

THE HOUSING FUND 2024 IMPACT REPORT

Nashville's Community Land Trust is a testament to our community's dedication and compassion. In honor of Phil Calihan, the pictured house is more than just a place to live; it's a powerful symbol of giving and generosity. Thanks to the incredible support and donations, the buyer of this beautiful home received down payment assistance, making homeownership a reality. It's acts of kindness like this that drive our mission forward and make such a meaningful impact throughout Tennessee.



THE HOUSING FUND PROVIDES RESOURCES AND CREATIVE LEADERSHIP TO HELP INDIVIDUALS AND COMMUNITIES CREATE AND MAINTAIN AFFORDABLE AND HEALTHY PLACES IN WHICH LOW AND MODERATE INCOME PEOPLE LIVE.

SINCE ITS INCEPTION, THF HAS HELPED OVER 4,480 FIRST-TIME HOMEBUYERS SECURE MORE THAN \$39.8 MILLION IN DOWN PAYMENT ASSISTANCE LOANS. IN ADDITION, THF HAS PROVIDED OVER \$94 MILLION IN DEVELOPMENT FINANCING, SUPPORTING MORE THAN 3,400 INDIVIDUALS AND ORGANIZATIONS IN PURCHASING, REHABILITATING, OR CONSTRUCTING HOMES FOR LOW-TO-MODERATE-INCOME FAMILIES.

BUILDING ON PROGRESS, EMPOWERING CHANGE: 2024 AND BEYOND

A message from our CEO



Since assuming the role of President & Chief Executive Officer in 2017, I have witnessed firsthand the transformative power of our mission. At that time, our total assets stood at **\$20.1 million**, and we faced steep financial challenges. Through strategic partnerships, disciplined financial stewardship, and an unwavering commitment to creating lasting change, we have not only stabilized but grown.

In 2024, our assets had more than doubled, exceeding **\$49 million**, with a strong positive net income of **\$4.1 million**. Over my tenure, we secured more than **\$33.5 million** in new capital investments and generated **\$11.2 million** in operational support, supplemented by an additional **\$2.1 million** in program and fee income. Our lending activity increased by **\$6.8 million**, while we provided over **\$41.5 million** in new lending capital, further strengthening our ability to support affordable housing activity.

As we navigate an ever-changing economic landscape, we are evolving how we deploy capital to meet the needs of those we serve. Over the past year, we increased grant funding and preserved over **815 properties** with over **\$850 thousand** in grant funding compared to **\$6.9 million** in lending —ensuring our commitment to community investment and long-term sustainability.

Our dedication to fostering strategic partnerships remains a cornerstone of our success. We are honored to have the support of **Amazon's Housing Equity Fund** and the generous contribution of **Yield Giving**, which have allowed us to invest in impactful organizations such as **Creative Girls Rock** and **NashvilleHealth**, while strengthening our longstanding relationships with developers like **Dawkins Construction LLC** and **Guerrier Development**.

Looking ahead, our vision extends beyond 2024. We are committed to expanding and preserving affordable housing opportunities across Tennessee —from **Memphis to Clarksville to Chattanooga**—while continuing to build on our legacy in **Middle Tennessee**. By leveraging our expertise, financial resources, and strategic alliances, we will continue to drive meaningful change and create lasting economic and social impact in the communities we serve for generations to come.



Our Financial & Lending HIGHLIGHTS

Since its inception, THF has helped over **4,480 first-time homebuyers** secure more than **\$39.8 million** in Down Payment Assistance loans.

In addition, THF has provided over **\$94 million** in development financing, supporting more than **3,400 individuals and organizations** in purchasing, rehabilitating, or constructing homes for low-to-moderate-income families.

In 2024, The Housing Fund continued to strengthen its financial foundation, ensuring sustainability and growth. Through strategic partnerships and sound financial management, we remained committed to supporting and empowering our community. Our efforts this year have positioned us to expand our impact and serve even more families in the years to come.

