



Tennessee Affordable Housing Coalition

July 2025

West TN Council Draws a Crowd

United Housing, Inc. secured a media visit to the West TN Regional Council. Vice Chair Roni Hagy (UHI), Chair Trey McKnight (HEHF) and Patricia M. Smith were interviewed.



Whether it was the promised delights from Wings Guru, the new and useful tool for housing development, or the chance to be photographed with the “puzzle sign”, folks filled the Elvis Presley location June 30 for the West TN Council meeting.

Council Chair Trey McKnight welcomed the guests. Coalition Executive Director Patricia M. Smith emphasized the importance of the Coalition, referencing the presentation of a \$65 million fund for starter homes in the Governor’s

budget being ignored this spring and not funded by the members of the General Assembly.

“Knock, knock, knock,” said Smith. “Your members need to know you, know your constituents, know the successes you have delivered. Data is available from Convergence Memphis, MTSU, THDA, your own experiences. Elected officials need to know who you are and what you can provide for the economic security for persons and for the community.”

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Newly appointed State Director of USDA Patrick Jaynes visited the Middle and East TN Regional Councils, ready to be connected to housing-focused people. He posed here with Coalition Executive Director Patricia M. Smith and USDA Housing Programs Director Don Harris.

Jaynes Joins Tennessee USDA

On June 2, 2025, Patrick Jaynes was sworn in as the new USDA Rural Development Tennessee State Director. Mr. Jaynes brings a wealth of experience to USDA Rural Development in his new post. He most recently worked as Senior Consultant for Nashville, TN based, Jigsaw Consulting where he engaged in local, state, and federal government relations, as well as high-level communication and strategic business consulting.

Prior to his work with Jigsaw, Mr. Jaynes served for 18 years as Deputy Chief of Staff and State Director with U.S. Senator Lamar Alexander. He managed the staffing and operation of six statewide Tennessee offices which provided constituent services, fieldwork, and state scheduling.

An interesting fact about Mr. Jaynes is that before the U.S. Senate, he worked as Public Relations Director and Sponsor Marketing with the International Hot Rod Association

Championship Drag Racing. He also assists with his family farm in East Tennessee which produces cattle, hay and soybeans. He is a graduate of Tusculum University and lives outside Knoxville, TN with his wife, Jill.

He will be traveling across Tennessee through the remainder of 2025 to meet partners and customers and to share the administration's priorities for affordable housing.

Mark the Calendar

THDA has announced the dates for the **2026 Tennessee Housing Conference: February 23-24**. Back at the Music City Center, *join the Coalition for the Annual Meeting on February 23* before the Conference opens at lunch.

West TN Council (from page 1)

Through the Coalition, members can know others throughout the industry, she continued.

REALTORS®, builders, lenders, counselors, developers, planners, government employees, all the people involved in serving people who need housing can follow the goals of the Coalition: Connect, Educate and Advocate.

“We’ll find the issues we can work on together and make the effort to communicate through our communities and to our elected officials.”

Each of the three Regional Councils invited Matt Wiltshire of Pathway Lending to present on the possibilities and history of PC 1012, passed by the TN General Assembly in 2024. Wiltshire learned of the municipal-supported bond concept when he visited Charlotte, North Carolina with the Nashville Area Chamber of Commerce. He has a particular interest in preserving existing housing.

“A developer buys a property, paints it, landscapes it, and raises the rents,” he said. With the bonds issued by the local Industrial Development Board, credit support can be offered so improvements can be made without requiring higher rents to cover market costs of borrowing.

Charlotte has had great success. Voters



All housing supporters are invited and urged to use the “housing puzzle” sign to educate neighbors, constituents, and elected officials about the foundational value of affordable housing. Here we have Michael Gardener and Nicole Jennings of Alcy Ball CDC and Randall Garrett with Klondike Smokey City CDC.

have approved 11 bonds totaling \$260 million since 2002. Their Housing Trust Fund has been used to support a variety of affordable housing needs including creation and preservation:

• 0% to 1% interest-only loans to support preservation

- City-support for LIHTC-funded projects
- Land acquisition
- Homeownership funds
- Housing within Transit-oriented development districts

Wiltshire’s comments generated a question immediately about whom to contact locally. Memphis city officials were in the audience, fully alert to the interest sparked.

Convergence Memphis was thanked for sponsoring the lunch.

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West TN Council (from page 3)

The West TN Regional Council leadership includes Trey McKnight, of The Health, Housing and Educational Facilities Board, chair; Roni Hagy, Director, Development and Communications for United Housing, Inc., vice chair; and Earle Schwarz of Intunity, Secretary / Logistics, will plan another for the fall. Location suggestions are welcome. Questions can be sent to info@TNAHC.org.

