

STATE OF TENNESSEE

ANNUAL PERFORMANCE REPORT
ON THE
HOUSING AND COMMUNITY
DEVELOPMENT
CONSOLIDATED PLAN
FISCAL YEAR 2010-2011

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FY 2010-2011 Annual Performance Report on the Consolidated Plan

PART I

Introduction

On January 5, 1995, a final rule titled Consolidated Submission for Community Planning and Development Programs was published in the Federal Register under the U.S. Department of Housing and Urban Development (HUD). Effective February 5, 1995, the rule amended HUD's regulations for Comprehensive Housing Affordability Strategies (CHAS) with a single rule that consolidated planning, application and reporting aspects of the following formula programs into a single submission:

<u>Name of Formula Program</u>	<u>Acronym</u>	<u>Administering State Agency</u>	<u>Acronym</u>
Community Development Block Grant	CDBG	Tennessee Department of Economic and Community Development	TECD
HOME Investment Partnership	HOME	Tennessee Housing Development Agency	THDA
Emergency Shelter Grants	ESG	Tennessee Housing Development Agency	THDA
Housing Opportunities for Persons with AIDS	HOPWA	Tennessee Department of Health	TDOH

The consolidated submission is known as the Consolidated Plan and will be referred to as such throughout this document. Reporting requirements were also consolidated and replaced four general performance reports with one performance report. A coinciding fiscal year was selected among the three agencies. The annual planning and reporting period for the Consolidated Annual Performance Evaluation Report for the State of Tennessee is July 1, 2010 – June 30, 2011. As in previous years, the annual reports completed by each agency are included as exhibits to this document.

This document discusses performance by the State of Tennessee in meeting action steps contained in the Consolidated Plan, utilizing the four formula programs. Other resources were made available that played a role in or had an impact on the State's performance and are also discussed. The report contains multiple sections, which describe the resources made available to the State, the investment of those resources, the geographic distribution of resources by Grand Division of the state, and the persons and families who benefit from the programs, including information on race and ethnicity. Each section concludes with a table summarizing the data presented. Also included in the report are actions taken to affirmatively further fair housing and other actions taken toward achieving the goals of the Consolidated Plan. Finally, an assessment of accomplishments is discussed.

Notice: As found in 24 CFR Part 91 under the American Recovery and Reinvestment Act of 2009 for the Tax Credit Assistance Program (TCAP) and the Homeless Prevention and Rapid Re-Housing Program (HPRP), and under Title III of Division B of the Housing and Economic Recovery Act of 2008 for the Neighborhood Stabilization Program, Consolidated Planning requirements do not apply to the programs authorized under those Acts.

A) A DESCRIPTION OF THE RESOURCES MADE AVAILABLE

HUD Resources Required Under Consolidating Planning

1. Community Development Block Grant (CDBG) Small Cities Program

The Community Development Block Grant program is a multi-faceted federal program that allows numerous activities. Each activity conducted must address, at a minimum, one of three national objectives: 1) Benefit to Low and Moderate Income Persons, 2) Prevention or Elimination of Slum and Blight, or 3) Urgent Need. The State, through the Department of Economic and Community Development, administers the Small Cities CDBG program for all jurisdictions in the state except for thirteen entitlement areas. The CDBG Small Cities program received a \$29,093,372 allocation from HUD for Fiscal Year 2010-2011 (FY 2010-11). In addition to administering the program, each year TECD prepares the State Grant Performance/Evaluation Report (PER). TECD prepared the PER which is included in this document as Exhibit A.

2. HOME Investments Partnership (HOME)

The HOME program is an affordable housing program that provides federal funds to states and local participating jurisdictions (PJs) to carry out multi-year housing strategies. The purpose of the program is to expand the supply of decent, safe, sanitary, and affordable housing for low-and very-low-income households. In Tennessee, eight local PJs and one consortium receive direct HUD funding for this program, and THDA administers the program for the remainder of the state. For FY 2010-11 the State received a \$17,461,612 HOME allocation to use in the competitive annual grant program and for administration of the program. Local governments, public agencies, and private, nonprofit organizations are all eligible applicants for HOME funds. As in past years, THDA prepared the HOME annual report, which is included in this document as Exhibit B.

3. Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program provides funding to nonprofit service providers to assist low-income HIV/AIDS infected persons, their family member(s), or significant others as allowed by law that are threatened with homelessness. The Tennessee Department of Health (TDOH) administers the program, and funds are awarded through a competitive application process. HOPWA funds are used to provide funding in five categories. The categories are:

- 1) Housing Information Services
- 2) Housing Assistance (Short-Term Rent Mortgages and Utility)
- 3) Supportive Services
- 4) Grant Administrative Costs
- 5) Project Sponsor Administrative Costs

During the reporting period, HUD made available \$911,377 for the program. TDOH prepared the annual HOPWA report as in past years and the report is included in this document as Exhibit C.

4. Emergency Shelter Grants (ESG) Program

The Emergency Shelter Grants Program provides funding to local governments and private, non-profit service providers to assist homeless persons in Tennessee. The program is administered by the Tennessee Housing Development Agency (THDA) and makes awards on a competitive basis to entities throughout the state. During the reporting period, \$1,525,753 was made available by HUD for homeless shelters, service providers, and program administrative costs. THDA Community Programs Division prepared the ESGP report which is included in this document as Exhibit D.

Other Resources Made Available

5. HUD Section 8 Tenant-Based and Project-Based Rental Assistance Program

The Section 8 Tenant-Based Rental Assistance Program is administered by THDA and is authorized to operate in all 95 counties of Tennessee. Currently, Tenant-Based Section 8 operates in 75 of the 95 counties. During the reporting period approximately \$35,664,107 was made available for the Section 8 Tenant-Based program.

The Contract Administration Division of THDA administers Section 8 Project-Based contracts and is responsible for the monthly Housing Assistance Payments (HAP) to Section 8 properties throughout the state. At the end of the reporting period 29,513 units of affordable housing were provided. Housing Assistance Payments for the year were \$147,774,039.

6. THDA Homeownership Programs

The Great Rate, Great Start, Great Advantage and New Start homeownership programs provide opportunities for low- and moderate-income persons to purchase their first home. Great Rate is the basic homeownership program. Great Start provides four percent of the purchase price in down payment or closing cost assistance in exchange for a slightly higher interest rate. Great Advantage offers a below market interest rate set at one half (1/2) of a percentage point above Great Rate and borrowers receive two percent of the mortgage amount to be used for down payment and/or closing costs. The New Start zero percent Mortgage Loan Program is delivered through non-profit organizations that have established programs for the construction of single family housing for low- and very-low income households. It is designed to promote single family construction for very low income families. All four programs include limitations on eligibility based on household income and acquisition costs.

The new Preserve Loan Program is an affordable-cost loan program developed by Tennessee Housing Development Agency (THDA) to help low- and moderate-income homeowners make necessary home repairs. This program offers a four percent interest rate on home repair loans.

THDA is not a direct lender to borrowers, but works with approximately 90 approved mortgage lenders across the state to originate the loans. THDA either provides funds to approved mortgage lenders to close pre-approved THDA loans, or purchases pre-approved loans from the lenders after the loans are closed. At the end of the reporting period, THDA mortgage loans totaled \$231,073,408.

7. THDA House Repair Program

During the fiscal year, THDA continued to partner with the Rural Housing Service (RHS) of the U.S. Department of Agriculture to provide funds for the Rural Repair Program. The THDA grant is restricted to 30% of the RHS approved repair costs and cannot exceed \$5,000 per non-elderly or non-disabled household. For elderly or disabled households, the THDA grant is restricted to 50% of the RHS approved repair costs and cannot exceed \$7,500. During the reporting period, THDA provided \$612,932 to the program to be used with RHS Section 504 program funds.

8. Low Income Housing Tax Credit Program (LIHTC)

The Low-Income Housing Tax Credit (LIHTC) program is authorized under Section 42 of the Internal Revenue Code, as amended, and is administered by THDA. The program offers owners of and investors in low-income rental housing a reduction in federal income tax liability over a period of ten years. The Internal Revenue Service allocates tax credit authority to states on a calendar year basis. The State of Tennessee does not receive actual dollars but receives tax credit authority. In calendar year 2010, the State had tax credit authority in the amount of \$7,311,038 to be issued to non-profit and for-profit developers of low-income housing. In addition the State allocated \$328,800 in non-competitive credits available for non-profit and for-profit developers. The total allocation for the year was \$7,639,838.

9. Multi-Family Bond Authority

THDA authorizes allocation of tax-exempt bond authority to local issuers for permanent financing of multi-family housing units in the state. The authority can be used to provide permanent financing for new construction of affordable rental housing units, conversion of existing properties through adaptive reuse, or acquisition and rehabilitation of rental units. Applications are scored and points are awarded based on certain conditions. In addition, some units must be occupied by households with low-income: 20% of the units must be occupied by households with incomes no greater than 50% of area median income, or 40% of the units must be occupied by households with incomes no greater than 60% of area median income. Seventy-five percent of the units must be occupied by households with incomes no greater than 115% of the area median income. In calendar year 2010, THDA made \$4,100,000 million of authority available to local issuers.

Summary

As the following Table 1 demonstrates, the State of Tennessee had over \$475 million available to assist its low- and moderate-income citizens in housing and community development. Federal assistance through the Consolidated Plan programs amounted to nearly \$49 million. Other resources totaled over \$426 million. The following sections of this report will demonstrate how these programs assist low- and moderate-income citizens in Tennessee.

