Tennessee Housing Development Agency

Community Housing Division
Programs Overview

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1

HOME Investment Partnership



The HOME Program promotes the production, preservation, and rehabilitation of housing for low-income households

Annual Funding: Federal HOME Program; Approximately $15M annually

- **Homeowner Rehabilitation; Competitive:** Eligible Applicants; Municipal and City Governments and non-profit housing organizations
- **Homeownership Development; Competitive:** Eligible Applicants; Non-profit "CHDO" developers.
- **Development of Rental Housing; Competitive:** Eligible Applicants; "CHDOs", other nonprofit housing developers, PHAs, and for-profit single purpose legal entities that are the ownership entities of LIHTC projects in rural designated areas

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2

Competitive Grants Program

Grant awards to eligible entities for the development and preservation of affordable rental housing to serve households with incomes at or below 80 % of the area median Income.



Competitive: Eligible Applicants; Public Housing Authorities, Non- profit Organizations

Annual Funding: THDA, TN Housing Trust Fund Approximately $3M

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3

Emergency Repair Program



Funds Grant awards to provide emergency home repairs for homeowners who are 60+ years of age or with a disability and income at or below 60% AMI.

Annual Funding: THDA, TN Housing Trust Fund Approximately $3.1M

Non-Competitive: Divided equally between Tennessee's 9 Development Districts

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4

Community Investment Tax Credit

Provides a tax credit to financial institutions who provide qualified loans or other qualified contributions to support low-income housing development and activities.

- Loans at least 2% below the prime rate
- Low-rate loans least 4% below the prime rate
- Long-term investments extending more than 5 years
- Grants or contributions



Non-Competitive by application: Eligible Entities; Non-Profit Organizations, Public Housing Authorities, TN Development Districts and THDA

No Annual Funding Limit: State of Tennessee Franchise and Excise Tax Credit to lending or donating institution

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5

Habitat for Humanity set-aside

Annual allocation to Habitat for Humanity of Tennessee to distribute to local affiliates across Tennessee to assist in building houses for qualified, low-income homebuyers and help support the administrative expenses of Habitat

Habitat for Humanity® of Tennessee

Non-Competitive: Divided equally between Tennessee's 9 Development Districts

Annual Funding: THDA, TN Housing Trust Fund Approximately $500K

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6

HOME ARP



Competitive: Eligible Applicants; Non-profit housing developers and Public Housing Authorities

Funding: Federal HOME ARP Allocation; One time, Approximately $52M

Provides funding to assist with the development or preservation of housing and services for households who are homeless, at risk of homelessness, and other vulnerable populations.

- Production/Preservation of Affordable Housing
- Supportive Services

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7

Other THDA Development Programs

- Home Builders Institute Grant
- Convergence Memphis
- Memphis Land Bank
- Challenge Grant
- Capacity Grant Program
- Capacity Grant Building Program
- Development Gap Program
- Community Workforce Housing Development

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8

Emergency Solutions Grants (ESG) Program

Emergency Solutions Grants (ESG) is a federal program administered by the **U.S. Department of Housing and Urban Development (HUD)** that helps individuals and families quickly regain housing stability and prevent homelessness. ESG funding supports communities in addressing homelessness through emergency response services and housing-focused interventions.

Eligible Components

- Street Outreach
- Emergency Shelter
- Homelessness Prevention
- Rapid Re-Housing
- Homeless Management Information System (HMIS) and program administration

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9

How ESG Funding Can Be Utilized

ESG funds provide flexible resources to help communities respond to and reduce homelessness through:

- **Street Outreach:** Engaging and connecting unsheltered individuals to housing and services.
- **Emergency Shelter:** Supporting shelter operations and essential services.
- **Homelessness Prevention:** Assisting households at risk of homelessness with rental assistance, utility assistance, case management, and housing stabilization services.
- **Rapid Re-Housing:** Helping households experiencing homelessness quickly move into permanent housing through rental assistance and supportive services.

Goal: Move people from crisis to stable housing as quickly as possible while preventing new episodes of homelessness. Help individuals to gain self-sufficiency and remain in housing.

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10

Who ESG Serves & 2026 Investment

Who ESG Serves

- Individuals and families experiencing homelessness.
- People living in emergency shelters or places not meant for human habitation.
- Households at risk of homelessness who need short-term assistance to maintain housing stability.

2026 ESG Funding Impact

- THDA awarded just over $3 million in ESG funding for Program Year 2026.
- Funding was awarded to 26 nonprofit organizations and local governments across Tennessee.
- These partners will provide homelessness prevention, rapid re-housing, emergency shelter, and outreach services to support vulnerable Tennesseans and strengthen local homelessness response systems.

Together, these investments help communities prevent homelessness, rapidly re-house households in crisis, and promote long-term housing stability.

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11

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12