codes using the 2018 International Building Codes and will meet HUD and Section 8 Housing Quality Standards requirements.

If you concur with this recommendation, please sign below.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

### 2020 HOME CHDO Mini-Round - REVISED

Applicant	Threshold	Div	County	Program \$	CHDO Op \$	Total	# of HH	Activity	Score	Program funds Available \$5,000,000
Tennessee's Community Assistance Corporation	Eligible	E	Jefferson, Sevier, Union	\$ 930,000.00	\$ 70,000.00	\$ 1,000,000.00	7	New Construction	94	\$ 4,000,000.00
Neighborhood Housing, Inc.	Eligible	E	Knox, Sevier	\$ 596,000.00	\$ 41,660.00	\$ 637,660.00	4	New Construction, Acquisition and Rehabilitation	93	\$ 3,362,340.00
Southwest TN CDC	Eligible	M	Madison	\$ 930,000.00	\$ 70,000.00	\$ 1,000,000.00	6	New Construction	90	\$ 2,362,340.00
East TN Housing Development Corporation	Eligible	E	Knox,	\$ 689,761.00	\$ 48,238.00	\$ 738,044.00	5	Acquisition and Rehabilitation, New Construction	80	\$ 1,624,296.00
Aid To Distressed Families of Appalachian Counties (ADFAC)	Eligible	E	Anderson, Morgan	\$ 500,000.00	\$ 35,000.00	\$ 535,000.00	5	New Construction	66	\$ 1,089,296.00
Loudon County Habitat for Humanity	Eligible	E	Loudon	\$ 330,000.00	\$ 23,100.00	\$ 353,100.00	3	New Construction	89	\$ 736,196.00
Hard Bargain Mt. Hope Redevelopment Inc. dba Hard Bargain Association	Eligible	M	Williamson	\$ 599,044.00	\$ 41,933.00	\$ 640,977.00	8	New Construction	88	\$ 95,219.00
<b>Total Applications Received</b>				\$ 4,574,805.00	\$ 329,931.00	\$ 4,904,781.00	38			
<b>Total Applications Recommended for Funding</b>				\$ 4,574,805.00	\$ 329,931.00	\$ 4,904,781.00	38			

Awards Revised 5/7/2021

Approved By:


5/12/21

Ralph M Perrey, Executive Director

Date