

AGENDA
MONTHLY MEETING OF
THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD
OF THE CITY OF CHATTANOOGA, TENNESSEE

Monday, May 20, 2024 @ 12:30 PM

1. Call to Order.
2. Confirmation of Meeting Advertisement and Quorum Present.
3. Approval of the Minutes for the March 18, 2024, monthly meeting.
4. Election of Officers (Chair/Vice-Chair/Secretary).
5. Recognition of Persons Wishing to Address the Board.

6. **Erlanger Health Bond Issuance**

A resolution of the Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee to induce Erlanger Health, a Tennessee non-profit, public benefit corporation and a 501(c)(3) organization, to finance and refinance the acquisition, construction, improvement, renovation and equipping of certain health care facilities and related amenities located or to be located in or near Chattanooga, Tennessee that are or will be owned and operated by Erlanger Health; and to authorize the issuer to take such other actions as may be necessary to facilitate the financing of the same through the issuance of revenue bonds as may be requested by Erlanger Health. **(HEB-2024-09)**

7. **Patten Towers PILOT Agreement**

A resolution ratifying the Chair's electronic signature on a Ground Lessor Estoppel Certificate regarding the Patten Towers PILOT Agreement. **(HEB-2024-10)**

8. **Westside 1B Project**

A resolution ratifying the Chair's electronic signature on a Multifamily Tax-Exempt Bond Authority Borrower Issuer Certification regarding the Westside 1B Project. **(HEB-2024-11)**

9. Other Business-Discussion.

Review Affordable Housing Initiative Letter to Mayor Kelly and the City Council.

10. Adjournment.



HEALTH, EDUCATIONAL, AND HOUSING FACILITY BOARD
City of Chattanooga, Tennessee
MONTHLY MEETING MINUTES
John P. Franklin, Sr. Council Building
Assembly Room
1000 Lindsay Street
Chattanooga, TN 37402
for
Monday, March 18, 2024
12:35 p.m.

Present were Board Members: Hicks Armor (Chair), Richard Johnson (Secretary), Johnika Everhart, Andrea Smith, Brian Erwin, Hank Wells, and Dr. Patti Skates. Absent was Gregg T. Gentry (Vice-Chair).

Also, present were Phillip A. Noblett (Counsel to the Board); Sandra Gober (Community Development); Janice Gooden (CALEB); Vickie Haley and Javaid Majid (Finance); and Jake Toner and Martina Guilfoil (CNE).



Chair Armor called the meeting to order, confirmed the meeting advertisement, and established that a quorum was present to conduct business.



MINUTES APPROVAL FOR THE FEBRUARY 19, 2024, MEETING

On motion of Dr. Skates, seconded by Mr. Johnson, the minutes of the February 19, 2024, monthly meeting were unanimously approved as submitted.



PUBLIC COMMENTS

There was no one from the public wishing to make a comment.



RESOLUTION

On motion of Mr. Johnson, seconded by Dr. Skates,

A RESOLUTION AUTHORIZING THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF CHATTANOOGA, TENNESSEE, TO TAKE TITLE TO CERTAIN REAL AND PERSONAL PROPERTY, TO EXECUTE A LEASE AGREEMENT TO LEASE SUCH PROPERTY TO CHATTANOOGA NEIGHBORHOOD ENTERPRISE, INC. (THE “COMPANY”) MILL TOWN RESIDENTIAL PROJECT FOR OPERATION OF A MULTI-FAMILY HOUSING FACILITY, AND TO ENTER INTO AN AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES WITH THE COMPANY. (HEB-2024-07)

Mr. Jake Toner is present with the Chattanooga Neighborhood Enterprise. Mr. Toner is here on two separate projects for a PILOT. The PILOT projects have been approved by the Chattanooga City Council and Hamilton County Commission. Mr. Toner gave a presentation for both the Mill Town Residential Project and Lyerly Avenue Residential Project.

The Lyerly Avenue Residential Project consists of three buildings (a 10-plex, a quad-plex, and a duplex), 16 units (10 one-bed, 4 two-bed, and 2 three-bed units) of multifamily, low income housing apartment project, on property located at 1805 South Lyerly Avenue. The Mill Town Residential Project consists of four buildings (12-plex, 10-plex, and two 6-plexes), 34 units (18 one-bed and 16 two-bed units) of a multifamily, low income housing apartment project, on property located at 2461 East 18th Street.

The proposed rents and unit mix, and the proposed project budgets were discussed. The presentation is attached to these minutes. Chair Armor confirmed that it would be funded at 50%. If CNE can keep it at a higher percentage not higher rent, that is CNE’s objective. Mr. Toner believes these are the rents that they will start out with. Everything is budgeted, and these rents will cover their debt payments and the requirement of the loan documents. Everything is driven by how much they borrow, and what kind of coverage they have to have.