Smith also suggested to attendees that simple 30-minute conversations across industries about housing topics would strengthen connections and broaden understanding.

“Gather up a few to discuss a zoning issue,” she suggested. “Invite people to come see your updated development and describe a new technique for roofing.”

Interest in and activities with the Tennessee Affordable Coalition are returning after a quiet period. A link to the Coalition membership page is on the front of the site TNAHC.org.

Several attendees then visited homes on the 5000 block of Zodiac Road being built and marketed by United Housing, Inc. News Channel 5 aired a segment News Channel 5 aired a segment which can be seen here: bit.ly/46m90rV.



Melanie Neal and James Rosser with the City of Memphis took time to admire the new homes being built on Zodiac Road for first-time homebuyers.

The next West TN Council meeting is October 24 at the Concourse, hosted by Intunity.

News from Cumberland Region Tomorrow

This year, Cumberland Region Tomorrow celebrates 25 years of service in Middle Tennessee and the organization is reflecting on the power of partnerships that have shaped the region—and the possibilities that lie ahead. Like the Coalition, CRT’s work has always been rooted in collaboration.

The annual conference, the Power of 10 Summit, will be held November 12. Opportunities for networking abound. Videos from the 2024 meeting are available [here](#).

Participation offers visibility among civic leaders, recognition across our communications, and a seat at the table for shaping the future of the region. More information is available [here](#).



Think Tennessee is presenting a policy forum for leaders, experts, and community members to engage in meaningful dialogue on key issues facing Tennesseans today: housing, transportation, childcare, and workforce development.

Sessions throughout the day will feature city mayors and regional leaders, issue-area experts and policymakers.

Learn more about the Policy Forum on the [event page](#).

When: Tuesday, September 30, 2025, 8:00 - 4:00 pm

Where: Music City Center, 201 Rep. John Lewis Way S, Nashville, TN 37203

[Tickets](#)

Tables of 10 also available, in addition to various sponsorship packages.

Please direct any questions to ThinkTennessee at info@thinktn.org.

Share with your Friends

Who is reading “Abundance” ? We need a book review here. The website can give a lot of information

(<https://www.simonandschuster.com/books/Abundance/Ezra-Klein/9781668023488>);

how about your personal response?

Enterprise Community Partners Sets Rural Housing Meet

August 6-7

Hyatt Place, Knoxville, Downtown

Enterprise Community Partners is hosting two-days of conversation about rural affordable housing preservation and development in Knoxville, TN. This in-person convening is an extension of the Rural Rental Preservation Academy and will focus on policies, funding, and innovative strategies to address rural affordability at the federal, state and local levels.

Day One: USDA 515 Portfolio - 8-4:30 p.m.

Presentations on successful approaches to preservation in rural communities with a particular focus on the preservation of USDA 515. There will be a focus on layering new financing into preservation projects and national policy efforts to support the preservation of the USDA housing portfolio.

Day Two: Advancing Rural Housing in Appalachia — Policy, Research & Innovation - 8-1 p.m.

Attendees will focus on policy, research and programs in the Appalachian region that support affordable housing development and preservation in rural communities. Attendees will engage in discussions about the challenges, opportunities and innovations in addressing rural affordability at the regional, state and local levels.

Register through this [link](#).

For questions, please contact Adrienne Norwood at anorwood@enterprisecommunity.org.

Celebrating Extra Effort **Tennessee's Best** **Enjoy Deserved Spotlight**



Photo Credit: Ford Photography

The phrase “numbers numb, stories move” drives marketing firms. You can see it in broadcast and print advertising: “If you use this, you’ll feel like this.” We’re human and we want to connect to other humans.

As the Coalition learns to tell its members’ stories, let’s celebrate those who were applauded at the THDA Housing Conference this year in the TN’s Best review.

The **East TN** honoree was The Caring Place. The Cleveland-based non-profit has used effectively several programs: the Emergency Solutions Grant, HOME ARP Supportive Services and Eviction Prevention.

Through its Opportunity Center, The Caring Place provides individualized, client-led case management with the goal of assisting neighbors in increasing stability. The Access Home program is the primary program through which funds from THDA are leveraged to prevent evictions and assist people in moving into stable housing. The Caring Place also partners with United Way for the Housing United program, which provides Rapid Rehousing to individuals and families experiencing homelessness. In addition, the

Housing United program, which provides Rapid Rehousing to individuals and families experiencing homelessness. In addition, neighbors often dual-enroll in the Getting Ahead program for additional support. This program is focused on exploring poverty in a supportive group format in order to build resources to “get ahead.” In 2024, 251 households received financial assistance to obtain or maintain their housing.

