

TENNESSEE HOUSING DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING MINUTES
April 16, 2024

Pursuant to the call of the Acting Chairman, the Tennessee Housing Development Agency (THDA) Board of Directors (the "Board") met in special session on Tuesday, April 16, 2024, at 2:04 PM CT via WEBEX video teleconference.

The following board members were present via teleconference: Acting Chair Rick Neal, Chair Matt McGauley, Chris Mustain (for Secretary of State Tre Hargett), Sara Queirolo (for Treasurer David Lillard), Stephen Dixon, Rob Mitchell, Alex Schuhmann (for Commissioner of F&A Jim Bryson). Those absent were: Jacky Akbari, Tennion Reed, Micheal Miller, Chrissi Rhea, and Dan Springer, Comptroller Jason Mumpower.

Recognizing that a quorum was not present, Acting Chair Neal called the Board meeting to order and then asked Chief of Staff, Stephanie Bounds, to read the electronic meeting statement. Ms. Bounds read:

"Certain Board members will be participating in this meeting by telephone as authorized by Tennessee Code Annotated Section 8-44-108.

Notice was posted stating that this meeting would be conducted in this fashion.

This meeting is being conducted in this manner because the matters to be considered by the Board today require timely action and the physical presences for a sufficient number of members to constitute a quorum is not possible within the time frame in which action is required.

Therefore, it is necessary for some members to participate via video/telephone."

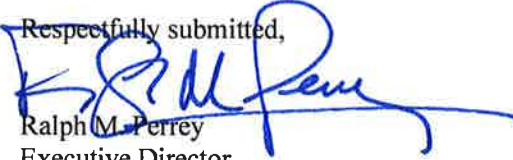
Acting Chair Neal, then ask for a roll call vote to proceed with the meeting in this fashion. Upon roll call vote, the board members agreed by consensus to conduct the meeting in this fashion.

Acting Chair Neal then turned to floor over to Mr. Eric Alexander, Director of Multifamily Programs. Mr. Alexander then presented the Geographic pools in the QAP along with their criteria for inclusion in those pools. Then he reviewed the elements that contribute to the location needs score for board members.

At the conclusion, Mr. Alexander turned the floor over to Ms. Dhathri Chunduru, PhD, Director of Research and Planning. Dr. Chunduru introduced Triple Constraint Theory as lens through which to view and evaluate the strategic characteristics of a QAP and came examples of Consequential, Predictable and Realistic elements in a QAP.

Acting Chair Neal then asked that Mr. Alexander to provide the draft language for the Set Asides for 2025 QAP at the May Regular Board Meeting.

With no further business, the meeting was adjourned at 2:47 PM CT.

Respectfully submitted,

Ralph M. Perrey
Executive Director

Approved this 21st day of May 2024