In summary, the request is to commit to at least 50% of the units to be households at 80% or less Area Median Income (AMI) in exchange for the PILOT. The estimated initial annual cost savings of the PILOT to the projects will be \$34,000 (Lyerly) and \$59,000 (Mill Town). The only way to replace this money without the PILOT is to raise rents. Without the PILOT, CNE cannot build this project and hold these rent levels. This is the but-for test. Mr. Toner said this is the key piece in these affordable housing projects.

Chair Armor asked what effect does the federal money have on this? Mr. Toner said the federal money comes in the form of HOME funds from HUD through the City and allocation to the projects. This allows CNE to maintain a certain number of units at 50%-60% AMI rents. We have one step lower. The federal money works on it reducing further down below the 80% level.

Mr. Brian Erwin had a question regarding building costs. Does Mr. Toner have current values of the undeveloped land? The way the PILOT is written there will be a requirement from the Assessor's Office to appraise the current undeveloped land. Mr. Toner said this is the actual acquisition value of the land and is the nearest or closest amount to market value that he can give. On Mill Town, that is an estimate of market value because most of the land would be contributed by the developer in the area for any material amount, \$1,000 is the transaction value. They plug \$500,000 for the approximate land value at market rate. The other piece of property in the Mill Town was contributed by the City.

Mr. Johnson asked if they propose doing these projects simultaneously or one, then the other. Mr. Toner said they will probably stagger the starts of these. Maybe two months depending on how the financing comes through. They have loan commitments, but in timing and processing work, they are starting a third project hopefully next month. Then will start Lyerly after that and close with the same financial institution (inaudible). In terms of budget, with regard to timing, is there a contingency in terms of supply chain and pricing? Mr. Toner said they have a hard commitment. He does not have a signed construction contract yet but have a hard commitment on the Lyerly project and we have as firm as we can get a commitment where their contractor has gone through and reviewed all of the numbers and said he is still good on the Mill Town. Mr. Toner also has a construction contingency in the budget.

Mr. Johnson asked what is currently there? Mr. Toner said on the Lyerly project CNE purchased four blighted properties and they needed to be knocked down. They are vacant. The other property is vacant.

Mr. Toner said he was prepared for a question regarding what incomes coincide with 80% AMI. A one person family is \$44,600, two person is \$51,000, three person is \$57,000, and four person is \$63,700, and the HOME units correspond to a one person family of \$33,480, two persons at \$38,220, three persons at \$43,020, and a four person \$47,760. These do fluctuate and are adjusted as the AMI adjusts. These numbers were pulled in February. Mr. Toner said the \$44,600 is 80%. That is the income that will be needed to qualify for as a one person household.

Attorney Noblett wanted to point out in the PILOT Agreement, there is a specific term of the Payments in Lieu of Ad Valorem Taxes would be paid under this to the City and County covers the school taxes for the entire term. This is a 20-year PILOT. There is a clawback provision in the agreement in the event they fail to meet the affordability requirement. Mr. Toner is aware of that. CNE is also audited by the City for all HOME units.

Ms. Everhart had a comment that \$44,600 is something that most people cannot afford. We are going to push people out -- the elderly, people impoverished, because they certainly cannot afford those rates. Ms. Everhart said that may just be a part of the process. We have inflation and things cost. The realities are that the average American cannot afford -- Ms. Everhart had a

bachelor's degree and was make \$30,000 a year at Blue Cross, probably making \$15 an hour. As a person who is in the community and for the community, Ms. Everhart hates to hear that. So many people, even smart people, even people with educations are not going to be able to meet those standards. Ms. Everhart said that with regard to being pushed out, that these areas that we are talking about typically contain housing for people that are low income. With the models that we are now implementing, not just this model, but these models are going to impact people. Because financially it is going to be a hardship. We are headed towards another recession anyway. Financially, everybody is going to have to do what they have to do to make it work whether that be the combined incomes and try to live together. It certainly is going to impact the dynamics.

Chair Armor said that he has been involved with CNE for a long time in different ways. Like the Housing Authority, CNE sees itself as trying to provide housing. This is more than redeveloping areas that are below standard. How do we respond to that? Chair Armor's daughter has a master's degree that is making \$15 an hour. She has a master's degree from a known university and cannot find a job – she has a degree in Marine Biology, and we do not have an ocean here. But she has a master's degree, great GPA, and a high school and college, and she cannot get a job here, so she could not afford this either. How do we achieve – 80% of the AMI, we have a whole lot of people below that who are educated.

Ms. Martina Guilfoil with CNE spoke at this point and does not disagree at all with what Chair Armor is saying. Ms. Guilfoil said they would want their rents to be as low as possible. What happened was that during COVID when the market was what it would be when people were earning a lot more money, our median incomes have gone up, but the people who are earning \$15 an hour, their incomes have not gone up. You see this big difference, when we opened the Mae Bell 1 in 2017, our 60% rents were \$630, that rent today is now \$900.

