

TENNESSEE HOUSING DEVELOPMENT AGENCY  
BOARD OF DIRECTORS MEETING MINUTES  
May 20, 2025

Pursuant to the call of the Chair, the Tennessee Housing Development Agency (THDA) Board of Directors (the “Board”) met in regular session on Tuesday, May 20, 2025, at 10:11 AM CT in the Nashville Room of the Tennessee Towers, Nashville, Tennessee.

The following board members were present in person: Chair Rick Neal, Stephen Dixon, Dan Springer, Micheal Miller, Corey Divel, Eva Romero, Rob Mitchell, Secretary of State Tre Hargett, Treasurer David Lillard, and Alex Schuhmann (for Commissioner Jim Bryson). Those absent were Maeghan Jones and Comptroller Jason Mumpower.

Chair Neal then opened the floor to anyone present from the public who wished to address the Board. Seeing none, Chair Neal closed the floor to public comment.

Chair Neal then recognized Executive Director Ralph M. Perrey for his report.

Mr. Perrey shared the following:

- In Congress, the House tax bill includes key provisions of the Affordable Housing Credit Improvement Act (12.5% increase in the amount of credits, lowering the “50% test” on bond transactions, providing a 30% basis boost to rural developments). Other aspects of the tax bill remain unsettled, but all indications are that the tax credit provisions will stay in. Senate action will still be required, and with Senator Blackburn as the lead co-sponsor of the housing credit bill, we are optimistic that these provisions will pass.
- Decisions on the federal budget and specific funding levels for programs and agencies will likely come much later in the year. Congress is unlikely to enact all the cuts outlined in the Administration’s “skinny budget” but it is reasonable to assume that we will see reduced funding in at least some of the federal programs that we administer.
- To that end, THDA is taking a closer look at what it costs THDA to administer each federal program, how much administrative funding we receive for each, and make sure that THDA is still operating within those limits.
- Next month, I will resume my travels around the state, listening to business and program partners and meeting with local elected officials and legislators. It is important for THDA business that legislators understand how seriously we take our fiscal responsibility and the impact we have on their communities.

At the conclusion of Mr. Perrey’s remarks, Chair Neal recognized Ms. Lindsay Hall, the Chief Operating Officer of Single-Family Loan Programs for a Single-Family Programs Business update that included the Real Estate Owned Status of 31 properties totaling \$4.2 million. Ms. Hall also highlighted that every county in the state was under a federally mandated

90-day foreclosure moratorium due to the federal disaster declaration from the April 2, 2025, storms.

Next, Chair Neal recognized Mr. Eric Alexander, Director of Multifamily Programs, for a Multifamily Programs Business Update. Mr. Alexander then continued the discussion of the proposed revisions to the 2026 Qualified Allocation Plan. To open the discussion, Treasurer Lillard asked for an estimate of how many tax credit properties were in rural locations. Mr. Alexander responded with a rough estimate of 40% of properties located in rural areas and 60% located in suburban/urban areas and stated he hoped the proposed revisions presented during his presentation would ensure rural projects remain competitive for future tax credit awards. Mr. Alexander then reviewed the shift in the location score to a needs score as presented in previous board meetings before moving to new revisions. Mr. Alexander stated that in recognizing the Board's desire to boost new construction across the state, THDA proposed a change to the use of Set Asides - ensuring more tax credits were available in the general priority category, a revision to the scoring for new construction applications – eliminating redundancies and underscoring the importance of readiness to proceed, and increasing the minimum threshold to 75 out 100 points before an application was reviewed for viability by staff.

Chair Neal then asked for consideration of the March 25, 2025, board meeting minutes. Upon motion by Treasurer Lillard and a second by Secretary Hargett, the motion carried, and the minutes were approved.

Next, Chair Neal asked the board for nominations for Vice Chair. Mr. Mitchell made a motion for Stephen Dixon to be named the Vice Chair. Chair Neal asked for any other nominations. Hearing none, Mr. Schuhmann seconded the motion to name Stephen Dixon Vice Chair. Upon full vote of the board, Stephen Dixon was reappointed Vice Chair beginning in July 2025.

Next, Chair Neal brought before the Board the Schedule of Financing as presented in the Bond Finance Committee Meeting. Mr. Neal requested approval for the Schedule of Financing for FY25-26. Upon motion by Mr. Neal and a second by Secretary Hargett, the motion to approve the Schedule of Financing passed.

Chair Neal recognized Ms. Lindsay Hall, the Chief Operating Officer of Single-Family Loan Programs, to present the 2025 Single Family Income Limits as outlined in the memo dated May 5, 2025, from Dr. Hulya Arik, THDA Economist, as found in the board packet. Ms. Hall highlighted that the income limit calculations are made using Area Gross Median Family Incomes, as well as Average Area Purchase Prices, and resulted in an increase in the income limits in all counties. Upon motion by Mr. Dixon and a second by Mr. Springer, the motion to approve the 2025 Single Family Income Limits was carried.

Next, Chair Neal recognized Ms. Rebecca Carter, Director of Community Services, for an overview of four grant extension requests for the HOME ARP-Supportive Services program as outlined in the memo dated May 7, 2025, from herself and Don Watt, Chief, Programs Officer, as found in the board packet. Franklin Community Church, Partnership for Families, Children and Adults, Tennessee Homeless Solutions, and Salvation Army – Tri-Cities requested extensions. Upon motion by Secretary Hargett and a second by Treasurer Lillard, the motion to approve the extension request was carried.

Chair Neal then recognized Mr. Bill Lord, Director of Community Housing, for an overview of a grant extension request from Callahan Flats for their Tennessee Housing Trust Fund Competitive Grant program as outlined in the memo dated May 5, 2025, from himself and Don Watt, Chief, Programs Officer, as found in the board packet. Callahan Flats has a complex funding stack that includes six grants, Multifamily Tax Bond Authority and CITC. This combination of funding took longer to align than expected and is the reason for the request. Upon motion by Mr. Dixon and a second by Mr. Springer, the motion to approve the extension request was carried.

Chair Neal again recognized Mr. Bill Lord, Director of Community Housing, for an overview of three grant extension requests for the HOME program. Bledsoe County, the City of Niota, and the Town of Palmer all requested an extension until June 30, 2026, to complete their projects program as outlined in the memos dated May 5, 2025, from himself and Don Watt, Chief, Programs Officer, as found in the board packet. Delays were attributed to staffing changes in government offices, as well as necessary contractor changes. Upon motion by Mr. Divel and a second by Mr. Miller, the motion to approve the extension requests was carried.

Noting that all action items for the Board were completed, Chair Neal acknowledged additional board materials in the Annex.

With no further business, the meeting was adjourned at 11:44 AM CT.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ralph M. Perrey", with a long horizontal flourish extending to the right.

Ralph M. Perrey  
Executive Director

Approved this 15th day of July 2025