

TENNESSEE HOUSING DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING MINUTES
July 28, 2026

Pursuant to the call of the Chair, the Tennessee Housing Development Agency (THDA) Board of Directors (the "Board") met in regular session on Tuesday, July 28, 2026, at 10:13 AM CT in TN Room #2 of the Tennessee Towers, Nashville, Tennessee. ✓

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

Chair Neal welcomed the Board and 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:

- The "*21st Century Road to Housing*" legislation has become law without the President's signature.
- THDA is watching a proposed rule by the Office of Management and Budget, which would inject a significant amount of federal oversight into grants made by states.
- The FDIC and Office of Controller of the Currency are planning to revise the Community Reinvestment Act in ways that could undercut the market for housing tax credits.
- THDA is working to implement the Workforce Housing pilot that the General Assembly approved this year with \$20 million.

At the conclusion of Mr. Perrey's remarks, Mr. Neal recognized Ms. Michell Bosch, Chief Financial Officer, for a financial status update. Ms. Bosch gave a debt portfolio overview and explained how THDA decides funding sources.

Then, Chair Neal recognized Ms. Lindsay Hall, Chief Operating Officer of Single-Family Loan Programs, for a Single-Family Programs Business update that included the Real Estate Owned Status of 38 properties totaling \$5.93 million and discussed the benefits of adding teachers to the Homeownership for Heroes program.

Next, Chair Neal recognized Mr. Eric Alexander, Director of Multifamily Programs, for a Multifamily Programs Business Update. Mr. Alexander shared information about the 9% Low Income Housing Tax Credit Round as well as the 2026 LIHTC Allocation Distribution. Mr. Dixon asked if there were any surprises in the most recent round. Mr. Alexander replied that there were no surprises, but they were pleased with the volume and variety of applications. Mr.

Mitchell then inquired about the number of the 52 applications that fell into the rural category. Mr. Alexander said he would find that information for him and let him know. (It was later reported to Mr. Mitchell 18 of the 52 applications were in rural/balance of state counties.)

Chair Neal then asked for consideration of the May 12, 2026, board meeting minutes. Upon motion by Mr. Dixon and a second by Ms. Romero, the motion carried, and the minutes were approved.

Next, Chair Neal asked Mr. Perrey to leave the room to discuss THDA's Executive Director evaluation. Treasurer Lillard proposed that Mr. Perrey receive an Advanced rating and compensation equivalent to his rating based on THDA's standards. Upon motion by Treasurer Lillard and a second by Secretary Hargett, the motion to approve Mr. Perrey's evaluation was carried.

Then, Chair Neal, Chair of the Bond Finance Committee, brought to the Board a recommendation from the Bond Finance Committee, in the form of a motion and a second, the approval of Bond Issue 2026-2. Upon vote by the full Board, the motion to approve Bond Issue 2026-2 was carried.

Chair Neal recognized Mr. Don Watt, Chief Programs Officer, for an overview of the HOME-ARP Rental Housing Development Program Description – 2026, as outlined in the memo dated July 13, 2026, from himself and Bill Lord, Director of Community Housing, as found in the board packet. Mr. Watt explained that THDA is setting aside \$18.8 million of HOME-ARP funds to implement the Program Description to encourage the construction of affordable rental housing for qualifying populations and low-income households across the State. Upon motion by Treasurer Lillard and a second by Mr. Dixon, the motion to approve the HOME-ARP Rental Housing Development Program Description – 2026, was carried.

Next, Chair Neal recognized Ms. Rebecca Carter, Director of Community Services, for an overview of the HOME-ARP Supportive Services Program Description - 2026, as outlined in the memo dated July 13, 2026, from herself and Don Watt, Chief Programs Officer, as found in the board packet. Ms. Carter highlighted key changes to the program, including that the program increased funding to \$12 million and that the minimum award be \$250,000 and maximum award be \$1,000,000. Upon motion by Mr. Sale and a second by Treasurer Lillard, the motion to approve the HOME-ARP Supportive Services Program Description – 2026 was carried.

Again, Chair Neal recognized Ms. Rebecca Carter, Director of Community Services, for an overview of the LIHEAP Model Plan Authorization – 2027, as outlined in the memo dated July 13, 2026, from herself and Don Watt, Chief Programs Officer, as found in the board packet. Ms. Carter highlighted a revised LIHEAP Benefit Matrix, to be effective in Federal Fiscal Year (FFY) 2027, with a minimum benefit starting at \$300 and a maximum benefit capped at \$800. Upon motion by Secretary Hargett and a second by Mr. Mitchell, the motion to approve the LIHEAP Model Plan Authorization – 2027 carried.

Chair Neal then recognized Mr. Eric Alexander, Director of Multifamily Programs, for an overview of the Qualified Allocation Plan – 2027, as outlined in the memo dated July 13, 2026, from himself and Don Watt, Chief Programs Officer, as found in the board packet. Mr. Alexander explained that no substantive changes are being recommended in the draft. Upon motion by Treasurer Lillard and a second by Mr. Miller, the motion to approve the Qualified Allocation Plan – 2027 was carried.