One of the challenges CNE has been that we are not going to tell the people that are still at the Mae Bell who could afford the \$650 a month rent, now I could raise their rents to \$900, \$950, and still be within the HUD guidelines, but those people cannot afford it. It puts pressure on CNE in terms of operating of how they make up the difference and that's the challenge the Board takes seriously and how they cover that. They are always talking about what is their market rent. Their market rent is not the \$1,400 that downtown is getting, their rents are somewhere, and it depends on the building. One of the answers that they have is the Mae Bell because the costs were like they were in this budget in 2017. We try to do incremental increases so now it has become their market rents there at \$850 are probably \$875 or \$900. The people there that are making \$15 an hour can still afford it. One way that they have addressed the challenges not on these but the Bailey project, they were able to get project based vouchers so that somebody can pay 80% of their income and they can get a higher rent.

The answer is we need more money. The City needs more money for affordable housing so the HUD dollars are limited. Every HUD dollar that you use in a project creates all these sets of regulations and gets more and more expensive and more difficult to use that money on smaller projects. In the Housing Action Plan, they talked about a dedicated source for affordable housing through the Housing Trust Fund or some mechanism that can be unrestricted, more flexible dollars because it costs what it costs to build and we would love to have lower rents but who is going to make up that difference between what it costs and what rents we are trying to hit. The challenge

is what do we do when median incomes keep going up and how many people to your point are making \$44,000 a year that can afford an 80% apartment and then you back out car payments, student loans, and all of sudden they may qualify for the apartment but they can't really because they don't have enough income left over to make the rent payment.

Homelessness is a housing problem. People can't afford even affordable rents. As a community we need to talk about longer term. What is the strategy, how are we going to bring more resources in, because we are not keeping up with the pace with the number of units. CNE collectively has put in about 300 units into operation and fortunately 15% of their portfolio is at 30% AMI. Because we take vouchers. When you are asking about supply issues, insurance issues, operating costs go up regardless of inflation but our rents can only creep up and we do not want to have that huge – we are strategically community based board, how do we keep rents affordable? And how do we get other support to do that.

Chair Armor said that what Ms. Guilfoil said explains something. It explains the disparity of income. The challenge CNE has is making a project work based on cost. The issue is there is a housing cost crisis that does not allow low income to have a house that CNE dwelling that they would like to have. Ms. Guilfoil talked about COVID in that a lot of people moved here. When you work remote you might have east or west coast salaries, then came to Chattanooga that increases our AMI whereas our wages may not have risen. That has an effect on raising the AMI even though the salaries may not have increased.

After further discussion, what Ms. Everhart is hearing from Ms. Guilfoil is that she is aware of what is happening and doing the best you can. We have a problem that there are going to be a lot of people who cannot afford it. Ms. Everhart has a heart for the indigent and maybe did not have the opportunity to have all the resources that she had. Ms. Guilfoil said it is resources. Ms. Smith wants to have a solution for constituents. There are explanations we can take back to people.

Mr. Erwin said in looking back at the proposed rent rate and also the data provided by Zumper.com, he understands that the rent rates are derived from the budget, were they look at the 80% of what you identify as a Zumper for the affordability element. Zumper.com as of November 2023, a one-bedroom was \$1,439 in the downtown area, two bedroom \$2,100. The affordable numbers are 80% in the spreadsheet portion and \$1,195 is an 80% calculation as allowed by THDA. The Zumper numbers are the market rate.

Ms. Smith questioned Lyerly being in the downtown area. Mr. Toner said that it is considered in the mountain bowl. It is inside the mountain. That is how they draw the map.

The motion carried.

ADOPTED

RESOLUTION

On motion of Dr. Skates, seconded by Ms. Smith,

A RESOLUTION AUTHORIZING THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF CHATTANOOGA, TENNESSEE, TO TAKE TITLE TO CERTAIN REAL AND PERSONAL PROPERTY, TO EXECUTE A LEASE AGREEMENT TO LEASE SUCH PROPERTY TO CHATTANOOGA NEIGHBORHOOD ENTERPRISE, INC. (THE “COMPANY”) LYERLY AVENUE RESIDENTIAL PROJECT FOR OPERATION OF A MULTI-FAMILY HOUSING FACILITY, AND TO ENTER INTO AN AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES WITH THE COMPANY. (HEB-2024-08)

Ms. Everhart needed clarity on this resolution. This project being different financially. The Bailey project has housing vouchers on it and these do not. Lyerly and Mill Town do not have vouchers. The Chattanooga Housing Authority vouchers are limited and no more are available.

