



Tennessee Affordable Housing Coalition

June 2025

Weaving New Life for Affordable Housing



Excitement is building as Tapestry at Roan Hill, a brand-new, 145-unit garden-style apartment community, takes shape on South Roan Street in Johnson City. This state-of-the-art development will replace the century-old John Sevier Center, offering a significant upgrade in affordable living for the elderly and disabled residents who live there.

Construction, which began in May 2024, is now 70 percent complete, with the exterior showcasing tangible progress. "We are very excited about the project's completion next year and being able to witness the positive impact the new facility will have on the

residents and their quality of life," says Randy Trivette, Deputy City Manager for Johnson City. The John Sevier Center is owned by the Johnson City Development Authority (JCDA) and managed by LHP Capital.

LHP, along with JCDA and Bristol Development Group, is working closely with HUD to seamlessly transfer the Section 8 Housing Assistance Payments (HAP) contract to the new development upon its completion. The complex financing required for the project wouldn't have been possible without the help of both government and private organizations working together, said Carey Parker, CEO, LHP Capital.

Financing for Tapestry includes \$25 million in

tax-exempt bonds from THDA, a \$12 million mortgage from Walker & Dunlop, a \$6 million loan and 20-year PILOT agreement from the Johnson City IDB, about \$19 million in LIHTC equity, and a \$12 million bridge loan facilitated by First Horizon.

For current residents like Allen White, the new amenities are highly anticipated. "I do a lot of cooking for a guy," he laughs, adding the extra counter and cabinet space along with full-size appliances are going to make his time in the kitchen much more pleasant. He also welcomes the planned outdoor green space, envisioning a pleasant space to connect with neighbors and ride his bike away from the bustle of downtown.

(continued on page 3)



fahe Report was Center Stage

The East Tennessee Regional Council deserves to take a bow.

Not one to waste an opportunity, Vice Chair Sherry Trent (Eastern Eight), added to the already strong program of Matt Wiltshire on PC 1012 with updates on funding from THDA, USDA



Program ¹	FY23	FY24	FY25 Continuing Resolution	FY24 President's Budget Request	FY26 H
Appalachian Regional Commission	\$200,000,000	\$200,000,000	\$200,000,000	\$14,000,000	
Community Development Block Grant	\$6,391,000,000 ²	\$6,720,000,000 ²	\$3,430,000,000 ²	\$0	
HOME Investment Partnership Program	\$1,500,000,000	\$1,250,000,000	\$1,250,000,000	\$0	
Housing Counseling	\$57,500,000	\$57,500,000	\$57,500,000	\$0	
NeighborWorks	\$166,000,000	\$158,000,000	\$158,000,000	\$27,000,000 ³	
Rural Capacity Building	\$6,000,000	\$5,000,000	\$5,000,000	\$0	
Section 4 Capacity Building for Community Development	\$42,000,000	\$42,000,000	\$42,000,000	\$16,000,000 ³	
Self-Help Opportunity Program	\$13,500,000	\$12,000,000	\$12,000,000	\$0 ⁴	
102 Direct Loans	\$1,250,000,000	\$880,000,000	\$880,000,000	\$0	\$9
102 Guaranteed Loans	\$30,000,000,000	\$25,000,000,000	\$25,000,000,000	\$25,000,000,000	\$22
104 Repair Grants	\$32,000,000	\$25,000,000	\$25,000,000	\$20,000,000	
104 Repair Loans	\$28,000,000	\$25,000,000	\$25,000,000	\$25,000,000	\$9
23 Self-Help Housing Grants	\$32,000,000	\$25,000,000	\$25,000,000	\$0	\$4
33 Housing Preservation Grants	\$16,000,000	\$10,000,000	\$10,000,000	\$0	
Rural Community Development Initiative	\$6,000,000	\$5,000,000	\$5,000,000	\$1,000,000	
Community Development Financial Institution Fund	\$289,000,000	\$324,000,000	\$324,000,000	\$13,000,000	

and fahe, and disaster recovery reports from several organizations.

Not everyone signed in, but a head count garnered 38. And there was food left over from the generous gift from Stephen Dixon of the Bank of Tennessee.

Of proper note was the report from Josh Stuart of fahe. His chart of housing programs was not viewed with joy, as we all await the actions of the Congress. The dire legislative situation underscores the importance of sharing information, announcing successes far and wide and working together to educate elected officials as to the impact of housing programs.

The Regional Councils all scheduled a speaker on a newly passed opportunity. The Tennessee Legislature approved Public Chapter 1012, which enables certain local governments in Tennessee to issue debt

(continued on page 3)

Weaving New Life

(from page 1)



Brenda Allen shares this enthusiasm, particularly for the larger kitchen, a private bedroom, and her own washer and dryer. The space will also be inviting for her son and granddaughter to visit and “even spend the night,” she says. “I know it is a new beginning for me, and I’m looking very forward to it.”

The Eastern Eight team promotes their support of affordable housing with the Housing Puzzle poster. From left are Austin Ramsey, Bill Freeman, Sherry Trent and Mindy Bowman.

A group picture of the Middle TN attendees is on TNAHC.org/events.



fahe Report

from page 2

through an Industrial Development Corporation to support the development or preservation of affordable, income-aligned housing. Wiltshire, of Pathway Lending, was integral in the bill’s success. Now it is up to municipal governments to access the bonding capability newly released to them. There are eligibility limits. Communities eligible to use the program are listed here. Uses for the proceeds of the bonds include:

- making low-interest loans to owners of apartment buildings in exchange for those properties remaining affordable for the duration of the loan;
- funding infrastructure investments for developers of new affordable housing units;
- making investments alongside developers who are building homes to sell to lower-income Tennesseans; and
- a wide variety of other incentives for communities to help create the type of housing their citizens need.

