



# Tennessee Housing Development Agency

Andrew Jackson Building Third Floor  
502 Deaderick St., Nashville, TN 37243

**Bill Lee**  
Governor

**Ralph M. Perrey**  
Executive Director

10/1/2025

Alex Garcia, Mayor  
Town of Monterey  
302 East Commercial Avenue  
Monterey, TN 38574

Dear Mayor Garcia:

Congratulations! The Tennessee Housing Development Agency (THDA) has approved your application under the 2025 HOME Homeowner Rehabilitation Program Description in the amount of \$540,001, including administration.

THDA will host a mandatory in-person grantee meeting on Thursday, November 6, 2025, from 9:00AM to 1:00PM Central, location TBA. Please reserve this date and time on your calendar. At this time, THDA staff will review all requirements associated with your grant implementation. You will receive a separate grantee workshop invitation in the near future. In addition to consultants/administrators, we strongly encourage local jurisdictions to have at least one employee who will be working with the project to attend the workshop in order to better understand the local government's full responsibilities as the Grantee.

However, your responsibilities under this award begin immediately. Please note that no funds may be committed to any HOME project before the completion of the environmental review. In addition, the Grantee shall refrain from undertaking any activities that would have an adverse environmental impact or limit the choice of reasonable alternatives until the completion of the environmental review in accordance with 24 CFR Part 58. To achieve this end, the Grantee must not expend public or private funds (HUD, other Federal, or non-Federal funds) or execute a legally binding agreement for property acquisition, rehabilitation, conversion, repair or construction pertaining to a specific site until environmental clearance has been achieved.

Additionally, the U.S. Department of Housing and Urban Development has instituted new requirements applicable to this award specific to the immigration status of assisted clients, as applicable, including:

- Administering this grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive



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Orders or immigration laws.

- Prohibiting the use of funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.
- Using SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

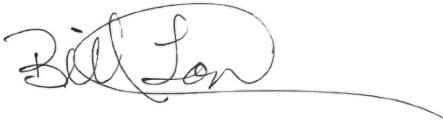
THDA is currently determining how these regulations will affect your grant administration and will include requirements based on our review in our training.

In order to promote the success of THDA's HOME program to the community, please allow THDA to organize a media outreach event with you. THDA's Communications Team will be reaching out to you to schedule this promotional opportunity.

If you have any questions, please contact Aaron Toran, Housing Program Manager, HOME/NHTF at (615) 815-2037 or [atoran@thda.org](mailto:atoran@thda.org).

We look forward to working with you to implement your 2025 HOME funded program.

Sincerely,



Bill Lord  
Director, Community Housing Division



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