Chairman Armor said that the housing vouchers would allow them to have more rents at or below the 50% level, even lower than what we have. The PILOT is the same, but the vouchers are not available.

Mr. Erwin intends to vote in favor of this PILOT, however, wanted to voice that because that they are Chattanooga Housing Authority vouchers involved with this particular PILOT program, as a real estate broker, he represents many sole proprietor, landlords, single family property, multifamily property, and these rents seem quite high based on information, local comps, the area in particular. A 20 year tax deference seems very generous and wants to make sure that we are going in the right direction.

Mr. Johnson would like to say that this is what this board does. We should view this as an investment in that housing it is going to make it affordable for some but not everyone. Chair Armor said comments can be under other business.

The motion carried.

ADOPTED 6 YES/1 NO (Everhart)

OTHER BUSINESS

Security and Evacuation Plans

In the event of a disaster or situation we would know how to get out and where to go. The security should be in the public meeting to tell everybody in private. We will need to provide access to the Council meeting room, which is protected. Either the left door or right door.

If there are people in the audience, both of those exit doors are available. There generally is a person here for all of the Council meetings. Mr. Johnson asked if we need a Sergeant at Arms. There will be an announcement by the Chair that the meeting is adjourned. If the meeting is adjourned at that point in time, the people in the audience would be going to the rear and the people up here would be going there (up front).

Questions on the two PILOT projects

Chair Armor said there was a recognition of a number of people on this Board that there may be a dilemma in the community for housing that the Housing Authority and CNE recognize more than committee volunteers who approve projects. When you look at the percentages of the AMI, should we send a comment to the Council of the Board's concern to Mr. Erwin's comments that the City is not just approving PILOT projects or housing projects but that from the Board's perspective that CNE to address projects that can address the needs of the community whatever they are.

There are people who do not have someone to pay their rent for them. Where would you be if things had not occurred in your life. Chair Armor supervises people like that and understands what you think. Sometimes you can do things that seem correct but where we are doing it and what the need is we are not hitting the need. We may want to draft something by the Board to send to the City Council that from my perspective and looking at projects in the last year, they are doing the best they can to make them financially feasible, that without the PILOT then this project would not be available. It shows that there is a need that you cannot make it work financially if there are people in those needs categories that are either homeless or without because theirs is not being met or does not fit a formula for CNE or a housing project but still is a need for families with multiple children. There is a homeless crisis that we see a need to be addressed. Chair Armor with the help of Attorney Noblett will draft a letter to the City Council and the Mayor if the Board decides to do that.

Mr. Erwin thinks that is valuable, but the Council knows that their constituents are seeking housing opportunities and they are putting that on this Board to review some of those items. Mr. Erwin thinks it is important to share with them that the Board is reviewing it and still does not think it is affordable. Chair Armor met with the Mayor three months ago on a number of things and talked about this and knows that he has public housing on his radar screen but if we had enough at the bottom to take care of some of the most vulnerable, I think that is what we need to do.

Mr. Johnson said that he is proud of this Board because we do have varying degrees of opinions which he thinks are all well-respected and well-placed. It is very obvious to everyone that this Board takes the responsibilities to the taxpayers even though we are appointed by our respective council. We ultimately owe it to the taxpayers and constituents involved and thought this particular program is going to hit distinct demographic needs assistance as well and certainly as we get to other demographics that it is not hit. It certainly would not hurt to re-affirm that we know what our role is and take it very seriously and would like to see more projects that fall on the spectrum we are committed to.

Dr. Skates sees two things. One is that it is not just here in Chattanooga. It is all over. The second is that Dr. Skates is afraid it is going to get worse. After further discussion, Mr. Wells confirmed there will be a draft at the next meeting of the letter to the City Council and Mayor Kelly.



After further discussion, a motion was made to adjourn the meeting by Ms. Everhart, seconded by Ms. Smith, and the meeting adjourned at 1:25 PM.

Respectfully submitted,

Richard A. Johnson, Secretary

APPROVED:

Hicks Armor, Chair

PILOT Presentation: Two New Residential Projects

February 27, 2024



CHATTANOOGA
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ENTERPRISE

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1805 South Lyerly
16 Units (duplex, quadplex, 10-plex)



CHATTANOOGA
NEIGHBORHOOD
ENTERPRISE

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2461 E. 18th Street
34 Units (12-plex, 10-plex, two 6-plexes)



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Project Overview: Two Apartment Projects

- Lyerly Apartments
 - 1805 S. Lyerly St.
 - Three buildings (a 10-plex, a quad-plex, and a duplex)
 - 16 Units (10 one-bed, 4 two-bed, 2 three-bed units)
- Mill Town Apartments
 - 2461 E. 18th Street
 - Four Buildings (12-plex, 10-plex, two 6-plexes)
 - 34 Units (18 one-bed, 16 two-bed units)