The East TN crowd was engaged, interested in pursuing conversations with IDBoards. The Middle TN Council met June 6 with similarly attentive results.

Wiltshire presents to West TN on June 30.

Lethia Mann, Regions Bank, follows up with speaker Matt Wiltshire of Pathway Lending, at the Middle TN Regional Council meeting.

The networking conversations continued after the Middle TN Regional Council meeting ended. Regional Secretary Cynthia Peraza-Waitkus and Angela Sims listens as Coalition Board Member Staci Coleman makes a point.



Connect

Housing in the News

Community Input, Data and Market Analyses

Expansive Effort Generates UHS

Nashville has released the Unified Housing Strategy (UHS) - a comprehensive roadmap to address the city's housing challenges through a clear, coordinated, and community-driven approach. Developed with input from a wide range of stakeholders and subject matter experts, the UHS outlines clear strategies and actions to expand access to safe, stable, and affordable housing for all Nashvillians.

This strategy represents a collaborative effort among public, private, and nonprofit partners, and reflects a shared commitment to ensuring every Nashvillian has a place to call home.

An excerpt setting the document's tone, follows:

Importantly, the UHS is a living strategy, designed to evolve alongside Nashville's shifting economic, policy, and housing landscape. As of this writing, the federal government policy continuity in a wide range of housing, homelessness, and social support is evolving and government funding at previous levels may not be sustained. A deeply uncertain economic environment and subsequent federal policy actions could pull on all our partners— public, philanthropic and for -profit entities—impacting efforts in ways we aren't yet anticipating. As conditions shift, so too must the approaches used to address affordability and housing stability, ensuring that the city remains resilient in the face of uncertainty.

The Executive Summary can be read [here](#).

The [webpage](#) offers audio reports of the plan.



Educate

Why Join?

The Coalition's Effectiveness will be Determined by Local Involvement

Affordable housing is one topic on the minds and desks of elected officials. It's your focus every day. You are aware of the needs in your community and the resources available. The data available locally, for the state and nationwide are not showing improving outlooks. How do we amplify what we know with those who can affect change? By working together.

The Coalition website announces commitment in three areas:

Educate: *TNAHC creates educational opportunities for members and communities. From our newsletters to our emails, virtual and in-person events, and social media we lead conversations and share real-time, valuable information on affordable housing topics.*

Connect: *Our members are from diverse professional backgrounds, including housing authorities and non-profit organizations to for-profit developers and Realtors®. We create opportunities, via meetings, annual conferences, and more, for members to connect, network, and create strategic partnerships and professional relationships.*

Advocate: *TNAHC listens to the needs and requests of our members, who bring insights from their communities, to create a unified message that we deliver to our local, regional, and state legislators, to create successful and impactful advocacy campaigns.*

The Coalition is a statewide organization. We have three Regional Councils. Meetings were held in Middle and East Tennessee in June. The West TN Council meets June 30. That's the start. With the structure in place, groups of "housers" can gather with short notice to review local activities, confer on state programs, share successes and plan around barriers.

Let's call REALTORS®, builders, developers, planners, local officials, architects, lenders, advocates, elected officials, everyone who recognizes the personal and economic impacts of income-aligned housing.

Communication is key. Joining the Coalition adds your name and influence to the effort. When gatherings are planned, you can be invited. You can invite others. With your membership dues and sponsorship dollars we can keep the information at the ready on the website, in newsletters, in emails. With your success stories we can educate others as to what can be done and with which partners to multiply the progress.

(continued on page 7)

The Coalition's Effectiveness

(from page 6)

Please join today. See the front page of the site, TNAHC.org, and click on Join at the top right of the page. Consider the businesses that work in your geography. They want rested and available employees. Persons living 45 miles away, travelling on congested roads, are less available. The right housing is needed for their business' success. Send your sponsorship suggestions to info@TNAHC.org.

Spread the word. Announce your membership on your social media. Print a copy of the Housing Puzzle sign, take pictures with your clients, your associates, your elected officials. Post the pictures on your media with the hashtag #affordable housing. The file is available on www.TNAHC.org/advocacy.

Federal Organizations

Housing from the National View

Many organizations track legislation on the federal level.

The National Council of State Housing Agencies is particularly attentive to action related to state housing agencies such as Tennessee Housing Development Agency.

Their website describes three bills of interest:

- The Affordable Housing Credit Improvement Act, S 1515, co-sponsored by Sen. Marsha Blackburn (R-TN)
- Affordable Housing Bond Enhancement Act (S 511)
- Neighborhood Homes Investment Act (S 1686) and the
- HOME Investment Partnerships Program Reauthorization and Improvement Act (S948).

Resources to learn more about individual housing programs and implementation success stories. Developer Charles Sims takes a overview of four key programs, analyzing . cost effectiveness and social impact. See his findings on Tenant-Based Rental Assistance, Project-Based Assistance, Public Housing and the Low Income Housing Tax Credit here.

Be sure to access the Terwilliger Center for Housing for research and technical assistance. The Center provides conferences and annual awards

Contacts!

Editor: Patricia M. Smith

This issue's Contributors:

Amy Styles, LHP Capital

Submissions: Please send your work to info@TNAHC.org.

TNAHC's bylaws and other information are available on TNAHC.org.

Please join or re-join today.