**Table 1. Recap of Resources Made Available
All Programs: FY 2010-2011**

PROGRAM	FUNDS MADE AVAILABLE	
HUD RESOURCES REQUIRED IN THE CONSOLIDATED PLAN		
CDBG	\$29,093,372	
HOME	\$17,461,612	
HOPWA	\$911,377	
ESG	\$1,525,753	
<i>Subtotal of HUD Resources Required</i>		\$48,992,114
OTHER RESOURCES MADE AVAILABLE		
Section 8 Rental Assistance	\$35,664,107	
Section 8 Contract Administration	\$147,774,039	
Homeownership	\$231,073,408	
THDA Rural Repair Program	\$612,932	
LIHTC	\$7,639,838	
Multi-Family Bond Authority	\$4,100,000	
<i>Subtotal Other Resources</i>		\$426,864,324
Grand Total		\$475,856,438

B) INVESTMENT OF AVAILABLE RESOURCES

1. Community Development Block Grant (CDBG) Small Cities Program

During the reporting period, 114 awards were made to new recipients or city and county governments, totaling \$25,189,426. Proposed activities of new recipients are summarized in Table 2 below. Each number in the frequency column represents a local government recipient carrying out the described activity. Each local government may carry out multiple activities. More detailed information is contained in the PER (Exhibit A).

The CDBG program allows contracts between TECD and local governments to vary in term, and many contracts continue into subsequent fiscal years.

Table 2. CDBG Awards by Type of Activity: FY 2010-2011

<i>Activity</i>	<i>Activity #</i>	<i>Frequency</i>	<i>Amount</i>	<i>% of Total</i>
Clearance	2, 6	9	\$2,634,920	10.46%
Relocation	8	2	\$753,000	2.99%
Administration, Planning, & Management	13, 13(P)	55	\$1,424,542	5.66%
Public Facilities: Water/Sewer	4A, 4(B)	45	\$19,747,964	78.40%
Rehabilitation: Residential	9A	3	\$629,000	2.50%
Totals		114	\$25,189,426	100.00%

As was the case in previous years, the largest portion of CDBG funds awarded, 78.4%, was designated for public facilities improvements.

2. HOME Investments Partnership (HOME)

In regards to the HOME Program, the State may spend up to ten percent of its allocation for administrative and planning expenses. The State uses three percent of these funds for its own administrative expenses and the remaining seven percent is available to pay the administrative costs of local governments and non-profit grant recipients. The State also allows CHDOs to request up to seven percent for operating expenses. The balance of the State HOME allocation was divided programmatically as follows:

For Fiscal Year 2010-2011 the HOME program was awarded \$17,461,612 and allocated an additional \$62,598 of program income and recaptured funds. The HOME program provided a total of \$17,524,210 to fund 49 applicants and to provide or preserve 477 units of affordable housing. The majority of those units, 83%, will be rehabilitated owner occupied units. The following table provides a breakdown by activity of the awards made from 2010 HOME Program funds.

Table 3. HOME Awards by Type of Activity: FY 2010-2011

Type of Activity (1 Activity Per Application)	Total Applications Awarded = 49		
	Apps.	Units	Total \$
Homeownership/Down Payment Assistance	1	15	\$150,000
Homeownership Rehab	38	399	\$13,073,045
Homeownership New Construction	3	20	\$1,252,771
Rental Acquisition/Rehab	1	6	\$450,000
Rental New Construction	5	31	\$2,098,394
Type of Activity (>1 Activity Per Application)	1		
Homeownership New Construction		2	\$166,666
Rental New Construction		4	\$333,334
TOTAL	49	477	\$17,524,210

**Homeownership activities may include acquisition and rehabilitation of single family homes for homeownership, new construction, and/or homeownership down payment assistance.*

3. Housing Opportunities for Persons with AIDS (HOPWA)

For Fiscal Year 2010-2011 the State Department of Health awarded \$922,000 to seven nonprofit project sponsors. Additionally, HOPWA allocated \$11,000 of state funding to one service provider. Contracts between the Department of Health and the project sponsors are for one-year terms and coincide with the State’s fiscal year July 1, 2010 to June 30, 2011. Grantees that were awarded funding included programs across Tennessee, as listed below.

**Table 4. HOPWA Awards FY 2010-2011
By Grand Division**

Grand Division	Awarded
East	
East TN(East TN HRA)	\$278,500
Northeast TN (Frontier Health)	\$99,300
Southeast TN (Chattanooga CARES)	\$225,800
<i>Total East</i>	\$603,600
Middle	
Mid Cumberland (Nashville CARES)	\$45,100
South central TN (Columbia CARES)	\$65,600
Upper Cumberland (UC HRA)	\$63,200
<i>Total Middle</i>	\$173,900
West	
West TN (West TN Legal Svc)	\$144,500
<i>Total West</i>	\$144,500
<i>Grand Total</i>	\$922,000

4. Emergency Shelter Grants (ESG)

The State was allocated \$1,525,753 in FY 2010-2011 for the ESG Program. Additionally, there was \$159,480 in unspent funds from ESG 2009, which were added to the competitive grant round. The total amount was subdivided as follows:

Small Cities Set-Aside	\$ 777,128
TDMHDD Set-Aside	\$ 100,000
ESG Competitive Round	\$ 768,823
Program Total	\$1,645,951
State Administration	\$39,282
Total FY 2010-2011	\$1,685,233

Contracts between THDA and eligible entities are for one-year terms and coincide with the State’s fiscal year. The State received a total of 25 applications in the competitive round for FY 2010-11, with requests totaling \$1,409,290. A total of 12 applications were received from the East Region of the state, five from the Middle Region of the state and eight from the West Region. The State completed a total of 33 contracts with 15 private, non-profit agencies providing homeless assistance services through shelter

and non-shelter based programs. Each of the eleven local government agencies sub-contracted with local non-profit agencies.

Prevention discretionary funds of \$100,000 (HUD does not require a match) were used for a statewide Homeless Prevention Project through contracts with seven regional housing agencies providing housing assistance for persons with mental health issues. This activity meets HUD’s Discharge Planning requirement to ensure that persons being released from hospitals, prisons and mental health facilities are not discharged with no place to go. A total of 12 beds were added this year, leading to a total of 903 beds available at the end of the reporting period. More detailed information can be found in the ESG Annual Report (Exhibit D).

Other Resources Made Available

5. HUD Section 8 Tenant-Based and Project-Based Rental Assistance Programs

The THDA Rental Assistance Division administers the Section 8 Tenant-Based assistance program through nine field offices throughout the state that provide services to families participating in the program. In FY 2010-11, the Rental Assistance Division had \$35,664,107 for Tenant-Based assistance.

The THDA Contract Administration division continued administration of Project-Based units during FY 2010-11. At the end of the year, the Housing Assistance Payments (HAP) totaled \$147,774,039.

6. THDA Homeownership Programs

During the reporting period, there were 2,214 loans made through the THDA homeownership programs totaling \$231,073,408. The basic homeownership program is known as Great Rate which offers a below market interest rate loan secured by a first mortgage. Great Start offers borrowers an amount equal to 4% of the loan amount for down payment and closing costs, with a higher interest rate applied to the loan. Great Advantage offers a rate set at one half (1/2) of a percentage point above Great Rate and two percent of the mortgage amount to be used for down payment and/or closing costs. The New Start program, delivered through non-profit organizations, promotes construction of new homes for very low income Tennesseans. Loans are available to first-time homebuyers for primary residences only, and limits on household income and acquisition price varies by county. The Preserve loan program offers a 4% interest rate and was developed by THDA to help low- and moderate-income homeowners make necessary home repairs.

Table 5. THDA Single Family Loans, FY 2010-2011

Program	Mortgages			Average
	#	%	\$	\$
Great Start	1829	82.61%	\$193,472,248	\$105,780
Great Advantage	61	2.76%	\$6,875,512	\$112,713
Great Rate	212	9.58%	\$21,485,213	\$101,345
New Start	111	5.01%	\$9,227,035	\$83,126
Preserve	1	0.05%	\$13,400	NA
<i>All</i>	2,214	100.00%	\$231,073,408	104,369

7. THDA Rural Repair Program

The THDA Rural Repair Program continued its partnership with the Rural Housing Service (RHS) of the U. S. Department of Agriculture. The program provides funds for the repair of homes of low-income people. The THDA grant is restricted to 50% of the RHS approved repair costs and cannot exceed \$7,500 per household and is only available to homeowners aged 62+. A grant/loan combination is made if the applicant can repay part of the cost and cannot exceed \$27,500. During the fiscal year, THDA provided \$612,932, contributing to 142 grants/loans.

8. Low Income Housing Tax Credit Program (LIHTC)

The State of Tennessee received tax credit authority in calendar year 2010 in the amount of \$13,226,448 to be allocated to for-profit and non-profit developers of low-income housing. Of this amount, \$7,311,038 was actually allocated and the balance of 2010 tax credits carries forward to 2011. In addition, the State allocated a total of \$328,800 in non-competitive tax credits to non-profit and for-profit developers. The competitive and non-competitive LIHTCs totaled \$7,639,838.

9. Multi-Family Bond Authority

THDA allocates a maximum of \$11,500,000 of tax-exempt bond authority to a development involving new construction and \$17,250,000 for developments involving conversion and/or acquisition. Points are awarded to applications demonstrating that developments address certain conditions – meeting housing needs, meeting energy/maintenance standards, serving special populations, and increasing housing stock. In calendar year 2010, a total of \$4,100,000 was allocated.

Summary

For Fiscal Year 2010-2011, the State expended a total of \$472,185,193 in funds for community development and housing programs in Tennessee, as shown in the table below.