Proposed Rents and Unit Mix – 1805 S Lyerly

Rents & Unit Mix

BRs	Units	NOAH Units	Rents	80% Units	Rents	HOME High	Rents	HOME Low	Rents
0	0	0	\$ 900	0	0	0	\$ 822	0	\$ 633
1	10	0	\$ 1,200	8	\$ 1,195	2	\$ 846	0	\$ 673
2	4	0	\$ 1,500	3	\$ 1,434	1	\$ 974	0	\$ 803
3	2	0	\$ 1,800	1	\$ 1,513	1	\$ 1,200	0	\$ 923
Totals:	16	0		12		4		0	

Annual PGI

\$ 230,885

RENT RESTRICTION SUMMARY

	#	%
NOAH Units	0	0%
80% Units	12	75%
HOME High	4	25%
HOME Low	0	0%
Total @ 80% or less	16	100%
Total Units	16	100%

According to Zumper.com as of 11/13/23, average Chattanooga downtown submarket rents are \$1439 for a one bed and \$2100 for a two bed



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Proposed Rents and Unit Mix – MT Apartments

Rents & Unit Mix

BRs	Units	NOAH Units	Rents	80% Units	Rents	HOME High	Rents	HOME Low	Rents
0	0	0	\$ 900	0	\$ 1,115	0	\$ 833	0	\$ 644
1	18	0	\$ 1,200	14	\$ 1,195	3	\$ 858	1	\$ 685
2	16	0	\$ 1,500	12	\$ 1,434	3	\$ 989	1	\$ 818
3	0	0	\$ 1,800	0	\$ 1,513	0	\$ 1,219	0	\$ 942
Totals:	34	0		26		6		2	

Annual PGI

\$ 491,748

RENT RESTRICTION SUMMARY

	#	%
NOAH Units	0	0%
80% Units	26	76%
HOME High	6	18%
HOME Low	2	6%
Total @ 80% or less	34	100%
Total Units	34	100%

According to Zumper.com as of 11/13/23, average Chattanooga downtown submarket rents are \$1439 for a one bed and \$2100 for a two bed

Proposed Project Budgets

1805 S Lyerly

USES - Development Budget

Acquisition & Related Costs	\$ 243,000
Building and Site	\$ 2,750,200
Soft Costs	\$ 732,311
Financing Costs	\$ 163,000

Total Development Budget \$ 3,888,511

SOURCES of Development Financing

Construction Loan	\$ 2,015,511
HOME Funds	\$ 808,000
Land - Benwood Grant	\$ 243,000
Lyndhurst Grant	\$ -
CNE Cash	\$ 122,000
Benwood Grant	\$ 300,000
Arpa	\$ 400,000
Total Development Sources	\$ 3,888,511

Mill Town Apartments

USES - Development Budget

Acquisition & Related Costs	\$ 500,000
Building and Site	\$ 4,700,000
Soft Costs	\$ 1,070,500
Financing Costs	\$ 342,000

Total Development Budget \$ 6,612,500

SOURCES of Development Financing

Construction Loan	\$ 4,376,500
HOME Funds	\$ 1,133,000
Land - Benwood Negotiated	\$ 500,000
Lyndhurst Grant	\$ -
CNE Predev Cash	\$ 3,000
Benwood Foundation Grant	\$ 300,000
Arpa	\$ 300,000
Total Development Sources	\$ 6,612,500



Summary

- The request is to commit at least 50% of the units to households at 80% or less Area Median Income in exchange for the PILOT.
- The estimated initial *annual* cost savings of the PILOT to the projects will be \$34,000 (Lyerly) and \$59,000 (MT Apartments).
- The only way to replace this money without the PILOT is to raise rents.
- Without the PILOT, CNE cannot build this project and hold these rent levels.



Not to Exceed \$370,000,000
The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee
Health System Revenue Bonds (Erlanger Health), Series 2024

Erlanger Health, a Tennessee non-profit, public benefit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “**Corporation**”), owns and operates the hospital facilities known as Erlanger Health System located in and near the City of Chattanooga, Tennessee (the “**Hospital Facilities**”). Prior to July 1, 2023, the Hospital Facilities were owned and operated by the Chattanooga-Hamilton County Hospital Authority (the “**Hospital Authority**”), and on July 1, 2023, the Hospital Authority transferred the Hospital Facilities to the Corporation.

