



LOCAL GOVT & NONPROFIT

BLIGHT ELIMINATION PROGRAM (BEP)

With funding from U.S. Treasury's Hardest Hit Fund, this program provides forgivable loans to nonprofits and land banks to demolish blighted residential properties and transform the site for approved use.

CHALLENGE GRANTS

THDA provides initial seed funding to support the fundraising efforts of nonprofit organizations across Tennessee to implement housing activities that represent unique milestones, are part of a broad community initiative, or are part of a significant expansion of work outside the normal day to day activities of the organization.

COMPETITIVE GRANTS

Nonprofits and municipal agencies with proven experience in housing assistance programs can compete for grants up to \$500,000 each.

EMERGENCY SOLUTIONS GRANT (ESG)

Nonprofits and local governments are eligible to compete annually for grants to provide housing assistance and services for individuals who are homeless or threatened with homelessness.

SUPPORT TO HABITAT FOR HUMANITY

THDA issues an annual grant to Habitat for Humanity of Tennessee, which distributes funding to local affiliates for home construction projects.

HOME PROGRAM

Nonprofit organizations, local governments, and Community Housing Development Organizations can compete for grants to implement home repair or homeownership programs for low-income households.

NATIONAL HOUSING TRUST FUND

Launched in 2017, this new federal program allows THDA to award grants to renovate rental housing for households of extremely low income (less than 30% of median area income).

REBUILD & RECOVER

THDA provides grants to local governments to help homeowners rebuild after natural disasters in areas not covered by a federal or state disaster proclamation.

REENTRY HOUSING PROGRAM

In partnership with the Tennessee Department of Correction, THDA administers payments to nonprofits that provide transitional housing for ex-offenders through the Passport to Success Re-Entry Housing Program (RHP).



DEVELOPER

COMMUNITY INVESTMENT TAX CREDIT (CITC)

Financial institutions can receive a tax credit toward franchise and excise taxes for making loans, investments, and/or grants to nonprofits and other entities for eligible housing and capacity building activities.

LOW INCOME HOUSING CREDIT (LIHC)

This program helps finance the private development (or preservation) of affordable rental housing by awarding federal tax credits to offset construction costs.

TAX-EXEMPT BOND AUTHORITY

Private developers can finance the construction (or preservation) of affordable rental housing through the sale of tax-exempt bonds.



HOMEBUYER

GREAT CHOICE HOME LOANS

This is a 30-year, fixed interest rate home loan available through private banks and lenders. These loans focus on first-time homebuyers, U.S. military veterans, and homebuyers in targeted areas.

GREAT CHOICE PLUS (DOWN PAYMENT ASSISTANCE)

This secondary loan helps cover the down payment and closing costs on a Great Choice Home Loan. The loan does not accrue interest and there are no payments until the homeowner moves/sells.

HOMEOWNERSHIP FOR THE BRAVE (MILITARY HOME LOANS)

Qualifying veterans and active duty military receive a reduced interest rate on Great Choice Home Loans.

HOMEBUYER EDUCATION

THDA certifies counselors and approves the curriculum

for Homebuyer Education classes, which cover the home-buying process and financial responsibilities of homeownership.



NEW START HOME LOANS

THDA offers 0% interest rate home loans for individuals and families selected by Habitat for Humanity and similar non-profit organizations to move into newly constructed homes.



HOMEOWNER

EMERGENCY REPAIR PROGRAM

Approved agencies receive grant funding to correct, repair, or replace an essential system and/or structural problem for low-income homeowners who are elderly or have a disability.

HOUSING MODIFICATION & RAMP PROGRAM

United Cerebral Palsy of Middle Tennessee receives an annual grant to build ramps and make other home modifications for persons with disabilities throughout the state.

LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP)

Approved regional agencies receive federal funds to help cover a percentage of the monthly utility costs of qualified households earning up to 150% of federal poverty standards.

TENNESSEE RENOVATION LOAN PROGRAM

THDA, along with local nonprofits, will help the homeowners with repairs or modifications to their homes.

WEATHERIZATION ASSISTANCE PROGRAM (WAP)

Approved regional agencies receive federal funds to improve the energy efficiency of housing for qualified households earning up to 200% of federal poverty standards.



RENTER

FAMILY SELF-SUFFICIENCY (FSS)

FSS Specialists help households with Section 8 Housing Choice Vouchers create and follow a five-year plan (Individualized Training and Service Plan) to reduce their need for public assistance.

HOMEOWNERSHIP VOUCHER

HCV program participants who qualify for the Homeownership option of the Voucher program may buy a home. The participant's rental subsidy becomes a home loan subsidy on their monthly housing costs.

HOUSING CHOICE VOUCHER (HCV)

This tenant-based Section 8 program pays a percentage of a household's rent, based on monthly income, to a private landlord. Participants are able to find their own housing, including single-family homes, townhouses, and apartments.

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TNHOUSINGSEARCH.ORG

This is a THDA-sponsored, free online resource for advertising and locating available rental property and other resources for renters.



WHO IS THDA?

We are Tennessee's Leading Housing Resource

The Tennessee Housing Development Agency was created by the state legislature in 1973 and began business in 1974 to help ensure housing is available and affordable to people in every county. In pursuit of this goal, every year THDA:

- Provides home loans to thousands of homebuyers
- Allocates millions of dollars in funding to local nonprofits and municipal agencies
- Administers numerous federal housing programs at the state level

THDA is self-funded and does not receive funding from the state. Instead, revenue from THDA's home loan program and federal contracts cover its complete operating budget as well as the state programs and grants managed by THDA. Federal housing programs are funded by Congress.



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