**Table 6. Recap of Investments
All Programs: FY 2010-2011**

PROGRAM	FUNDS AWARDED/GRANTED/LOANED	
INVESTMENT OF TOTAL RESOURCES MADE AVAILABLE		
CDBG	\$25,189,426	
HOME	\$17,524,210	
HOPWA	\$922,000	
ESG	\$1,685,233	
<i>Subtotal</i>		\$45,320,869
INVESTMENT OF OTHER RESOURCES MADE AVAILABLE		
Section 8 Rental Assistance	\$35,664,107	
Section 8 Contract Administration	\$147,774,039	
Homeownership	\$231,073,408	
THDA House Repair Program	\$612,932	
LIHTC	\$7,639,838	
Multi-Family Bond Authority	\$4,100,000	
<i>Subtotal</i>		\$426,864,324
<i>Grand Total</i>		\$472,185,193

C) GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

1. Community Development Block Grant (CDBG) Small Cities Program

TECD administers the CDBG program and prepared the State Performance and Evaluation Report (PER) which is presented in Exhibit A. The following table, derived from the PER, summarizes information on the location of new recipients and on funding amounts by Grand Division. Of the total funding awarded, 38% was awarded in East Tennessee, 42% in Middle Tennessee and 20% in West Tennessee. An expanded version of this table is presented in Exhibit A.

Table 7. CDBG Funding By Grand Divisions: FY 2010-2011

Grand Division	New Recipients	Total Dollars	%
<i>Total East</i>	<i>20</i>	<i>\$9,527,301</i>	<i>38%</i>
<i>Total Middle</i>	<i>22</i>	<i>\$10,549,483</i>	<i>42%</i>
<i>Total West</i>	<i>14</i>	<i>\$5,112,642</i>	<i>20%</i>
GRAND TOTAL	56	\$25,189,426	100%

2. HOME Investments Partnership (HOME)

During the reporting period, THDA awarded HOME funds in the amount of \$17,524,210 to 49 grantees proposing to construct or improve 483 housing units. The following table presents the geographic distribution of HOME awards for the CHDO, Special Needs (SN), and Regional categories. The total award to CHDOs was \$2,752,771, the total award to Special Needs was \$1,548,394, and the total of the Regional award was \$13,223,045.

**Table 8. HOME Awards FY 2010-2011
Type of Activity & Dollar Amount by Grand Division**

Grand Division	Program	Activity	# of Apps Funded	Total Units	Total \$
East	CHDO	Homeownership New Construction & Rental New Construction	3	23	\$1,477,771
	SN	Rental Acquisition/Rehab/New Construction & Rental New Construction	3	14	\$1,145,356
	Regional	Homeownership Rehab	17	194	\$5,578,458
	<i>East Total</i>		23	231	\$8,201,585
Middle	CHDO	Homeownership New Construction & Rental New Construction	2	14	\$775,000
	SN		0	0	\$0
	Regional	Homeownership Rehab & Rental Acquisition/Rehab	14	152	\$5,354,572
	<i>Middle Total</i>		16	166	\$6,129,572
West	CHDO	Homeownership New Construction	1	6	\$500,000
	SN	Rental Acquisition/Rehab	1	6	\$403,038
	Regional	Homeownership Rehab	8	68	\$2,290,015
	<i>West Total</i>		10	80	\$3,193,053
		<i>CHDO Total</i>	6	43	\$2,752,771
		<i>SN Total</i>	4	20	\$1,548,394
		<i>Regional Total</i>	39	420	\$13,223,045
		<i>Funded Applications Total</i>	49	477	\$17,524,210

3. Housing Opportunities for Persons with AIDS (HOPWA)

The Tennessee Department of Health provided \$922,000 to seven project sponsors covering 77 counties in Tennessee. At the end of the reporting period, the project sponsors had expended \$922,000. The majority of funds or 56% were spent on Supportive Services, 32% was spent on Sponsor Administration and 12% on Housing Assistance. Awards are made to sponsors in each of the three Grand Divisions, based on the number of clients to be served. East Tennessee received 65%, Middle Tennessee, 19%, and West Tennessee, 16%. The following table presents, by Grand Division, the amount expended by each project sponsor in each service category.

**Table 9. HOPWA Program – FY 2010-2011
Types of Services by Grand Division**

Grand Division	Housing Info	Housing Assistance	Supportive Services	Sponsor Admin.	Total
EAST					
East TN HRA	\$0	\$2,400	\$193,900	\$82,200	\$278,500
Frontier Health	\$0	\$6,500	\$50,000	\$42,800	\$99,300
Chattanooga CARES	\$0	\$77,650	\$125,950	\$22,200	\$225,800
<i>Total East</i>	\$0	\$86,550	\$369,850	\$147,200	\$603,600
MIDDLE					
Nashville CARES	\$0	\$2,200	\$21,500	\$21,400	\$45,100
Columbia CARES	\$0	\$4,700	\$25,300	\$35,600	\$65,600
Upper Cumberland HRA	\$0	\$4,100	\$23,500	\$35,600	\$63,200
<i>Total Middle</i>	\$0	\$11,000	\$70,300	\$92,600	\$173,900
WEST					
West TN Legal Services	\$0	\$9,500	\$71,800	\$63,200	\$144,500
<i>Total West</i>	\$0	\$9,500	\$71,800	\$63,200	\$144,500
<i>Grand Total</i>	\$0	\$107,050	\$511,950	\$303,000	\$922,000

4. Emergency Shelter Grants (ESG)

During the reporting period, there were 33 contracts completed for the ESG Program. Of these, fifteen were located in East Tennessee; nine were in Middle Tennessee and nine in the West Tennessee. Of the total amount of ESG funds, 45% were awarded in East Tennessee, 29% were in Middle Tennessee and 26% in West Tennessee. Table 10 shows the amounts and location of awards. Greater detail is provided in Exhibit D.

Table 10. ESG Recipients by Grand Division: FY 2010-2011

GRANTEE	TOTAL PRGM \$
<i>East</i>	
AIM Center, Inc.	\$14,286
Bristol	\$40,202
Chattanooga	\$84,000
Cleveland	\$68,065
Frontier Health	\$14,286
Good Samaritan Ministries	\$60,000
Interfaith Hospitality of Greater Johnson City	\$58,500
Johnson City	\$89,830
Johnson County Safe Haven	\$47,000
Kestone Dental	\$20,703
Kingsport	\$80,888
Morristown	\$46,855
Oak Ridge	\$34,102
Ridgeview Psychiatric	\$14,286
Scott County Homeless Shelter	\$75,000
<i>East Total</i>	<i>\$748,003</i>
<i>Middle</i>	
Buffalo Valley	\$75,000
Centerstone CMHC	\$14,285
Clarksville	\$91,285
Dismas House of the Upper Cumberland	\$42,500
Families in Crisis	\$40,000
Franklin	\$34,033
Good Neighbor Mission	\$49,120
Murfreesboro	\$110,692
Park Center	\$14,286
<i>Middle Total</i>	<i>\$471,201</i>
<i>West</i>	
Area Relief Ministries	\$43,000
BHI, Inc.	\$14,285
Carey Counseling	\$14,286
Damascus Road	\$75,000
HOPE Ministries	\$35,000
Jackson	\$97,176
Matthew 25:40	\$50,000
Northwest Safeline	\$35,000
Wo/Men's Resource & Rape Asst Program	\$63,000
<i>West Total</i>	<i>\$426,747</i>
<i>Total State Admin</i>	<i>\$39,282</i>
<i>GRAND TOTAL</i>	<i>\$1,685,233</i>

5. HUD Section 8 Tenant-Based Rental Assistance and Section 8 Contract Administration

During the reporting period, \$35,664,107 was made available for the Section 8 Tenant-Based program. The table below shows the breakdown of funds available by Grand Division.

**Table 11. Section 8 Tenant-Based Funds
By Grand Division FY 2010-2011**

Grand Division	Funds Available	Percent of Total
Eastern Division	\$ 4,269,877	12%
Middle Division	\$22,440,599	63%
Western Division	\$8,953,631	25%
Program Total	\$ 35,664,107	100%

THDA's Contract Administration Division has the responsibility for the administration of Section 8 Project-Based contracts throughout the state. At the end of the fiscal year, the Division reported 29,513 units under contract, 36% in East Tennessee, 33% in Middle Tennessee, and 31% in West Tennessee. Table 13 presents the location of these units. HAPs by Grand Division are not available.

**Table 12. Section 8 Contract Administration Units
By Grand Division and County FY 2010-2011**

East TN Counties	Contract Units	Middle TN Counties	Contract Units	West TN Counties	Contract Units
Anderson	554	Bedford	108	Benton	60
Bledsoe	119	Coffee	414	Carroll	40
Blount	258	Davidson	5,359	Chester	195
Bradley	521	DeKalb	72	Crockett	24
Campbell	286	Dickson	125	Decatur	50
Carter	316	Franklin	152	Dyer	303
Claiborne	30	Giles	181	Fayette	217
Cocke	144	Grundy	30	Gibson	199
Cumberland	66	Hickman	75	Hardeman	47
Grainger	24	Humphreys	100	Hardin	50
Greene	284	Lewis	36	Haywood	50
Hamblen	266	Lincoln	53	Henderson	110
Hamilton	1,467	Marshall	203	Henry	244
Hancock	50	Maury	155	Lake	179
Hawkins	119	Montgomery	334	Lauderdale	145
Jefferson	45	Overton	50	Madison	515
Johnson	123	Perry	24	McNairy	105
Knox	3,091	Pickett	24	Obion	324
Loudon	250	Putnam	160	Shelby	6,030
Marion	60	Robertson	99	Tipton	237
McMinn	308	Rutherford	873	Weakley	36
Meigs	24	Sequatchie	50	TOTAL	9,160
Monroe	139	Stewart	17		
Morgan	54	Sumner	429		
Polk	24	Van Buren	25		
Roane	351	Warren	252		
Scott	39	White	48		
Sevier	97	Williamson	50		
Sullivan	794	Wilson	126		
Unicoi	89	TOTAL	9,624	GRAND TOTAL	29,513
Washington	737				
TOTAL	10,729				

6. THDA Homeownership Programs

Loans were made in 79 of the 95 counties in the state with the greatest number of loans, 54.9%, made in Middle Tennessee. The breakdown by Grand Division is shown in Table 14.