The Corporation requests that The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee (the “**Issuer**”) issue its revenue bonds described above (the “**Bonds**”) pursuant to the terms of a Bond Indenture to be executed between the Issuer and U.S. Bank Trust Company, National Association, as bond trustee, and loan the proceeds of the Bonds to the Corporation pursuant to the terms of a Loan Agreement to be executed between the Issuer and the Corporation for the following purposes (collectively, the “**Project**”):

1. refunding all of the outstanding Hospital Revenue and Refunding Bonds (Erlanger Health System), Series 2014A (the “**Series 2014A Bonds**”) issued by the Hospital Authority in December 2014, the proceeds of which were used to – (a) refund certain outstanding revenue bonds previously issued by the Hospital Authority, the proceeds of which were used to finance or refinance the costs of acquiring, constructing and equipping certain improvements to the Hospital Facilities, (b) pay the costs of acquiring, constructing and equipping certain improvements to the Hospital Facilities and (c) pay certain costs of issuance for the Series 2014A Bonds;
2. prepaying all or a portion of the outstanding principal of and interest on certain promissory notes of the Hospital Authority and the Corporation in favor of First Horizon Bank in connection with certain loans from First Horizon Bank, the proceeds of which financed the costs of acquiring, constructing and equipping certain improvements to the Hospital Facilities;
3. financing or refinancing the acquisition, construction, improvement, renovation and equipping of the Hospital Facilities owned and to be owned by the Corporation, including, but not limited to, the construction for expansion and development of the Corporation’s Erlanger Baroness and Erlanger East campuses located in the City of Chattanooga, Tennessee, including reimbursement for expenditures incurred prior to the date of adoption of the Inducement Resolution which are of a type properly chargeable to a capital account under general federal income tax principles or a cost of issuance with respect to the Bonds; and
4. paying certain costs of issuance and funding certain reserves and accounts, if necessary.

For any portion of the Project located or to be located outside of the boundaries of the City of Chattanooga, Tennessee, the Issuer must receive, prior to the issuance of the Bonds, a resolution duly adopted by the governing authority of the county, city or town where such portion of the Project is or will be located approving the issuance of the Bonds to finance or refinance the costs of such portion of the Project as required by Section 48-101-308(a)(5) of the Tennessee Code Annotated.

The Bonds will be sold to Morgan Stanley & Co. LLC, on behalf of itself and as representative of J.P. Morgan Securities LLC, as underwriters (the “**Underwriters**”), for resale to the public pursuant to the terms of a bond purchase agreement among the Issuer, the Corporation and the Underwriters.

INDUCEMENT RESOLUTION

RESOLUTION OF THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF CHATTANOOGA, TENNESSEE TO INDUCE ERLANGER HEALTH, A TENNESSEE NON-PROFIT, PUBLIC BENEFIT CORPORATION AND A 501(c)(3) ORGANIZATION, TO FINANCE AND REFINANCE THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, RENOVATION AND EQUIPPING OF CERTAIN HEALTH CARE FACILITIES AND RELATED AMENITIES LOCATED OR TO BE LOCATED IN OR NEAR CHATTANOOGA, TENNESSEE THAT ARE OR WILL BE OWNED AND OPERATED BY ERLANGER HEALTH; AND TO AUTHORIZE THE ISSUER TO TAKE SUCH OTHER ACTIONS AS MAY BE NECESSARY TO FACILITATE THE FINANCING OF THE SAME THROUGH THE ISSUANCE OF REVENUE BONDS AS MAY BE REQUESTED BY ERLANGER HEALTH.

WHEREAS, The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee (the “**Issuer**”), a public not-for-profit corporation duly organized and validly existing under the laws of the State of Tennessee, including particularly the provisions of Title 48, Chapter 101, Part 301 (Section 48-101-301 *et seq*) of the Tennessee Code Annotated, as amended (the “**Act**”), constitutes a public instrumentality of the City of Chattanooga, Tennessee, for the purposes, among other things, to provide access to adequate medical care and hospital facilities through issuing revenue bonds and exploring other methodologies for financing the acquisition, development, and maintenance of health care facilities in furtherance of the Issuer’s statutory and public purpose set forth and more fully described under the Act; and

WHEREAS, the Issuer is also empowered by the Act, among other things, to: (i) acquire, improve, repair, extend, equip, furnish, and maintain one or more projects, including all real and personal properties which the Board of Directors of the Issuer may deem necessary in connection therewith; (ii) maintain, manage, and enter into certain agreements, in furtherance of the statutory and public purpose, for the maintenance and management of any project, including a project with a public purpose to promote the health, welfare and safety of the citizens of the State of Tennessee; and (iii) borrow money and issue and sell its revenue bonds which are payable solely from the revenues and receipts from the applicable revenues of the project, or from other sources, as security for the payment of the principal of, and premium, if any, and interest on, any bonds so issued and any agreements made in connection therewith; and

