

TENNESSEE HOUSING DEVELOPMENT AGENCY
GRANTS COMMITTEE
May 21, 2019

Pursuant to the call of the Chair, the Grants Committee of the Tennessee Housing Development Agency Board of Directors met in regular session on Tuesday, May 21, 2019, at 10:02 a.m. Central Time in the Nashville Room at the William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, Nashville, Tennessee.

The following Committee members were present: Pieter van Vuuren, Jonathan Rummel (for Secretary of State Tre Hargett), John Krenson, Lynn Tully, and Katie Armstrong (for Comptroller Justin Wilson). Austin McMullen was absent. Other Board members present were Kim Grant Brown, Regina Hubbard, Erin Merrick, John Snodderly, and Samantha Wilson (for Treasurer David Lillard).

Chair van Vuuren called the meeting to order. He called for consideration of the minutes from the March 26, 2019, meeting. Upon motion by Ms. Armstrong, second by Ms. Merrick, the minutes were approved.

Chair van Vuuren next called on Don Watt, Director of Community Programs, to present several grant extension requests for the 2015-2016 HOME Program. Mr. Watt referenced his memorandum dated May 14, 2019, for further details. He noted that the grants are currently set to expire on June 30, 2019, but implementation delays, including building codes issues, contractor shortages, and administrator issues, have impacted the 2015-2016 grants. Mr. Watt stated that the extension requests range from October 1, 2019, to June 30, 2020, with the majority requesting an extension to December 31, 2019. Upon motion by Mr. Rummel, second by Ms. Armstrong, the Committee recommended approval of all the 2015-2016 HOME Grant extensions as specified in the referenced memorandum.

Next, Chair van Vuuren called upon Mr. Watt to present a request from Sevier County to extend their 2017 Rebuild and Recover grant. Mr. Watt referenced his memorandum dated May 15, 2019. He noted that the THDA Board approved an extension to May 31, 2019, at the January 29, 2019, Board meeting; however, foundation issues were discovered with four of the homes, including one that required acquisition of a new lot. He noted that Appalachia Service Project is administering the grant on behalf of Sevier County, and they anticipate completion of the remaining four homes by August 31, 2019. Upon motion by Mr. Rummel, second by Mr. Krenson, the Committee recommended approval of an extension of the 2017 Sevier County Rebuild and Recover grant to August 31, 2019.

Next, Chair van Vuuren called upon Mr. Watt to present a recommendation for the 2020 Set-Aside Allocation to Habitat for Humanity of Tennessee. Mr. Watt referenced his memorandum dated May 13, 2019, and the attached proposed Tennessee Housing Trust Fund ("THTF") 2020 Habitat for Humanity of Tennessee Program Description (the 2020 Habitat Program Description"). Mr. Watt stated that since July 2014, THDA has set aside \$500,000 annually from the THTF for Habitat for Humanity of Tennessee to support the construction activities of their local affiliates. In addition to the recommendation to continue this allocation for 2020, Mr. Watt noted minor updates in the 2020 Habitat Program Description. John Besser with Habitat for Humanity gave a brief presentation to the Committee to thank them and highlight the accomplishments of the program. Upon motion by Mr. Krenson, second by Ms. Tully, the Committee recommended approval to the Board to allocate \$500,000 from the THTF for the 2020 Habitat for Humanity of Tennessee Program and to approve the 2020 Program Description.

Next, Chair van Vuuren called upon Mr. Watt to present a request for the approval of the 2020 Challenge Grant Program Description. Mr. Watt referenced his memorandum dated May 14, 2019, and the attached proposed 2020 Challenge Grant Program Description. Mr. Watt stated that staff recommends

approval of \$500,000 from the THTF for the 2020 Challenge Grant Program, which provides initial seed funding to support the fundraising efforts of eligible nonprofit organizations to implement housing activities that represent unique milestones, are part of a broad community initiative, or are part of a significant expansion of work outside the normal day-to-day activities of the organization. He noted the following proposed changes to the 2020 program:

- Reduce the available funds from \$1,500,000 to \$500,000.
- Provide for a single application deadline and a simultaneous review of proposals.
- Clarify the term “binding commitment” and associated timing.
- Eliminate the Executive Director’s discretion to award a Challenge Grant.

Upon motion by Mr. Rummel, second by Ms. Tully, the Committee recommended Board approval of \$500,000 from the THTF for the 2020 Challenge Grant Program and approval of the proposed 2020 Challenge Grant Program Description.

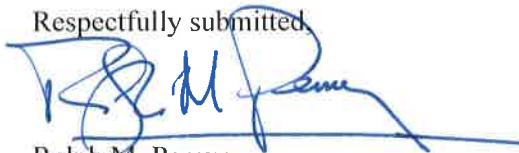
Finally, Chair van Vuuren called upon Mr. Watt to present the request to allocate funds to United Cerebral Palsy of Middle Tennessee to implement the 2019-2020 Home Modifications and Ramps Program. Mr. Watt referenced his memorandum dated May 13, 2019, and the attached proposed Tennessee Housing Trust Fund 2019 Home Modifications and Ramps (“HMR”) Program Description (“HMR Program Description”). Mr. Watt stated that staff is recommending a \$300,000 set-aside for United Cerebral Palsy of Middle Tennessee to implement a 2-year program for FY 2019-2020. He explained that the program provides for the construction of ramps and accessibility modifications to the homes of disabled households across the whole state. He noted the following proposed changes to the HMR Program Description:

- Increase the cost cap for ramps from \$1,200 to \$1,500; for other modifications from \$6,000 to \$7,500.
- Allow HOME resources as an eligible match source (a 50% match is required).
- Clarify that improvements made must meet local building codes and ADA requirements.
- Add standard non-discrimination language.
- Add conflict of interest requirements.

Mr. Watt then introduced Ms. Deana Claiborne, Executive Director of United Cerebral Palsy of Middle Tennessee. Ms. Claiborne thanked the Board for their support and gave a brief presentation to highlight the accomplishments and impact of the program. Upon motion by Ms. Tully, second by Mr. Krenson, the Committee recommended approval to the Board of the allocation of \$300,000 to United Cerebral Palsy of Middle Tennessee for the 2019-2020 HMR Program and approval of the HMR Program Description.

There being no further business to come before the Committee, the meeting was adjourned.

Respectfully submitted,



Ralph M. Perrey
Executive Director

Approved the 23rd day of July, 2019.