Table 13. THDA Homeownership By Grand Division – FY 2010-2011

Grand Division	% of Loans	# of Loans	Amount of Loans
East	28.55%	632	\$59,101,393
Middle	54.92%	1,216	\$136,867,218
West	16.53%	366	\$35,104,797
Total	100.00%	2,214	\$231,073,408

7. THDA Rural Repair Program

The THDA Rural Repair Program is a partnership with the Rural Housing Service (RHS) of the U.S. Department of Agriculture to provide grants and loans for the repair of homes of low-income people. The following table presents program activity by Grand Division at the end of the reporting period.

Table 14. FY 2010-2011 Rural Repair Program Activity by County and Grand Division

EAST			MIDDLE			WEST		
County	# Loan	Total \$	County	# Loan	Total \$	County	# Loan	Total \$
Anderson	2	\$13,995	Beford	1	\$870	Benton	3	\$9,115
Bledsoe	3	\$6,907	Dekalb	1	\$5,737	Carroll	1	\$7,491
Campbell	12	\$68,492	Dickson	2	\$6,617	Crockett	1	\$7,500
Carter	3	\$17,700	Fentress	1	\$2,250	Dyer	1	\$5,096
Claiborne	4	\$16,962	Franklin	1	\$3,913	Fayette	1	\$4,239
Cocke	3	\$7,574	Giles	1	\$3,210	Gibson	1	\$4,812
Cumberland	1	\$3,100	Grundy	7	\$33,713	Haywood	2	\$3,000
Grainger	1	\$7,500	Humphreys	1	\$5,905	Henderson	2	\$3,295
Greene	5	\$15,276	Jackson	1	\$6,000	Henry	2	\$12,038
Hamilton	3	\$5,856	Lawrence	3	\$14,950	Lake	1	\$1,658
Hancock	1	\$2,835	Lincoln	3	\$10,907	Lauderdale	7	\$38,099
Hawkins	5	\$24,574	Macon	1	\$1,764	Madison	1	\$4,916
Johnson	1	\$7,500	Overton	1	\$4,659	McNairy	1	\$2,250
Loudon	1	\$2,500	Perry	1	\$2,695	Obion	4	\$23,247
Marion	1	\$518	Pickett	5	\$33,275	Tipton	3	\$20,233
McMinn	4	\$17,062	Putnam	2	\$5,440	Benton	3	\$9,115
Monroe	1	\$4,392	Van Buren	2	\$7,503	Carroll	1	\$7,491
Morgan	8	\$21,349	White	3	\$12,889	Crockett	1	\$7,500
Rhea	4	\$15,852	Total Middle	37	\$162,297	Total West	31	\$146,989
Scott	2	\$7,259				Grand Total	142	\$732,558
Sevier	1	\$6,690						
Sullivan	4	\$9,199						
Union	2	\$9,954						
Washington	2	\$10,600						
Total East	74	\$303,646						

8. Low Income Housing Tax Credit Program (LIHTC)

Low Income Housing Tax Credits are allocated on a calendar year (CY) basis. During CY 2010, projects in 13 Tennessee counties received allocations for LIHTC, creating 821 units of affordable housing. Geographically, allocations were made in three East Tennessee counties, utilizing 27% of the total dollar allocation. In Middle Tennessee, allocations were made in eight counties, utilizing 59% of the total dollar allocation, and in West Tennessee, allocations were made in two counties, utilizing 14% of the total allocations.

The following table presents additional information. It should be noted that one project represented below includes a Multi-Family Bond Authority allocation as well as LIHTC and that 128 units are also included in the following Multi-Family Bond Authority section.

**Table 15. Low Income Housing Tax Credit Allocations
By County and Grand Division: CY 2010**

Grand Division	County	Units	\$ Allocation
East	Blount	124	\$678,518
	Grainger	64	\$750,101
	Monroe	48	\$600,000
	Total East	236	\$2,028,619
Middle	Davidson	60	\$706,544
	Franklin	48	\$621,971
	Humphreys	48	\$595,471
	Lincoln	136	\$1,793,610
	Sumner	176	\$820,862
	Total Middle	468	\$4,538,458
West	Fayette	36	\$191,643
	Shelby	81	\$881,118
	Total West	117	\$1,072,761
	GRAND TOTAL	821	\$7,639,838

9. THDA Tax-Exempt Multi-Family Bond Authority

In CY 2010, tax-exempt bond authority was reallocated to provide permanent financing for developments in one county, which will result in a total of 128 units. The allocation was made in one Middle Tennessee county and is represented in the following table. It should be noted, the project represented below includes a LIHTC allocation as well as the Multi-Family Bond Authority allocation and that 128 units are also included in the previous LIHTC section.

**Table 16. Tax-Exempt Multi-Family Bond Authority
by Grand Division: CY 2010**

Grand Division	County	Units	\$ Allocation
East	-	-	\$0.00
	Total East	-	\$0.00
Middle	Sumner	128	\$4,100,000
	Total Middle	128	\$4,100,000
West	-	-	\$0.00
	Total West	-	\$0.00
	GRAND TOTAL	128	\$4,100,000

Summary

Overall, Middle Tennessee received the largest portion of funds largely because of THDA's homeownership, Section 8 Tenant-Based, LIHTC and Multifamily Bond Authority programs. Table 18 provides greater detail regarding the amount of funds awarded in each program.

Table 17. Recap of Geographic Distribution - All Programs: FY 2010-2011

PROGRAM	EAST TN	MIDDLE TN	WEST TN	TOTAL
GEOGRAPHIC DISTRIBUTION OF HUD INVESTMENTS REQUIRED IN THE CONSOLIDATED PLAN				
CDBG	\$9,527,301	\$10,549,483	\$5,112,642	\$25,189,426
HOME	\$8,201,585	\$6,129,572	\$3,193,053	\$17,524,210
HOPWA	\$603,600	\$173,900	\$144,500	\$922,000
ESG*	\$748,003	\$471,201	\$426,747	\$1,645,951
Total	\$19,080,489	\$17,324,156	\$8,876,942	\$45,281,587
% of Total	42%	38%	20%	100%
GEOGRAPHIC DISTRIBUTION OF OTHER INVESTMENTS				
Section 8 Tenant-Based	\$4,269,877	\$22,440,599	\$8,953,631	\$35,664,107
Section 8 Project-Based**	-	-	-	\$147,774,039
Homeownership	\$59,101,393	\$136,867,218	\$35,104,797	\$231,073,408
THDA Rural Repair Program	\$303,646	\$162,297	\$146,989	\$612,932
LIHTC	\$2,028,619	\$4,538,458	\$1,072,761	\$7,639,838
Multi-Family Bond	-	\$4,100,000	-	\$4,100,000
Total	\$65,703,535	\$168,108,572	\$45,278,178	\$426,864,324
% of Total	24%	60%	16%	
Grand Total	\$84,784,024	\$185,432,728	\$54,155,120	\$472,145,911
% of Grand Total	26%	57%	19%	

*Administrative funds are not reflected in this chart (\$39,282).

**Payment information by Grand Division is not available and is not reflected in Grand Division totals.

D) FAMILIES AND PERSONS ASSISTED INCLUDING RACIAL AND ETHNIC STATUS

1. Community Development Block Grant (CDBG) Small Cities Program

The following table summarizes the data from the 2010 PER Part III: Civil Rights, which reports on the CDBG applicants and beneficiaries, by race and gender characteristics (Exhibit A). The racial categories are those reported in the PER. For the reporting period, the total for applicants and beneficiaries is 179,404 persons, with 23,252 minorities and 36,965 female heads of household.

Table 18. CDBG Program Demographics by Grant Year: FY 2010-2011

Racial Category	Total Served	%
White	156,152	87.04%
Black/African American	16,621	9.26%
Asian	456	0.25%
American Indian/Alaskan Native	363	0.20%
Native Hawaiian/Other Pacific Islander	56	0.03%
American Indian/Alaskan Native & White	144	0.08%
Asian & White	130	0.07%
Black/African American & White	320	0.18%
American Indian/Alaskan Native & Black/African American	48	0.03%
Other Multi-Racial	5,114	2.85%
Total	179,404	100.00%
Gender Characteristics		
Female Head of Household	36,965	20.60%

Information on the benefit to low- and moderate-income persons is also reported in the PER. The following table presents a summary of the information derived from CDBG contract closeouts. An expanded table is presented in Exhibit A. Based on that information, 2,613,821 persons are reported as beneficiaries, and of that number, 1,926,985 or 74% are low- and moderate-income persons.

**Table 19. CDBG Benefit to Low and Moderate Income Persons
By Projects Pending Final Audit: FY 2010-2011**

Purpose	Total # of Persons	Total # of LMI Persons	% of LMI
Total Economic Development	969	555	57%
Total Housing	1,727	1,710	99%
Total Public Facilities	2,611,125	1,924,720	74%
GRAND TOTAL	2,613,821	1,926,985	74%

2. HOME Investments Partnership (HOME)

For the HOME program, beneficiary information is obtained when the project completion report is entered into IDIS. During the reporting period, the HOME program assisted 250 units, with Middle Tennessee having the most units with 108, or 43% of the total units. Fifty-eight percent of the households were very low income.

The following two tables provide further information, by program and income categories.

Table 20. Income Characteristics of HOME Beneficiaries: FY 2010-2011

% of Median	East TN	Middle TN	West TN	Totals	%
0%-30%	24	26	9	59	24%
31%-50%	29	44	12	85	34%
51%-60%	23	18	8	49	20%
61%-80%	23	20	14	57	23%
Grand Totals	99	108	43	250	100%

Table 21. Household Income of HOME Beneficiaries: FY 2010-2011

% of Median	East TN	Middle TN	West TN	Totals	%
Very Low-0-50%	53	70	21	144	58%
Low-51-80%	46	38	22	106	42%
Grand Totals	99	108	43	250	100%

Of the households served by the HOME program, 26.4% were minority. Table 23 reflects this information.