WHEREAS, the Chattanooga-Hamilton County Hospital Authority (the “**Hospital Authority**”) issued its Hospital Revenue and Refunding Bonds (Erlanger Health System), Series 2014A on December 11, 2014 in the original aggregate principal amount of \$149,920,000 and currently outstanding in the aggregate principal amount of \$147,190,000 (the “**Series 2014A Bonds**”) and used the proceeds thereof to (a) refund certain outstanding revenue bonds previously issued by the Hospital Authority, the proceeds of which were used to finance or refinance the costs of acquiring, constructing and equipping certain improvements to the hospital facilities then owned and operated by the Hospital Authority and known as Erlanger Health System located in and near the City of Chattanooga, Tennessee (the “**Hospital Facilities**”), (b) pay the costs of acquiring, constructing and equipping certain improvements to the Hospital Facilities and (c) pay certain costs of issuance for the Series 2014A Bonds; and

WHEREAS, on July 1, 2023, the Hospital Authority conveyed substantially all of its assets (except for certain retained assets and liabilities), including the Hospital Facilities, to Erlanger Health, a Tennessee non-profit, public benefit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “**Corporation**”); and

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WHEREAS, the Corporation desires for the Issuer to issue its revenue bonds for the purpose of (i) refunding all of the outstanding Series 2014A Bonds, (ii) paying all or a portion of the outstanding principal of and interest on certain promissory notes of the Hospital Authority and the Corporation in favor of First Horizon Bank in connection with certain loans from First Horizon Bank, the proceeds of which financed the costs of acquiring, constructing and equipping certain improvements to the Hospital Facilities, (iii) financing or refinancing the acquisition, construction, improvement, renovation and equipping of the Hospital Facilities owned and to be owned by the Corporation, including, but not limited to, the construction for expansion and development of Erlanger Health’s Erlanger Baroness and Erlanger East campuses located in the City of Chattanooga, Tennessee, including reimbursement for expenditures incurred prior to the date of adoption of this Resolution which are of a type properly chargeable to a capital account under general federal income tax principles or a cost of issuance with respect to the hereinafter defined Bonds, and (iv) paying certain costs of issuance and funding certain reserves and accounts, if necessary (collectively the “**Project**”); *provided that* (1) for any portion of the Project located or to be located in the State of Tennessee but outside of the boundaries of the City of Chattanooga, Tennessee, the Issuer must receive, prior to the issuance of the Bonds, a resolution duly adopted by the governing authority of the county, city or town where such portion of the Project is or will be located approving the issuance of the Bonds to finance or refinance the costs of such portion of the Project as required by Section 48-101-308(a)(5)(A) of the Act and (2) for any portion of the Project located or to be located outside of the State of Tennessee, the Corporation must agree to maintain its principal place of business in the State of Tennessee while the Bonds remain outstanding as required by Section 48-101-308(a)(5)(B) of the Act; and

WHEREAS, the Corporation has requested that the Issuer assist the Corporation with the financing and refinancing of the Project through defraying certain costs by agreeing to issue its revenue bonds in one or more series in an aggregate principal amount not-to-exceed \$370,000,000, such bonds to be designated as “The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee Revenue Bonds (Erlanger Health System), Series 2024” (the “**Bonds**”) or such other designations as determined by the Issuer and the Corporation pertaining to the Bonds and to use the proceeds thereof to make a loan to the Corporation for the purpose of financing and refinancing the costs of the Project pursuant to a loan agreement between the Issuer and the Corporation (the “**Loan Agreement**”); and

WHEREAS, the Issuer finds that the financing and refinancing as herein described will further the purposes of the Act, and subject to due compliance with all requirements of law and this Resolution, the Issuer will, by virtue of such authority as it may now or hereafter be conferred, and subject to receipt of satisfactory financial information concerning the Project and debt service information satisfactory to the Issuer that the Bonds will be secured by collateral acceptable to the Issuer, and upon adequate assurances from the Corporation that there are one or more purchasers for the Bonds, issue and authorize the sale of the Bonds, in the maximum aggregate principal amount not-to-exceed \$370,000,000; and

WHEREAS, the Bonds will be limited obligations of the Issuer payable solely from amounts payable by the Corporation pursuant to the Loan Agreement to be executed and delivered by and between the Issuer and Erlanger Health. No holder of any such Bonds will have the right to compel any exercise of the taxing power of the Issuer, the State of Tennessee, the City of Chattanooga, Tennessee, or any political subdivision thereof and such Bonds will not constitute a debt, liability or obligation of the Issuer, the State of Tennessee, the City of Chattanooga, Tennessee, or any political subdivision thereof and the Issuer has no taxing power; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Issuer as follows:

Section 1. Authority for Inducement Resolution. This Inducement Resolution is adopted by the Board of Directors of the Issuer at its regular and open meeting pursuant to the provisions of the Act.

