Pursuant to the call of the Chairman, the Tennessee Housing Development Agency (THDA) Board of Directors (the “Board”) met in regular session on Tuesday, July 19, 2022, at 11:05 AM CT in the Nashville Room of William R. Snodgrass Tennessee Tower Building, Nashville, Tennessee.

The following board members were present in person: Chair, Matt McGauley, Chris Mustain (for Secretary of State Tre Hargett), Kevin Bradley (for Treasurer David Lillard), Alex Schuhmann (for Commissioner of F&A Butch Eley), Erin Merrick, Chrissi Rhea, Austin McMullen, and Dan Springer. Todd Skelton and John Snodderly were present telephonically. Those absent were: Rick Neal, Tennion Reed, and Comptroller Jason Mumpower.

Recognizing a quorum present, Chair McGauley called the Board meeting to order and asked for consideration of the May 24, 2022, meeting minutes. Upon motion by Mr. Merrick and a second by Mr. Schuhmann the motion carried and the minutes were approved.

Chair McGauley then recognized Executive Director Ralph M. Perrey for his report. Mr. Perrey shared:

-An update on how THDA is doing at mid-year on the strategic objectives he outlined at the start of the year.

Business Objectives:

1. THDA expects to begin delivering loans to Ginnie Mae this fall. A great deal of meticulous preparation continues, involving not just Single Family, but also IT, Accounting, Finance and Legal. The Ginnie Mae execution represents a fundamental shift in THDA’s business model, and while we are anxious to get started, it is more important that we get it right than get it done by a date certain.

2. THDA is slowly increasing conventional loan volume. Conventional Loans accounted for 10% of June’s production.

3. THDA’s loan portfolio is performing better. Thanks to the Homeowner Assistance Fund, the number of loans that are delinquent or in forbearance is dropping.

4. THDA has successfully implemented a competitive process for awarding Multifamily Tax Exempt Bond Authority. The second round is open now. THDA will analyze results this fall and likely recommend some adjustments for the 2023 cycle.

5. THDA has been given a number of new and expanded federal programs to administer and have done a good job on those elements we can control. The Homeowner Assistance Fund is a great success, kudos to Denise Hutchison and the HAF team. Several other programs, like HOME-ARP, have been delayed at the federal level, but we hope to put
those funds to work this fall. Rent Relief is disbursing almost $10 million a month and THDA has now assumed responsibility for the program in Davidson and Rutherford counties, as well.

6. As you’ve heard, THDA is working to project-base some of our Housing Choice Vouchers, both to increase the number of units available to voucher-eligible Tennesseans and to bolster the finances of small and rural multifamily properties.

Operational Objectives:

1. THDA will undertake phase one of a SOC Audit this fall and position the Agency for phase two next summer.

2. THDA successfully transitioned responsibility for project-based contract administration to CGI in January.

3. THDA reorganized several divisions and business units to better handle the new responsibilities the Agency has been given. Notably, IT, Accounting, and Community Programs – the divisions most impacted by the additional program responsibility – are gaining additional positions and have organized accordingly. THDA has also made some changes in our Single Family divisions as we prepare for more secondary market transactions, and we have reorganized work flow in HR and with the Executive Office.

-On other matters:

- THDA has awarded a $500,000 “Rebuild & Recover” grant to the Town of Waverly to rebuild homes lost in last year’s flood. Appalachia Service Project will administer the funds and oversee the work. The Community Foundation of Middle Tennessee has provided a matching grant of $298,000.

- My compliments to Jayna Johnson and our Homebuilder Education Team for a successful and well-attended Housing Education Symposium last week, the first in-person symposium since 2019. HUD’s Deputy Assistant Secretary for Fair Housing Demetria McCain was the keynote speaker.

- HUD recently completed a Management Review of THDA’s Housing Choice Voucher program. They are highly complementary of the excellent operation of the program, and specifically complimentary of the leadership of Director Jeboria Scott and Assistant Director Marquisha Griffin.

- Congratulations are in order for Lindsay Hall, Chief Operating Officer – Single Family Programs. She has been selected for the Leadership Middle Tennessee class of 2023.

-And in closing, he asked people to mark their calendars for the 2023 Tennessee Housing Conference to be held February 28-March 1 at the Music City Center in Nashville. The opening speaker will be Jerry Howard, CEO of the National Association of Homebuilders.
Chair McGauley then asked for motion to authorize Bond Issue 2022-3, the Authorizing Resolution including the form of the Supplemental Resolution, and the Reimbursement Resolution as presented and amended in the Bond Finance Committee and outlined in the board materials. Upon motion by Ms. Rhea and a second by Mr. McMullen, the motion carried.

Chair McGauley then asked for motion to 2023 Low Income Home Energy Assistance Program Model Plan as presented in the Grants Committee and outlined in the board materials. Upon motion by Mr. Neal and a second by Ms. Reed, the motion carried.

Chair McGauley then asked for motion to approve the 2019 THTF Challenge Grant Extension Request from Appalachia Service Project – Second Extension as presented in the Grants Committee and outlined in the board materials. Upon motion by Mr. Mustain and a second by Mr. McMullen, the motion carried.

With no further business, the meeting was adjourned at 11:17 AM CT.

Respectfully submitted,

Ralph M. Perrey
Executive Director

Approved this 27th day of September, 2022