Table 22. Race/Ethnicity Characteristics of HOME Beneficiaries: FY 2010-2011

Race	East TN	Middle TN	West TN	Totals	%
Caucasian	84	77	23	184	73.6%
African-American	13	31	20	64	25.6%
Asian	1	0	0	1	0.4%
American Indian/Alaskan Native & Black/African American	1	0	0	1	0.4%
Grand Totals	99	108	43	250	100.0%

Ethnicity	East TN	Middle TN	West TN	Totals	%
Hispanic	0	0	1	1	100%
Grand Totals	0	0	1	1	100%

The following two tables present household size and household type of HOME beneficiaries. Forty percent of households assisted with HOME funds were one-person households.

Table 23. Household Size of HOME Beneficiaries: FY 2010-2011

HH Size	East TN	Middle TN	West TN	Total	%
1	51	34	15	100	40%
2	21	28	14	63	25%
3	14	18	7	39	16%
4	7	12	3	22	9%
5	4	9	2	15	6%
6	2	4	0	6	2%
7	0	2	2	4	2%
8	0	1	0	1	0%
Totals	99	108	43	250	100%

The most frequent household type of HOME beneficiaries was Elderly with 42% followed by Single/Non-Elderly with 23%.

Table 24. Type of HOME Beneficiary Households: FY 2010-2011

HH Type	East TN	Middle TN	West TN	Total	%
Single/Non-Elderly	20	18	19	57	23%
Elderly	49	44	12	105	42%
Related/Single Parent	13	13	5	31	12%
Related/Two Parent	8	15	4	27	11%
Other	9	18	3	30	12%
TOTAL	99	108	43	250	100%

3. Housing Opportunities for Persons with AIDS (HOPWA)

During the grant year, the HOPWA program reported activity for 551 individuals with HIV/AIDS and 440 affected family members as beneficiaries of Short Term Rent, Mortgage and Utility Payment and Supportive Services.

The race/ethnicity of the beneficiaries is as follows:

Caucasian	63%
Black/African American	32%
American Indian/Alaskan Native	2%
Native Hawaiian/Other Pacific Islander	0.2%
Other Multi Racial	2%
Hispanic	0.8%

Of the 991 persons who received housing assistance, 62% were male and 38% were female. Of the total beneficiaries, 100% were low- to moderate-income.

4. Emergency Shelter Grants (ESG)

Information contained in Exhibit D was summarized into Table 26 to show demographic information on all Emergency Shelter Grant activities. Overall, numbers indicate that more females than males received assistance across the state, however a significant number of beneficiaries did not report gender. Agencies continue to report the increasing incidence of families with young children becoming homeless. The increasingly diverse population is also becoming a part of the homeless population as the immigrant population in the state continues to grow. Most of the shelters in Tennessee cannot accommodate family units and thus the families continue to encounter further disruption when fathers/husbands must be sheltered apart from the wives and children. Agencies also report increasing numbers of homeless persons with physical disabilities, mental illness and drug/alcohol problems for which placement options are limited.

Table 25. Emergency Shelter Grant Program Participants by Gender - FY 2010-2011

EAST				
Agency	Male	Female	Unavailable	Total
AIM Center	17	34	-	51
City of Bristol	-	-	7,466	7,466
City of Chattanooga	-	-	20,923	20,923
City of Cleveland	192	154	344	690
City of Johnson City	-	-	4,870	4,870
City of Kingsport	-	-	6,092	6,092
City of Morristown	-	-	1,622	1,622
City of Oak Ridge	-	-	546	546
Frontier Health	39	20	-	59
Good Samaritan Ministries	30	43	70	143
Interfaith Hospitality Network of Johnson City	15	76	4	95
Johnson County Safe Haven	6	276	-	282
Keystone Dental	35	16	-	51
Ridgeview, Inc.	16	21	-	37
Scott County Homeless Shelter	33	30	-	63
Total For East Tennessee	383	676	41,937	43,009
MIDDLE				
Buffalo Valley	77	-	-	77
Centerstone	6	19	-	25
City of Clarksville	-	-	2,647	2,647
City of Franklin	275	1207	-	1482
City of Murfreesboro	-	-	3,809	3,809
Dismas House of the Upper Cumberland	13	6	-	19
Families in Crisis	-	132	-	132
Good Neighbor Mission	-	-	397	397
Park Center	6	16	-	22
Total for Middle Tennessee	377	1,380	6,853	8,610
WEST				
Behavioral Health Initiatives	4	19	-	23
Carey Counseling, Inc.	20	8	-	28
City of Jackson	-	-	1,414	1,414
Damascus Road	173	97	-	270
Matthew 25:40	-	-	315	315
Northwest Safeline	12	100	-	112
Area Relief Ministries	282	-	-	282
HOPE Ministries	-	-	182	182
Total For West Tennessee	559	3,363	1,911	5,833
Grand Total	1,319	5,413	50,701	57,433

Table 26. Emergency Shelter Grant Program Participants by Race/Ethnicity, FY 2010-2011

Agency	White	Black African American	Black African American/ White	Native Hawaiian Pacific Islander	Asian	Asian & White	American Indian Alaskan Native	American Indian Alaskan Native White	American Indian/ Alaskan Native/ Black/ Af. American	Balance/ Other	Total
Grand Division: East											
AIM Center	25	26	0	0	0	0	0	0	0	0	51
City of Bristol	6,927	367	26	0	3	0	44	26	0	73	7,466
City of Chattanooga	7,506	13,001	14	38	51	1	1	6	1	304	20,923
City of Cleveland	472	148	0	0	0	0	3	0	0	67	690
City of Johnson City	3,933	432	5	14	19	1	39	5	3	419	4,870
City of Kingsport	3,865	1,236	663	0	0	0	156	0	0	172	6,092
City of Morristown	1,339	110	5	1	3	0	0	0	0	164	1,622
City of Oak Ridge	381	148	0	0	1	0	0	0	0	16	546
Frontier Health	53	3	0	0	0	0	0	0	0	3	59
Good Samaritan Ministries	129	14	0	0	0	0	0	0	0	0	143
Interfaith Hospitality, Inc.	78	11	0	0	0	0	0	0	0	6	95
Johnson Co Safe Haven	279	0	0	0	0	0	0	0	0	3	282
Keystone Dental Care	44	6	0	0	0	0	0	0	0	1	51
Ridgeview, Inc.	34	3	0	0	0	0	0	0	0	0	37
Scott County Homeless Shelter	62	1	0	0	0	0	0	0	0	0	63
Total For East TN	25,127	15,506	713	53	77	2	243	37	4	1,228	42,990
Grand Division: Middle											
Buffalo Valley	50	26	0	1	0	0	0	0	0	0	77
Centerstone	16	9	0	0	0	0	0	0	0	0	25
City of Clarksville	1,412	1,014	87	10	8	2	22	2	1	89	2,647
City of Franklin	1,183	169	0	1	10	0	3	0	3	113	1,482
City of Murfreesboro	2,340	1,341	34	0	14	0	8	6	3	63	3,809
Dismas House of the UC	12	5	2	0	0	0	0	0	0	0	19
Families in Crisis	0	0	0	0	0	0	0	0	0	132	132
Good Neighbor Mission	237	150	3	0	0	0	0	0	0	7	397
Park Center	6	15	0	0	0	0	0	0	0	1	22
Total for Middle TN	5,256	2,729	126	12	32	2	33	8	7	405	8,610
Grand Division: West											
Area Relief Ministries	109	164	0	0	1	0	2	0	0	6	282
Behavioral Health	2	21	0	0	0	0	0	0	0	0	23
Carey Counseling, Inc.	17	11	0	0	0	0	0	0	0	0	28
Damascus Road	168	79	11	0	0	0	1	3	0	8	270
HOPE Ministries	124	56	1	1	0	0	0	0	0	0	182
Matthew 25:40	236	78	0	1	0	0	0	0	0	0	315
Northwest Safeline	92	20	0	0	0	0	0	0	0	0	112
City of Jackson	648	670	0	0	16	0	7	0	0	73	1,414
Wo/Men's Resource & Rape Asst.	2,151	861	11	10	41	0	0	0	0	133	3,207
Total For West TN	1,683	1,224	23	0	3	0	3	4	0	85	3,025
Grand Total	33,930	20,195	862	77	167	4	286	48	11	1,721	57,433

5. HUD Section 8 Tenant-Based and Project-Based Rental Assistance Programs

THDA managed both Tenant-Based and Project-Based Section 8 programs through the Divisions of Rental Assistance and Contract Administration, respectively. The following two tables present various point in time demographic information about the tenants assisted in the programs.

**Table 27. Section 8 Tenant-Based Rental Assistance Program
Selected Demographic Information FY 2010-2011**

Total Participants as of June 30, 2011	6,270
Household Income*	
With any wages	1.50%
With any TANF	19.01%
With any SS/SSI	31.95%
With any Child Support	25.09%
With any Other Income	97.13%
Annual Income*	
\$0	1.75%
\$1 to \$5,000	18.98%
\$5,001 to \$10,000	36.43%
\$10,001 to \$15,000	21.59%
\$15,001 to \$20,000	12.25%
\$20,001 to \$25,000	5.53%
>\$25,000	3.46%
Family Type**	
Age 62+	12.78%
Age<62,with Disability	34.70%
Families with Dependents	65.06%
Race/Ethnicity	
Minority	60.00%
Non-Minority	40.00%
Household Size	
0 Bedroom	1.77%
1 Bedroom	8.68%
2 Bedrooms	36.17%
3 Bedrooms	45.52%
4 Bedrooms	7.18%
> 4 Bedrooms	0.69%

* Household income includes the income for all household members.