\$6,551,921	NEW INVESTMENTS
\$6,993,272	NEW LENDING
\$30,049,000	LEVERAGED THROUGH LENDING
\$11,089,211	CAPITAL DEPLOYED
261	UNITS FINANCED THROUGH DEVELOPMENT/ CONSUMER LENDING & SHARED EQUITY

TOTAL ASSETS

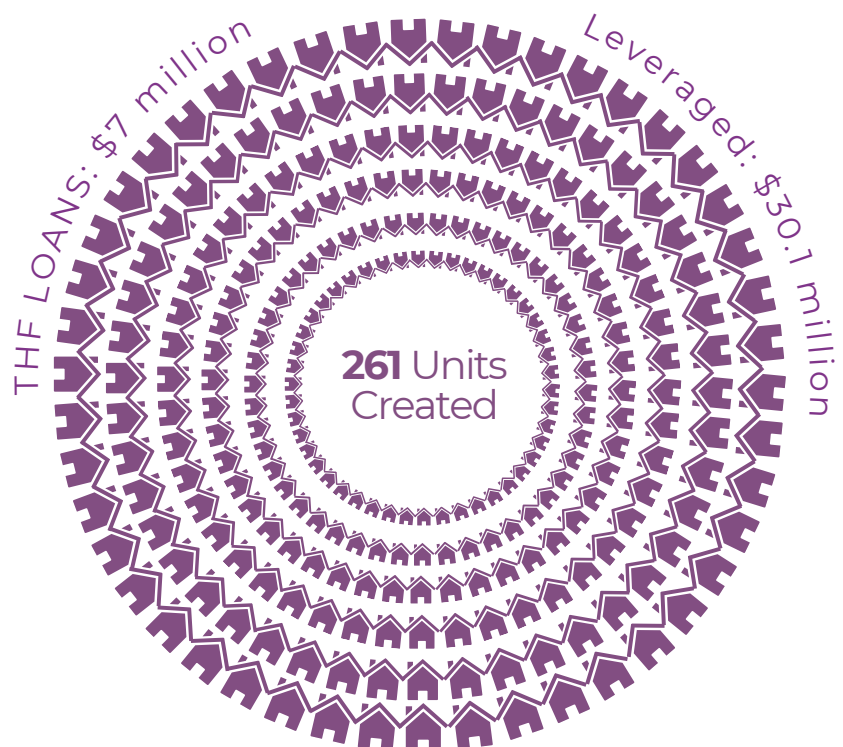
\$49,032,737

TOTAL LIABILITIES

\$31,809,329

NET INCOME

\$4,0781,682



Yield Giving Grant: A Transformational Investment in Housing Stability

We were honored to receive a generous **\$5,000,000** grant from Yield Giving, a significant contribution to enhance our mission to provide innovative housing solutions. Our first commitment of these resources allowed us to satisfy the debt of our new office building, which saved our organization **\$540,000** interest expense, as the loan was not set to mature until April 2037.

We're allocating the remainder of these funds towards operations and business development, the shared equity buyer-initiated statewide program, and property acquisition for our opportunity fund. All of this will help us fulfill the three main tenants of our strategic plan: create, preserve, and be statewide.



We are deeply grateful for Yield Giving's support of our work and its commitment to addressing the pressing challenges of housing affordability. We also want to thank our largest investing partner, Pinnacle Bank. Through partnerships like these, we're shaping a future where safe, stable housing is accessible to all.



Sponsorship Initiatives

There are a number of sponsorship initiatives that create lasting impact in communities across Tennessee. This year, The Housing Fund is proud to have donated over \$100,000 to these organizations and more.

Creative Girls Rock

It was a privilege to support Creative Girls Rock, an organization whose mission is to educate and empower young girls and women to utilize their creative talents to enhance their lives and the world around them. The grant went towards the construction of the organization's new building, which broke ground in November 2024.



Nashville Health

We are proud to support NashvilleHealth in its mission to improve the health and well-being of our community. By addressing critical health challenges through strategic partnerships and innovation, NashvilleHealth's work aligns closely with our commitment to fostering stronger, more vibrant communities. Together, we can make a lasting impact and help build a healthier future for Nashville.

Men of Valor

We value Men of Valor, an organization in Middle Tennessee committed to equipping formerly incarcerated men with the necessary resources to re-enter society as givers to their communities.