From the **Middle Tennessee** grand division, a uniquely creative partnership between a developer and nonprofit recovery effort resulted in what is now known as Shelby House.

The master plan development of Shelby House and Samaritan Recovery Community (SRC) reimagined the 4-acre site where SRC has provided services for over 50 years. As part of the redevelopment, the site has been thoughtfully divided into three distinct properties: SRC's new 70,000 sq. ft. facility, Shelby House Apartments, and 4th & Shelby. The new facility increases SRC's capacity from 50 to 132 beds, creating a more robust support system for those in recovery. Additionally, the two apartment communities provide a new income stream for SRC to continue providing life-changing services and a path to housing for SRC graduates.

For a combined 484 affordable units in the heart of East Nashville, phase 1, Shelby House, features 195 affordable units, and phase 2, 4th & Shelby, includes 289 affordable units ranging from 30-80% AMI.

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Joint Center Housing Report not Uplifting

The Joint Center for Housing Studies released its annual “The State of the Nation’s Housing 2025” report.

The release statement follows: The US housing market is shrouded in uncertainty. High home prices and interest rates have pushed sales to their

East TN looks Strong

The annual report from the East TN REALTORS has a much better story.

Throughout this report, the theme of market normalization and gentle correction recurs in our analysis as East Tennessee moves past the disruptive events of the pandemic and subsequent effects on housing. Despite many headwinds challenging affordability and slowing sales, *East Tennessee’s housing market is poised for growth and recovery.* ... challenges linger ... resilience and stability ... dedicated to supporting that vibrancy through education and advocacy for smart growth policies. The market currently stands at a promising tipping point. If advocates, neighbors, elected officials, policymakers and community leaders can work together to reduce barriers and increase housing supply and diversity, the region could reach a healthy balance ... in as little as five to ten years.

[Access the full report](#)

lowest level in 30 years; insurance premiums and property taxes are on the rise; high rents have left record numbers with cost burdens; and devastating wildfires have highlighted the growing dangers of climate disasters. And the increasing likelihood of an economic downturn threatens to deepen these challenges. The report is available on the Center’s site: [The State of the Nation's Housing 2025 | Joint Center for Housing Studies](#). A video of the release included a two-hour presentation including some innovative ideas such as eliminating forced broker’s fees for a rental unit (Massachusetts) and payments in lieu of a security deposit (49:43). Tenant pays instead, monthly premiums on an insurance policy to the benefit of the landlord. The homebuilders association offered its comments: [Harvard Report Shows the Housing Affordability Crisis Worsening | NAHB](#).

NAHRO (National Association of Housing and Redevelopment Officials) offers an in-depth study of the report in its July edition of the NAHRO Monitor.

The Enterprise Foundation focused on four key findings: [Four Key Findings from the 2025 State of the Nation’s Housing Report | Enterprise Community Partners](#).

Non-Profit Network Continues Free Membership

TNPN announced free membership to all 501(c)3 organizations in and serving the state of Tennessee for the new fiscal year, which began July 1st. Organization will not have to pay membership this fiscal year and will continue to receive many free and low-cost services, to build the bench. <https://tnnonprofits.org/our-mission/>

Tennessee's Best Enjoy

(from page 6)

Featuring on-site parking, convenient access to public transit, local art, and robust community amenities, Shelby House delivers affordable housing while prioritizing quality amenities that create opportunities for residents to feel safe and empowered and have the necessary resources to flourish. More info: Katie Miller: katie@hollidayventures.com.

In **West Tennessee**, the Delta Human Resource Agency successfully utilized THDA's Weatherization Assistance Program to positively impact Tennesseans in their area.

The Director's Award is given to a person, organization, program or activity found by the THDA Executive Director to have made the greatest impact in their area of expertise and have shown to be instrumental in creating affordable housing opportunities to those in need.

Nicole Heyman, Chattanooga's Chief Housing Officer, received the award for her department.

An excerpt from an article found [here](#) summarizes the award-winning effort:

Chattanooga's reimagined PILOT program highlights how cities can think creatively to overcome constraints and expand affordable housing opportunities. By tailoring tax abatements to the actual cost of providing affordable units, the program achieves a balance between attracting private-sector participation and delivering clear public benefits. Cities can appreciate this transparent and fair approach.

**You are invited to see a
board members' list
and Regional Council
leadership lists on
TNAHC.org/About and
TNAHC.org/Regional
Council**

Contacts!

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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.