The mission of the Housing Fund (THF) is to build a pool of funds that is flexible and self-sustaining in order to provide the financial resources necessary to help low- and moderate-income families and individuals become successful homeowners and to assist nonprofit and for-profit developers in increasing the supply of decent and affordable housing in Tennessee and Kentucky. In 2005, THF expanded its services to reach adjacent counties in the Nashville area, as well as Clarksville, Tennessee and Bowling Green, Kentucky. Since its founding, THF has lent $58 million, which has leveraged more than $380 million in private financing for more than 3,800 housing units. Its products and services include a Front Door homeownership counseling program, down payment assistance programs, development loan programs, and technical assistance.

Success Story: Urban Housing Solutions, Nashville, TN

Since 1998, THF has originated more than $4.5 million in loans to enable Urban Housing Solutions (UHS), a provider of high-quality affordable housing in Nashville’s extremely low-income communities, to create 203 rental units in five developments. THF and UHS have joined two organizations in the city’s Neighborhood Stabilization Program to revitalize neighborhoods weakened by foreclosures. “The Housing Fund has helped us acquire and rehab properties that are targeted to very low-income residents, and has kept their interest rates far below market rates. Together we have housed hundreds of people at rents they can afford,” said Rusty Lawrence of UHS.

Financial and Social Impact

- Clients served by homeownership counseling programs: More than 15,000
- Clients served by down payment assistance programs: More than 2,700
- Units of affordable housing created or preserved: More than 1,100

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