Once again, Chair Neal recognized Mr. Eric Alexander, Director of Multifamily Programs, for an overview of the Amendment to the National Housing Trust Fund Program Description – 2026, as outlined in the memo dated July 13, 2026, from himself and Don Watt, Chief Programs Officer, as found in the board packet. Mr. Alexander highlighted that to fully utilize the NHTF available, staff propose implementing a Round Two that will expand the types of rental projects that would be eligible for NHTF dollars under the existing program description. Upon motion by Mr. Sale and a second by Mr. Miller, the motion to approve the National Housing Trust Fund Program Description – 2026 carried.

Next, Chair Neal recognized Ms. Amy Shaftlein, Executive Director of United Housing, for an overview of the work Convergence Memphis has done with the previous year's grant. Secretary Hargett inquired about what would happen without THDA's support. Ms. Shaftlein replied that eight developments would not have happened, home expos would diminish, less support staff would be available, and the building of ten homes would all be affected. Treasurer Lillard expressed interest in 3-D Homes and requested more details once completed.

Following Ms. Shaftlein's presentation, Chair Neal recognized Mr. Don Watt, Chief Programs Officer, for an overview of the Convergence Memphis Sustaining Grant to United Housing, Inc. – 2027, as outlined in the memo dated July 13, 2026, from himself and Bill Lord, Director of Community Housing, as found in the board packet. Mr. Watt proposed \$250,000 support for a third-year sustaining grant. Upon motion by Treasurer Lillard, a second by Ms. Romero, and an abstention by Chair Neal, the motion to approve the Convergence Memphis Sustaining Grant to United Housing, Inc. – 2027 carried.

Again, Chair Neal recognized Mr. Don Watt, Chief Programs Officer, for an overview of the Appalachia Service Project HOME Urban/Rural Program Extension Request –2023, as outlined in the memo dated July 13, 2026, from himself and Bill Lord, Director of Community Housing, as found in the board packet. Mr. Watt requested a 12-month extension of their contract term due to delays following Hurricane Helene. Upon motion by Mr. Dixon and a second by Mr. Schuhmann, the motion to approve the Appalachia Service Project HOME Urban/Rural Program Extension Request –2023 carried.

Then, Chair Neal recognized Mr. Spencer Pratt, Treasurer of Habitat for Humanity Board of Directors, for an overview of the work Habitat has done with the previous year's grant. Mr. Pratt introduced Ms. Laura Kelly, Executive Director of Holston Habitat for Humanity. She explained that grant funding helps affiliates throughout the state and 477 homes have been constructed since 2008.

Following Ms. Kelly's presentation, Chair Neal recognized Mr. Don Watt, Chief Programs Officer, for an overview of Habitat for Humanity Set-Aside Program Description – 2027. Mr. Watt asked the board to authorize the set-aside of \$500,000 in Tennessee Housing Trust Fund ("THTF") funding to cover the program implementation. Upon motion by Mr. Schuhmann and a second by Ms. Romero, the motion to approve the Habitat for Humanity Set-Aside Program Description – 2027 was carried.

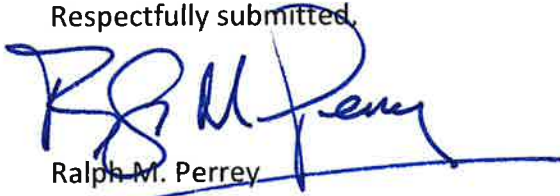
Once again, Chair Neal recognized Mr. Don Watt, Chief Programs Officer, for an overview of the Affordable Housing Development Gap Program Description Amendment –2025, as outlined in the memo dated July 13, 2026, from himself and Bill Lord, Director of Community Housing, as found in the board packet. Mr. Watt requested to allow the adopted revisions to the Program Description to apply back to May 1, 2025, when the program was first implemented. Upon motion by Mr. Dixon and a second by Ms. Romero, the motion to approve the Affordable Housing Development Gap Program Description Amendment –2025 carried.

Finally, Chair Neal recognized Ms. Lindsay Hall, Chief Operating Officer of Single-Family Loan Programs, for an overview of the Single-Family Mortgage Loan Program Income Limits – 2026, as outlined in the memo dated June 25, 2026, from Dhathri Chunduru, PhD, Director of Research and Planning, as found in the board packet. Mr. Dixon commented that the decrease could negatively impact people relocating to the Johnson City area. Secretary Hargett concurred. Ms. Hall explained that the IRS and HUD determine the changes, and they must be adopted wholesale and cannot be adopted in parts by THDA. Upon motion by Mr. Dixon and a second by Mr. Miller, the motion to approve the Single-Family Mortgage Loan Program Income Limits – 2026 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 11:34 AM CT.

Respectfully submitted,



Ralph M. Perrey
Executive Director

Approved this 15th day of September 2026