**The family type categories of age 62 and over and less than age 62 with a disability include only those families where the head of household or spouse is either age 62 or over or have a disability.

The following table presents Section 8 Project-Based tenant information, encompassing households benefiting from this program, including move-ins and move-outs. This table is based on participants, while Table 12 in the previous section is based on location of units, which may cause variation in the totals.

**Table 28. Section 8 Project-Based Tenant Characteristics
FY 2010-2011 by Grand Division**

	East	Middle	West	TOTAL
Total Project-based Section 8 Participants	11,220	9,624	9,174	30,018
Income Category				
0 – 30% of median	29.07%	25.78%	25.41%	80.26%
31 – 50% of median	7.55%	5.63%	4.53%	17.72%
51 – 80% of median	0.75%	0.65%	0.60%	2.00%
Unknown	0.01%	0.00%	0.01%	0.02%
Elderly				
	13.34%	12.55%	10.74%	36.62%
Race				
White	27.70%	19.01%	8.62%	53.2%
Black	6.54%	10.42%	20.03%	36.99%
Asian	0.13%	0.27%	0.02%	0.42%
Native Hawaiian Or Other Pacific Islander	0.03%	0.03%	0.02%	0.07%
American Indian Or Alaska Native	0.16%	0.12%	0.04%	0.31%
Multiple Race Households	0.66%	0.66%	0.65%	1.97%
Unknown	3.52%	2.90%	2.19%	8.61%
Ethnicity				
Hispanic	0.66%	0.92%	0.42%	2.00%
Disabled				
	0.69%	0.81%	0.77%	2.27%

6. THDA Homeownership Programs

Demographics for the Homeownership programs are as follows: The largest number of Great Start loans was made to married couples, followed by single male and single female households. The largest number of Great Advantage loans was made to married couples, followed by single with a child and single male households. The largest number of Great Rate loans was made to married couples, followed by single female and single male households. The majority of New Start loans were made to female with child households. Additional information is presented in Tables 29 and 30.

**Table 29. THDA Mortgage Programs by Household Type
FY 2010-2011**

HH Size Type	Great Start					Great Advantage				
	1	2	3	4+	All	1	2	3	4+	All
Married Couple	0	245	160	213	618	0	11	6	7	24
Single Male	346	67	11	6	430	9	1	1	0	11
Single Female	355	49	7	5	416	9	0	0	0	9
Other	0	2	1	0	3	1	0	0	0	1
Male w/ child	0	30	28	14	72	0	2	0	1	3
Female w/ child	0	131	84	45	260	0	5	5	2	12
Single parent w/ child	0	15	9	6	30	0	1	0	0	1
All	701	539	300	289	1,829	19	20	12	10	61

HH Size Type	Great Rate					New Start				
	1	2	3	4+	All	1	2	3	4+	All
Married Couple	0	29	24	29	82	0	4	1	15	20
Single Male	36	8	1	1	46	11	2	0	1	14
Single Female	49	2	0	1	52	16	4	1	1	22
Other	0	0	0	0		0	0	0	0	
Male w/ child	0	4	2	1	7	0	4	0	1	5
Female w/ child	0	14	9	0	23	0	12	20	13	45
Single parent w/ child	0	1	0	1	2	0	3	1	1	5
All	85	58	36	33	212	27	29	23	32	111

Income levels averaged \$42,556 for the Great Start program, \$44,849 for the Great Advantage program, \$40,223 for the Great Rate program and \$23,784 for the New Start program.

**Table 30. THDA Mortgage Programs
Average Income by Household Type - FY 2010-2011**

Household Type	Great Start		Great Advantage		Great Rate		New Start	
	Total # HHs	Average Income	Total # HHs	Average Income	Total # HHs	Average Income	Total # HHs	Average Income
Married Couple	618	\$47,186	24	\$49,623	82	\$45,591	20	\$26,238
Single Male	430	\$39,914	11	\$40,026	46	\$36,622	14	\$18,836
Single Female	416	\$39,688	9	\$38,891	52	\$35,143	22	\$19,642
Other	3	\$55,191	1	\$46,050	0	NA	0	NA
Male w/ child	72	\$46,072	3	\$58,258	7	\$39,832	5	\$26,764
Female w/child	260	\$39,634	12	\$40,808	23	\$40,265	45	\$26,093
Single Parent w/ child	30	\$40,447	1	\$44,001	2	\$35,900	5	\$22,285
All	1,829	\$42,556	61	\$44,849	212	\$40,223	111	\$23,784

The following two tables present mortgage program data by race/ethnicity and age. During the reporting period, 74.1% of all mortgages were made to non-minorities and 26% were made to minorities. Households age 29 and younger accounted for 46.21% of all mortgages.

Table 31. THDA Mortgage Programs by Race/Ethnicity of Primary Borrower FY 2010-2011

Race	# Served	% Served
White	1,641	74.1%
African American	496	22.4%
Asian	17	0.8%
American Indian/ Alaskan Native	2	0.1%
Nat. Hawaiian/Pacific Islander	0	0.0%
Multi-Racial	8	0.4%
Unknown/Other	50	2.3%
All	2,214	100.0%
Ethnicity	# Served	% Served
Hispanic	70	3.2%

Table 32. THDA Mortgage Programs by Age of Primary Borrower FY 2010-2011

Age Group	# Served	% Served
<25	563	25.43%
25-29	460	20.78%
30-34	362	16.35%
35-39	221	9.98%
40-44	184	8.31%
45 +	424	19.15%
All	2,214	100.00%

7. THDA Rural Repair Program

The THDA Rural Repair Grant program, a partnership with Rural Housing Services of the USDA, continued this reporting period. Presented below is summary beneficiary data by Grand Division.

**Table 33. THDA Rural Repair Grant Program Selected Household Characteristics by Grand Division
FY 2010-2011**

	EAST	MIDDLE	WEST	TOTAL	%
INCOME					
VERY LOW	73	37	31	141	100%
TOTALS	73*	37	31	141	100%
RACE					
WHITE	68	35	12	115	81.6%
BLACK	5	2	18	25	17.7%
ASIAN	0	0	1	1	0.7%
BLACK/WHITE	0	0	0	0	0.0%
NATIVE HAWAIIAN	0	0	0	0	0.0%
TOTALS	73*	37	31	141	100%
ETHNICITY					
HISPANIC	0	0	0	0	0.00%
TOTALS	1	0	0	1	0.00%
HH SIZE					
1	45	15	18	78	55%
2	19	16	5	40	28%
3	2	4	4	10	7%
4	5	1	4	10	7%
5	0	0	0	0	0%
6	1	0	0	1	1%
7	1	1	0	2	1%
TOTALS	73*	37	31	141	100%

*Demographic data was not available for one eastern household. A total of 74 households were served during FY 2010-11.

8. Low Income Housing Tax Credit Program (LIHTC)

The following table represents LIHTC tenant-level data. The below percentages are based on 53,912 individuals residing in developments receiving LIHTC and in some cases, Tax-Exempt Multi-Family Bond Authority assistance. Presented below is data from 315 properties in 2010, out of 492 active properties.

**Table 34. Low Income Housing Tax Credit Program
Selected Demographic Information FY 2010-2011**

Race/Ethnicity*	
White	18.36%
African American/Black	31.94%
Asian	0.30%
American Indian/Alaskan Native	0.06%
Native Hawaiaan/Pacific Islander	0.04%
Hispanic	1.56%
Unknown	47.74%
Family Type	
Elderly, Age 62+**	9.4%
Disabled	4.80%
Household Size	
1	54.18%
2	19.03%
3	15.48%
4	7.38%
> 5	3.93%

*Race and ethnicity data was unavailable for 25,739 individuals

** Percent elderly is based on 53,603 individuals. The age of 309 individuals is unknown

9. Tax-Exempt Multi-Family Bond Authority

Demographic information was not compiled separately for this program. Please see the above Table 34 for demographic information.

Summary

Information on the numbers of families and persons assisted is maintained in different forms. Information for CDBG, and ESG is in the form of persons. HOPWA provided information both on individual beneficiaries and on family beneficiaries. Information on the remaining programs was in the form of households. Table 35 reflects these separately.

**Table 35. 2010-2011 Recap of Families and Persons Assisted
All Programs**

PROGRAM	NON-MIN	MIN	HHS	PERSONS	FEMALE HH
PROGRAMS REQUIRED BY CONSOLIDATED PLAN					
CDBG	156,152	23,252	-	179,404	36,965
HOME	184	66	250	-	-
HOPWA*	616	375	-	991	-
ESG	33,930	23,503	-	57,433	-
Total	190,882	47,196	250	237,828	36,965
OTHER PROGRAMS					
Section 8 RA	2,508	3,762	6,270	-	-
Section 8 CA (2)	15,970	14,048	30,018	-	-
Homeownership	1,641	573	2,214	-	-
Rural Repair Program	115	26	141	-	-
LIHTC**	10,744	17,429	-	53,912	-
Multifamily Bond Authority***	-	-	-	-	-
Total	30,978	35,838	38,643	53,912	-
Grand Total	221,860	83,034	38,893	291,740	36,965

*Includes 551 individuals and 440 family members

**Race and ethnicity data was unavailable for 25,739 individuals

***Demographic data is not compiled separately for this program. Demographic data is included in the LIHTC total.

PART II – ASSESSMENT OF ANNUAL PERFORMANCE

A) REVIEW AND ASSESSMENT OF PRIORITIES AND ACTIONS STEPS

Review of Priorities and Action Steps

The HUD Performance Measurement Outcome System states the following three objectives: to create a suitable living environment, to provide decent housing and to create economic activities. The State of Tennessee established four priorities, which compliment HUD's objectives, related to both housing and non-housing community development needs and were approved by HUD in the Consolidated Plan 2010-2015. Each of the four priorities list actions steps that coincide with the intent of the four priority areas. The Assessment of Annual Performance focuses specifically on the four priority areas. The four priorities and corresponding actions steps are as follows:

Housing

1. Preserve affordable housing stock, increase the amount of affordable housing and increase home ownership opportunities

Actions Steps

- 1) Preserve the affordable housing stock through housing rehabilitation targeted toward low-very low- and moderate-income populations in the state.
- 2) Encourage the production of multifamily housing to serve low-income individuals in the state.
- 3) Target funds towards housing for elderly residents in the state with emphasis on handicapped accessibility.
- 4) Encourage preservation of 2-3 bedroom affordable housing for low-income families in the state.
- 5) Increase/maintain the number of housing facilities in the state for homeless individuals.
- 6) Increase the ownership rates, especially among lower income and minority households.

