

Tennessee Affordable Housing Coalition

Middle TN Meeting Notes

June 10, 2025 – 11am-1pm

- Welcome - Patrica Smith, Executive Director, TNAHC

Patricia Smith opened the meeting by welcoming attendees and outlining the Coalition's purpose: to educate one another on opportunities, funding sources, and barriers within the economic landscape. She emphasized the importance of finding common ground, even when there are differences, and encouraged members to understand each other's perspectives and work collaboratively to influence policy. Citing a recent advocacy effort by the Mortgage Action Alliance and the lack of awareness around Governor Lee's proposed \$65 million for starter homes, she stressed the need for informed, proactive communication with legislators. Patricia also highlighted the value of connecting with Coalition members to understand unfamiliar issues and make informed, united decisions. She closed by thanking Beth and her team for hosting and introduced members of the Middle Tennessee Council and welcomed key guests, including USDA State Director Patrick James and TNAHC Board Members.

- Speaker: Matt Wiltshire – SVP, Affordable Housing & President, Pathway Lending

Matt Wiltshire from Pathway Lending discussed the newly available tool in Tennessee: Municipal Supported Bonds (Bill 017688)—which cities can now use to support affordable housing. Drawing on his experience in economic and community development under three mayors, Wiltshire emphasized the basic issue of rising housing prices across Tennessee due to demand far outpacing supply. He noted that while zoning changes help, they don't address core cost issues like materials, labor, and financing. Wiltshire encouraged municipalities to consider how they can play a more active role in housing affordability through infrastructure investments and other incentives. With the recent legal change allowing cities to issue affordable housing bonds, communities now have a new mechanism to help increase supply and tackle affordability challenges across income levels.

- Closing Remarks - Patrica Smith, Executive Director, TNAHC

Patricia thanked the group for attending and thanked Derrick Solomon from Hard Bargain for sponsoring the lunch. She encouraged ongoing conversations and collaborations and asked us to join in on the "Housing a

piece of the economic puzzle” social media efforts. Patriciaa informed the group of the next regional meeting.

ArthurRButler II

TNAHC; Vice Chair; Middle Region