



**MAINTAINING AFFORDABLE HOUSING FOR TENNESSEANS:
FUNDING OPPORTUNITIES FOR HOMEOWNERS**

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EMERGENCY REPAIR PROGRAM

Emergency Repair Grants

- ✓ For homeowners who:
 - Have a total household income below 60% of AMI
 - Either for county or statewide AMI, whichever is higher
 - AND
 - Have a disability or are elderly (age 60)
- ✓ Grant of up to \$10,000 to correct, repair, or replace a major system make repairs to essential systems or critical structural issue, including home accessibility modifications
- ✓ No match requirement
- ✓ No compliance period

Administered Regionally By:

- ✓ East TN Development District
- ✓ First TN Development District
- ✓ Greater Nashville Regional Council
- ✓ Memphis Area Association of Governments
- ✓ Northwest TN Development District
- ✓ South Central TN Development District
- ✓ Southeast TN Development District
- ✓ Southwest Human Resource Agency
- ✓ Upper Cumberland Development District



TENNESSEE REPAIR LOAN PROGRAM (TRLP)

TRLP LOAN TERMS

- ✓ Administered through network of participating nonprofit entities across the state
- ✓ Property must be owner-occupied
- ✓ Loan Amount – Minimum: \$5,000; Maximum: \$25,000
- ✓ 0% Fixed Rate Deferred Payment
- ✓ 5-Year Term, with 20% forgiven annually
- ✓ No LTV, minimum credit score
- ✓ Income limit is set by county
- ✓ Homeowner must attend a Post-Purchase counseling session through a Certified NeighborWorks Counselor

Types of Repairs

- ✓ Structural Support
- ✓ Roofing
- ✓ Plumbing
- ✓ Electrical
- ✓ Heating & Cooling systems
- ✓ Accessibility
- ✓ Lead Based Paint Remediation
- ✓ Energy Efficiency



HOME Annual Grant Competition

Annual Grant Competition For:

- ✓ Local Governments and nonprofit organizations to:
 - Implement a homeowner rehabilitation program
 - Implement a down payment assistance program
- ✓ Grants of Up to \$500,000, of which up to 6% be used as administrative funds to implement the program
- ✓ Great opportunity to implement a concentrated program to achieve a specific community objective:
 - Targeted redevelopment of a neighborhood
 - Support efforts to expand homeownership in a community

Homeowner Rehabilitation Programs

- ✓ Homeowner must have income not to exceed 80% of Area Median Income as adjusted for household size
- ✓ No match or leverage by the homeowner required
- ✓ Minimum of \$1,000 of HOME investment
- ✓ Maximum investment to the HOME Subsidy limit:

2 Bdrm: \$85,424

3 Bdrm: \$110,512

4+ Bdrm: \$121,307

- ✓ Units must be reconstructed if hard construction costs exceed 75% of after rehab unit value
- ✓ Units must be rehabilitated to local code or, if no local code, to the ICC Existing Building Code; All units must meet THDA Design Standards for Rehabilitation

Homeowner Rehabilitation Programs

- ✓ Compliance period:
 - 5 years for unit that is rehabilitated
 - 15 years if unit is reconstructed
 - Owner must continue to reside in the unit as their primary residence throughout compliance period
- ✓ Grant is forgiven each day that Owner resides in unit
 - 20% annually if rehabilitated
 - 6.67% annually if reconstructed

Lenoir City

BEFORE



AFTER



Lenoir City

BEFORE



AFTER





Weatherization Assistance Program

Energy Assistance Improvements

- ✓ Provides grants for the implementation of energy efficiency improvements with goal of reducing the energy costs of the household assisted
 - Up to \$7,261 to implement weatherization activities using Weatherization Assistance Program (WAP)
 - Up to \$10,000 to address health and safety issues using LIHEAP Weatherization funds (LIHEAP Wx)
 - Available for both owner-occupied and rental housing
 - Households occupying the unit must have income below 200% of poverty level
 - Assistance prioritized to households which include an individual who is elderly, has a disability, or is under the age of 6 or with a high energy cost burden

Administered Regionally By:

- ✓ Clarksville Montgomery County Community Action Agency
- ✓ Delta Human Resource Agency
- ✓ East TN Human Resource Agency
- ✓ Knoxville-Knox County Community Action Committee
- ✓ Metropolitan Development & Housing Agency
- ✓ Mid-Cumberland Community Action Agency
- ✓ South Central Human Resource Agency
- ✓ Southeast TN Human Resource Agency
- ✓ Southwest Human Resource Agency
- ✓ Upper Cumberland Human Resource Agency
- ✓ Upper East TN Human Development Agency

For additional information about any of these programs or other programs administered by THDA, please visit:
<https://thda.org/programs>