State of Tennessee
2020-2024 Consolidated Plan
Executive Summary

The U.S. Department of Housing and Urban Development (HUD) requires the State of Tennessee, as a recipient of federal formula grant funds, to develop a Consolidated Plan every five years. This Plan describes the state’s housing and community development priorities and multi-year goals, based on an assessment of housing and community development needs, examination of housing and economic market conditions, and analysis of available resources. The Consolidated Plan covers the period of July 1, 2020 through June 30, 2025. This document also serves as the first-year Action Plan, outlining the one-year goals and strategies for projects to receive funding in 2020.

Federal resources provided by HUD that are discussed within the Plan include:

- Community Development Block Grant (CDBG): promotes economic and community development in small cities across the state.
- HOME Investment Partnerships Program (HOME): promotes the production, preservation, and rehabilitation of affordable housing for rent or home ownership for low-income households.
- Housing Trust Fund (HTF): promotes the production, preservation, rehabilitation, and operation of affordable rental housing for extremely low-income (ELI) households.
- Emergency Solutions Grant Program (ESG): provides services necessary to support persons that are at-risk of homelessness or homeless quickly regain stability in permanent housing.
- Housing Opportunities for Persons with AIDS Program (HOPWA): addresses the housing needs for low-income persons who are living with HIV/AIDS and their families.

The HOME, HTF, and ESG Programs are administered through Tennessee Housing Development Agency (THDA), CDBG is administered by the Tennessee Department of Economic and Community Development (TNECD), and HOPWA is administered by the Tennessee Department of Health. While THDA is the lead agency responsible for coordinating the development of the Consolidated Plan, all of the administering agencies of the five grant programs participated in the development of the Consolidated Plan.

The Annual Action Plan contained within describes the amounts of the five formula grant funds expected to be made available during Program Year 2020-21 and discusses the methods by which funds will be distributed to eligible applicants by the administering agencies. Funds are made available either through a competitive grant process, through a formula basis, or in some cases, both.

Other affordable housing resources made available to the state or having an impact on the state’s performance are also discussed in the Consolidated Plan and include HUD’s Section 8 Tenant-Based Housing Choice Voucher (HCV) and Project-Based Contract Administration Programs, the THDA Homebuyer Education Programs, Tennessee’s Community Investment Tax Credit Program, the Low-Income Housing Credit (LIHC) Program and the Tennessee Housing Trust Fund Competitive Grants Program.

The Consolidated Planning process is an opportunity for strategic planning and citizen participation to take place comprehensively. The Consolidated Plan serves as a guide for decisions regarding the use of these federal resources and sets forth program goals, specific objectives, and benchmarks for measuring progress.
Summary of the Objectives and Outcomes Identified in the Plan Needs Assessment Overview

The State of Tennessee identified four priority needs for the five-year period covered by the 2020–2024 Consolidated Plan. These priority needs include:

- Limited housing opportunities: Preserve affordable housing stock; increase the amount of affordable housing; and increase homeownership opportunities for low and moderate income families
- Aging infrastructure, disinvestment in communities, and disaster recovery: Provide for the viability of communities by creating and sustaining quality infrastructure; and improve community livability, health and safety, and economic development
- Limited non-housing supportive services: Provide supportive services for persons with HIV/AIDS; provide supportive services for homeless persons; and provide non-housing community development supportive services
- Affirmatively furthering fair housing: ensure access to quality housing for protected classes and provide fair housing outreach, education and counseling.

In addition to these priority needs, HUD set forth three basic goals and objectives against which the plan and the state’s performance under the plan will be evaluated. These goals include providing decent housing, providing a suitable living environment, and expanding economic opportunities for low- and moderate-income persons.

Each state’s plan must indicate how it will pursue these goals for all community development programs, as well as all housing programs.

Evaluation of Past Performance

The State of Tennessee will continue to build upon the progress made over the past five years to increase the number of affordable and accessible housing units, contribute to economic sustainability, and foster community vibrancy in all areas across the state. Tennessee will continue to support program activities, which have proven to be effective while also looking for areas where the efficiency or impact of these programs can be improved. Specific information on the state’s performance can be found within the Consolidated Annual Performance and Evaluation Report (CAPER), which is available on THDA’s website: https://thda.org/research-planning/consolidated-planning