Non-Housing Community Development Needs

2. Provide for the viability of communities through insuring infrastructure, community livability, health and safety, and economic development

Action Steps

- 7) Provide for the safety and well-being of low- and moderate-income families in the state by improving the quality and quantity of water in areas which do not have safe, reliable water sources.
- 8) Provide safe, reliable wastewater services to low- and moderate-income families in underserved areas of the state.

- 9) Provide economic development opportunities through the financing of infrastructure development, manufacturing facilities and equipment that support job creation for low- and moderate-income people.
- 10) General enhancement of quality of life in low- and moderate-income neighborhoods throughout the state.

3. Provide for the housing and supportive services needs of homeless individuals and other special needs populations

Actions Steps

- 11) Support the acquisition or rehabilitation of facilities to house homeless persons or those at risk for homelessness.
- 12) Provide funds to assist persons at risk for homelessness.
- 13) Increase the amount of services provided to mentally ill homeless.
- 14) Encourage programs to support children in homeless facilities to receive preventative and emergency medical care, as well as other developmental or cognitive services.
- 15) Provide supportive services and housing-related services for persons who are HIV positive or have AIDS.

4. Affirmatively further fair housing and assure access to business opportunities in the state for women and minority-owned businesses

Action Steps

- 16) Conduct an Analysis of Impediments to Fair Housing Choice in the state.
- 17) Convene fair housing and Title VI workshops in the state for local governments, grantees, housing providers, advocates and consumers.
- 18) Provide fair housing information throughout the state informing citizens of their housing rights.
- 19) Encourage reporting of fair housing violations by making citizens aware of their rights and providing information on access to fair housing advocates and organizations in the state.

Assessment of Progress in Meeting Priorities

For the purposes of this report, each of the priority areas is discussed individually to report on the State's progress in meeting priorities outlined in the Consolidated Plan and the Annual Action Plan in FY 2010-11. The following section, B) Evaluation of the Jurisdiction's Progress in Providing Affordable Housing, discusses in greater detail the State's performance in meeting the specific objective of providing affordable housing and the State's progress in accomplishing actions steps, which coincide with the four priority areas.

1. Preserve affordable housing stock, increase the amount of affordable housing and increase home ownership opportunities

In FY 2010-11 the State of Tennessee performed significantly in regards to its priority specifically related to housing. The State was able to increase homeownership opportunities by making low-interest loans to 2,214 low- to moderate-income first-time homebuyers. Performance in this priority area was accomplished through THDA's homeownership programs.

Increases in the availability of affordable rental housing units was accomplished through both the rehabilitation and new construction of rental housing, utilizing both HOME and LIHTC funded programs. Grant awards and tax credit allocations by these programs are expected to create 1,124 new or improved units. At this time, no data is currently available on the number of new units completed during the reporting period. Programs responsible for the creation and improvement of new housing units are the LIHTC, the Multifamily Bond Authority Program and HOME.

The State was able to work towards its priority of preserving the affordable housing stock by utilizing CDBG and HOME programs for owner-occupied rehabilitation projects. The Rural Repair Program, a partnership between THDA and the Rural Housing Service of USDA, also contribute to the number of households receiving housing rehabilitation assistance. During the reporting period, HOME provided or preserved 303 units. Through the CDBG Housing Rehabilitation Program, 216 low- and moderate-income homeowners now live in safe, decent housing. Through the THDA Rural Repair Program, 142 households received housing rehabilitation assistance.

The State's housing priority also encompasses housing assistance for homeless persons and persons at risk of becoming homeless. The ESG and HOPWA programs were successful in contributing to this priority area and are addressed in greater detail in the discussion below of the third priority area; Provide for the housing and supportive services needs of homeless individuals and other special needs populations.

2. Provide for the viability of communities through insuring infrastructure, community livability, health and safety, and economic development

The HOME program provides funds for single family construction and rehabilitation. When combined with local neighborhood community programs, single family construction and rehabilitation contribute to sustaining and building quality neighborhoods and safe communities.

Homebuyer Education, Section 8 Rental Assistance, Homeownership, and Family Self Sufficiency (FSS) programs help both individuals and families invest in their personal futures, as well as the communities in which they reside. THDA, who administers the FSS program has opted to have 235 slots available to Housing Choice Voucher participants. The FSS program continues to provide job training for THDA Rental Assistance Division participants.

The majority of CDBG program funding goes to public facility projects, which improve or expand water, wastewater, drainage and flood control systems, all of which contribute to the overall livability, health and safety of a community and provide for economic development opportunities. Nearly \$19,748,000 of CDBG funds went to the improvement of public facilities in FY 2010-11.

3. Provide for the housing and supportive services needs of homeless individuals and other special needs populations

Both HOPWA, administered by the Tennessee Department of Health and ESG, administered by THDA, made significant efforts in serving homeless individuals and other special needs populations by providing housing and other supportive services.

HOPWA provided housing information services, housing assistance (includes short-term mortgage and utility assistance) and other supportive services to 551 individuals living with HIV or AIDS and an additional 440 family members. Program participants are low-income and many are at risk of homelessness.

The ESG program maintained 841 shelter beds and contributed to the creation of 12 additional beds, which assist homeless individuals and families. The program not only provides essential services to homeless individuals and families, but assists with maintaining and improving the quality of emergency shelters. In addition to shelter beds, 57,433 individuals benefited from the variety of services provided by ESG program recipients. Both the HOPWA and ESG programs provide supportive and housing services for homeless individuals and other special needs populations.

THDA and regional organizations involved in the Governor's Interagency Council on Homelessness have continued to give their attention to the successful implementation of Homelessness Prevention and Rapid Rehousing (HPRP), an ARRA program that provides financial support to organizations who serve homeless and at risk for homeless populations.

4. Affirmatively further fair housing and assure access to business opportunities in the state for women and minority-owned businesses

The State of Tennessee has made substantial efforts to affirmatively further fair housing, and agencies and departments administering the four formula programs have worked collaboratively on fair housing efforts. Examples of these efforts are described in detail in Part II, Section D of this report.

Through the THDA homeownership program, the State continued to target first time homebuyers, including minorities and women. The availability of homeownership programs encourages homeownership among women and the non-concentration of minorities in certain census tracts. During Fiscal Year 2010-11, 25.9% of loan recipients were minorities. Detailed information regarding the number of female head of household participants involved in Homeownership activities and CDBG programs can be found in Part I, Section D of this report. In addition, both HOME and CDBG programs provide all grantees with the state list of minority and female contractors.

TECD will continue to work with local governments to complete Analysis of Impediments to Fair Housing Choice studies and monitor fair housing activities. Programs administered by THDA will continue efforts and seek opportunities to further fair housing in the State of Tennessee. Administering agencies and departments will continue to work collaboratively to support involvement in fair housing activities and eliminate barriers to fair housing.

Summary

While the above descriptions do not encompass every effort made during FY 2010-11, it provides an overview of the most significant efforts made in the four areas identified as high-priority in the Consolidated Plan and 2010-11 Action Plan. The following section outlines efforts specifically related to affordable housing.

B) EVALUATION OF THE JURISDICTION'S PROGRESS IN PROVIDING AFFORDABLE HOUSING

Both HUD's Performance Measurement Outcome System and the State of Tennessee's priority areas emphasize the importance of providing affordable housing. This section provides a brief evaluation of the jurisdiction's progress in meeting the specific objective of providing affordable housing and how efforts by each agency contribute towards completion of the previously discussed Actions Steps. A full evaluation of the State's progress in providing affordable housing can be found in the CHAS Annual Performance Report (Exhibit E).

1. Community Development Block Grant (CDBG) Small Cities Program

Information provided in the PER showed the CDBG program assisting 216 low- and moderate-income homeowners with housing rehabilitation. This activity specifically addressed Action Steps 1 and 10.

2. HOME Investments Partnership (HOME)

The HOME program addressed affordable housing units through homeowner rehabilitation, rental rehabilitation, homeownership, and new construction, assisting 250 low- and moderate-income households. The percentage of benefit to low- and moderate-income households is 100%. This activity specifically addressed Actions Steps 1, 2, 3, 4, 6, 10.

3. Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program provided housing assistance to 551 individuals plus 440 family members. This activity specifically addressed Actions Steps 11, 12, 15.

4. Emergency Shelter Grants (ESG)

The ESG program contributed to the creation of 12 beds and the continuation of 841 shelter beds for a total of 903 beds. This activity is specifically addressed in the Action Steps 5, 11, 12, 13, 14.

5. HUD Section 8 Tenant-Based and Project-Based Rental Assistance Program

At the end of the reporting period, the Section 8 Tenant-Based program provided rental assistance to 6,270 households and the Section 8 Project-Based program provided 29,513 rental units. In addition, the Family Self-Sufficiency Program continued on-going efforts. These activities specifically addressed Actions Steps 1, 3, 12 and 9.

6. THDA Homeownership Programs

THDA Homeownership program assisted 2,214 low- and moderate-income households in the purchase of their first home. This activity is specifically addressed in Action Step 6.