Transformational Grants

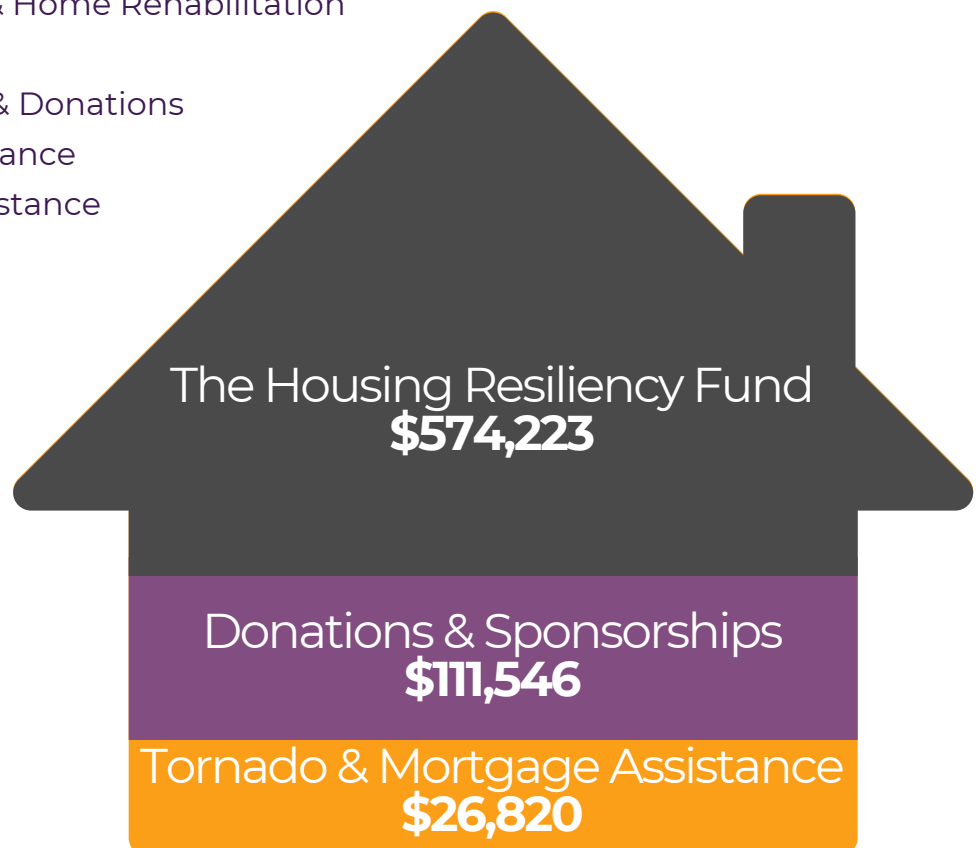
\$11,089,211 in grants were provided throughout the year. This was made possible through partnerships with Amazon, financial institutions, and corporate entities.



In partnership with Amazon, The Housing Resiliency Fund created The Housing Resiliency Fund, which provides property tax relief to Davidson County homeowners and landlords in order to preserve affordable housing units throughout the Nashville area. This year, our organization funded **245 new grants**, preserving a total **815 total units** in 2024. an investment of **\$574,223**.

Grant resources were also distributed to the following projects:

- Construction & Home Rehabilitation Assistance
- Sponsorships & Donations
- Tornado Assistance
- Mortgage Assistance



Creating & Maintaining Healthy Homes: Development Spotlights

The Housing Fund took on a number of incredible development projects that helped to better Tennessee's communities.

Dawkins Construction

As part of our shared-equity homeownership program, which has reached 109 total units, Blessings Estates is a collaboration that includes a 34-unit single-family subdivision in Gallatin, TN. The three bedroom and two bath single-family homes are an excellent display of efficient construction management to ensure housing opportunities for low- and moderate-income families.



Guerrier Development

In 2024, THF created 177 affordable housing units, 14 of which were developed in Clarksville, TN. Our collaboration with Guerrier Development resulted in the completion of a mixture of single-family and multi-family affordable units available to low- and moderate-income families.

STAFF



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Candice Winburn
Senior Mortgage Advisor



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Credit Analyst



Trantell Knight
Relationship Manager



Joanna Foust
Relationship Manager



Hannah Hadley
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**We thank you for your
continued support in our
efforts to create and
maintain affordable
housing in Tennessee.**

**We are grateful to our partners and investors
for their support of our mission in 2024**



Financial Institutions

Citizens Savings Bank & Trust
F&M Bank
FirstBank
First Farmers & Merchants
First Financial Bank
First Horizon Bank
Old National Bank
Pinnacle Financial Partners
PNC Bank
Regions Bank
Renasant Bank
Republic Bank
ServisFirst Bank
Truist Bank
Synovus
Truxton Trust
U.S. Bancorp
Wilson Bank & Trust

Individuals

Karl Meyer
Pam Beziat
David & Jean Thibodeau

Government Entities & Corporations

Amazon
Metropolitan Govt. of Nashville
Barnes Housing Trust Fund
CDFI Fund
Metropolitan Development &
Housing Agency
Yield Giving



The Housing Fund

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