7. THDA Rural Repair

The Rural Repair program provided a total of 142 units of affordable housing; of these, 18.4% will assist minority households. These activities specifically addressed Action Steps 1, 3 and 4.

8. Low Income Housing Tax Credit Program (LIHTC)

During calendar year 2010, LIHTCs were allocated in 13 counties to be used to develop 821 units of affordable housing. This activity specifically addressed Action Steps, 1, 2 and 4.

9. Multi-Family Bond Authority Program

In CY 2010, the Multi-Family Bond Authority program allocation to local issuers will be used for the development of 128 units of multi-family rental housing, with units also receiving LIHTC allocations. This activity specifically addressed Action Steps 1, 2 and 4.

Summary

Complete information regarding demographics and families assisted may be found in tables contained in Part I, Section D) Families and Persons Assisted Including Racial and Ethnic Status.

C) OTHER ACTIONS INDICATED IN THE STRATEGIC PLAN AND ACTION PLAN

Section 8 Family Self Sufficiency Program

Family Self Sufficiency (FSS) is a requirement of the HUD Section 8 Housing Choice Voucher Program which began in 1990 as an effort to enable Section 8 participants to become self-sufficient or independent of welfare assistance. The program is administered by the Rental Assistance Division of THDA with additional federal funds to support FSS staff.

Participants sign a five-year contract in which they agree to find employment and identify goals they must reach for achieving financial independence. Staff assists participants in identifying goals and provides referrals for resources in the community. Participants are eligible for the establishment of an escrow account which is based on increased income as a result of employment. The funds in the escrow account may be accessed by the participant once the contract is fulfilled or the family is paying all of their rent.

In 1998 the FSS program was mandated to have 181 participants. Since 1998 over 181 participants, have graduated from the program, thus making the program voluntary for participants. THDA has opted to have 235 slots available to all Housing Choice Voucher participants.

Rental Assistance Homeownership Voucher Program

The THDA Homeownership Voucher Program offers a mortgage subsidy to low-income families who are not able to afford to purchase a home through traditional financing. In the Homeownership Voucher program, families typically pay 30% of their monthly-adjusted income (or the family's Total Tenant Payment) toward homeownership expenses, and THDA pays the difference between the family's Total Tenant Payment and the actual monthly mortgage payment. The mortgage assistance payment must be paid directly to the lender or loan servicing company, and not to the family. At the end of the reporting period, June 30, 2011, 55 home closings had occurred using this program.

Lead-Based Paint

Title X of the Federal Lead-Based Paint regulation became effective on September 15, 2000, and on September 26, 2000, the Tennessee Department of Environment and Conservation (TDEC) developed a certification program and compiled a registry of certified lead inspectors, testing laboratories, contractors and training facilitators.

In April 2001, HUD and EPA issued a joint memorandum to clarify Title X requirements for rehabilitation of housing to clarify the definition of abatement under regulations issued by EPA and HUD and to assert that HUD and EPA regulations are complementary. On May 2, 2001, THDA and TDEC issued a joint memorandum that allows for the use of HUD regulations in rehabilitation projects. TDEC certified lead-based paint professionals must be used. These joint efforts have enabled rehabilitation efforts to resume.

THDA distributes to all grantees the Lead Chapter of the HOME operations manual, providing further guidance for compliance with HUD regulations.

D) ACTIONS TAKEN TO AFFIRMATIVELY FURTHER FAIR HOUSING

The State of Tennessee carried out a variety of activities to affirmatively further fair housing in FY 2010-11 as described below.

Collaborative Activities

The *Tennessee Fair Housing Matters* conference, held in April, was the eighth year of the partnership involving the Tennessee Housing Development Agency, Tennessee Department of Economic and Community Development, Tennessee Developmental Disabilities Council, Tennessee Human Rights Commission, the Tennessee Fair Housing Council, the City of Murfreesboro, Community Development Department and two Metropolitan Nashville-Davidson County agencies: Metropolitan Development and Housing Agency (MDHA) and Metropolitan Human Relations Commission. Over 150 housing practitioners, advocates, and consumers from across the state gathered to hear presentations on a variety of fair housing issues and to participate in discussions. Through the partnering process, the results of state and local agency activities to affirmatively further fair housing are amplified and duplicative efforts are avoided.

Analysis of Impediments to Fair Housing Choice

The Department of Economic and Community Development continues to work with recipients of CDBG funds to update the Analysis of Impediments to Fair Housing Choice. A summary for the State of Tennessee is derived annually from previously submitted analyses by local jurisdictions. Upon review, TECD works with communities to develop an action plan and a list of activities that will serve to further fair housing practices during the administration of CDBG funding. Examples of activities taking place over the last two years across local jurisdictions to educate and inform the public about fair housing include the following:

- Assembly of fair housing folders for display at city halls and courthouses
- Distribution of brochures and fair housing activity booklets across local schools
- Display of fair housing posters in utility district offices, municipal and federal buildings and senior centers
- Fair housing public service announcements aired on local radio stations
- Fair housing informational packets sent to local banks and lenders
- Fair housing programs held at local schools
- Mailings containing fair housing laws sent to real estate offices, the Chamber of Commerce, housing authorities and apartment offices
- Fair housing resolution was passed and published

In FY 2010-11, TECD identified nine counties in Tennessee that were required to conduct and provide a new analysis should they seek CDBG funding for the current year. Of those nine counties, Madison County submitted an application and was requested to conduct an Analysis of Impediments. Madison County is currently in the process of completing their analysis. TECD will continue to partner with local jurisdictions to conduct fair housing activities and promote the identification and removal of impediments to fair housing in local jurisdictions.

Other Fair Housing Activities

The THDA Tennessee Homebuyer Education Initiative continued in this reporting period. West Tennessee Legal Services conducted the initial fair housing component of this effort and developed training materials for trainers to use in their homebuyer education sessions. Participants of the Homebuyer Education program receive a manual that includes fair housing information. A Spanish language manual is also available.

The HOME program grantees receive a guide to the Fair Housing Act and Fair Housing information, in both English and Spanish, for distribution to each beneficiary of the program. A fair housing component, facilitated by staff of the Tennessee Fair Housing Council, has been added to the HOME Grantee workshop. Both HOME and CDBG programs provide all grantees with the State list of minority and female contractors.

The Section 8 Rental Assistance Division works on a continuing basis with West Tennessee Legal Services to provide Fair Housing Training for staff and landlords.

THDA presents the Governor's Housing Summit each year in October. In 2010, Michael Allen, an attorney, was a key note speaker in a general session entitled Affirmatively Furthering Fair Housing. The audience of over 250 people included for-profit and not-for-profit affordable housing developers, real estate and mortgage lending professional and state, regional and local government officials involved with housing and community development. Mr. Allen is a civil rights attorney who has litigated a number of cases receiving national attention, including U.S. v. Westchester County.

E) ADDITIONAL INFORMATION AND FUTURE ACTIONS

Additional Information

1. Community Development Block Grant (CDBG) Small Cities Program

Table 2 of this report shows that under the CDBG program, the majority of funds, or 78.4%, were awarded for public facility activities. Installation and/or rehabilitation of water sewer systems were the primary use of funds in the public facilities category. Other activities included economic development, residential rehabilitation, acquisition/demolition, and relocation. These activities specifically addressed Action Steps 1, 6, 9, 10, 19.

2. HOME Investments Partnership (HOME)

The HOME program awarded 49 grants assisting 250 housing units for low-income households. Results from on-site inspections and an assessment of jurisdiction's affirmative marketing actions and outreach to minority-owned and women-owned businesses are explained in Exhibit B. Owner and tenant characteristics are provided in Tables 20 through 24.

Public Comments

The State of Tennessee published a notice in seven newspapers in the State inviting public comments on the Summary Annual Performance Report. The notice was published on September 2, 2011 in both English and Spanish, allowing a 15-day comment period and instructing interested citizens on locations where they could review the Annual Performance Report as well as make comments. The notice appeared in the following publications:

- Memphis Commercial Appeal
- Jackson Sun
- Nashville Tennessean
- Clarksville Leaf-Chronicle
- Chattanooga Free Press
- Knoxville News-Sentinel
- Johnson City Press

Copies of the Summary Annual Performance Report were posted to the THDA website in both English and Spanish. At the end of the public comment period, September 19, 2011, no public comments were received.

Future Actions

The State of Tennessee will continue its efforts to implement the Consolidated Plan through the four formula programs discussed throughout this report. In addition, the State of Tennessee will move forward with other programs and efforts that seek to fulfill goals identified in the Consolidated Plan. In its efforts to continue implementing the new five-year plan, the State of Tennessee will partner with public housing authorities as they adopt their long-term plans and work to improve reporting in a uniform manner.

In order to move forward with a truly consolidated program, the State of Tennessee will explore various methods and strategies to make it easier for eligible entities to access federal and state funds to meet the housing needs of low- and moderate-income citizens throughout Tennessee. Further, the administering agencies and departments will continue to collaborate on housing related issues ranging from fair housing to meeting specific housing and community Actions Steps outlined in the Consolidated Plan.

In regards to planning and reporting, CDBG, HOME, ESG and HOPWA programs will continue joint efforts. The four programs will work both individually and collaboratively to complete Actions Steps identified in the Action Plan and longer-range goals and priorities outlined in the Consolidated Plan. The programs will also work collaboratively to report on the amount of dollars awarded and the activities funded in through the CAPER. Collaborative efforts in reporting also help identify the ways in which the four programs have worked towards providing decent housing, a suitable living environment and expanded economic opportunities.

Although the State is not involved in providing direct services, the four programs are essential in ensuring funds are made available to local governments and non-profit agencies throughout Tennessee who are capable of delivering services to local communities and individuals in need. While funds are meant to target specific service delivery areas and goals, communities have the flexibility to use funds to reach their populations most effectively. The State of Tennessee and the four formula programs will continue efforts to provide affordable housing and to complete other community development goals.

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