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Section 2. Findings. It is hereby ascertained, determined and declared that:

(a) the financing and refinancing of the costs of the Project is a lawful and valid public purpose in that it will further the public purpose intended to be served by the Act; *provided that* (1) for any portion of the Project located or to be located in the State of Tennessee but outside of the boundaries of the City of Chattanooga, Tennessee, the Issuer must receive, prior to the issuance of the Bonds, a resolution duly adopted by the governing authority of the county, city or town where such portion of the Project is or will be located approving the issuance of the Bonds to finance or refinance the costs of such portion of the Project as required by Section 48-101-308(a)(5)(A) of the Act and (2) for any portion of the Project located or to be located outside of the State of Tennessee, the Corporation must agree to maintain its principal place of business in the State of Tennessee while the Bonds remain outstanding as required by Section 48-101-308(a)(5)(B) of the Act;

(b) the payments expected to be received by the Issuer under the Loan Agreement will be fully sufficient to pay the principal of and the interest on, the Bonds as the same become due and to pay certain administrative expenses in connection with the Bonds; and

(c) the Bonds will be limited obligations of the Issuer payable solely from amounts payable by the Corporation pursuant to the Loan Agreement to be executed and delivered by and between the Issuer and the Corporation. No holder of any such Bonds will have the right to compel any exercise of the taxing power of the Issuer, the State of Tennessee, the City of Chattanooga, Tennessee, or any political subdivision thereof and such Bonds will not constitute a debt, liability or obligation of the Issuer, the State of Tennessee, the City of Chattanooga, Tennessee, or any political subdivision thereof, and the Issuer has no taxing power.

Section 3. Declaration of Official Intent. The Board of Directors of the Issuer declares its official intent pursuant to Treas. Reg. § 1.150-2 to finance all or a portion of the Project and to reimburse any expenditures related to the Project with proceeds of the Bonds to be issued by the Issuer in an aggregate principal amount not-to-exceed \$370,000,000 for the purpose of paying and reimbursing costs of financing and refinancing the Project, including expenditures for the Project incurred prior to the date of adoption of this Resolution which are of a type properly chargeable to a capital account under general federal income tax principles or a cost of issuance with respect to the Bonds.

Section 4. TEFRA Hearing. In accordance with the requirements set forth under the Tax Equity and Fiscal Responsibility Act of 1982 (“**TEFRA**”) and Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), the officers of and counsel to the Issuer are hereby authorized and directed to schedule, publish notice of and hold a public TEFRA hearing at which time persons will be given an opportunity to express their views regarding the proposed issuance and delivery of the Bonds and the financing and refinancing of the Project with the proceeds thereof. The Chairman of the Issuer or his designee is hereby appointed as a hearing officer in connection with such TEFRA hearing, and the actions of the Chairman of the Issuer or his designee, as hearing officer, and the conducting of the public hearing as required by Section 147(f) of the Code in connection with the issuance of the Bonds are hereby ratified and approved.

Section 5. No Personal Liability. No stipulation, obligation or agreement herein contained or contained in the Loan Agreement or the trust indenture related to the Bonds will be deemed to be a stipulation, obligation or agreement of any officer, director, agent or employee of the Issuer in his or her individual capacity, and no such officer, director, agent or employee will be personally liable on the Bonds or be subject to personal liability or accountability by reason of the issuance thereof.

Section 6. Actions Approved and Confirmed. All acts and doings of the officers of the Issuer which are in conformity with the purposes and intents of this Inducement Resolution and in the furtherance of the issuance of the Bonds shall be, and the same hereby are, in all respects approved and confirmed.

Section 7. Severability of Invalid Provisions. If any one or more of the agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining agreements and provisions and shall in no way affect the validity of any of the other agreements and provisions hereof or of the Bonds authorized hereunder.

Section 8. Repealing Clause. All resolutions or parts thereof of the Issuer in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 9. Effective Date. This Inducement Resolution shall take effect immediately upon its adoption.

ADOPTED this 20th day of May, 2024.

**THE HEALTH, EDUCATIONAL AND HOUSING FACILITY
BOARD OF THE CITY OF CHATTANOOGA, TENNESSEE**

(SEAL)

Chairman

Attest:

Secretary

HEB-2024-09

RESOLUTION

A RESOLUTION RATIFYING THE CHAIR'S ELECTRONIC SIGNATURE ON A GROUND LESSOR ESTOPPEL CERTIFICATE REGARDING THE PATTEN TOWERS PILOT AGREEMENT.

NOW THEREFORE, BE IT RESOLVED BY THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF CHATTANOOGA, That it is hereby ratifying the Chair's electronic signature on a Ground Lessor Estoppel Certificate regarding the Patten Towers PILOT Agreement.

ADOPTED: May 20, 2024

THE HEALTH, EDUCATIONAL AND HOUSING
FACILITY BOARD FOR THE CITY OF
CHATTANOOGA, TENNESSEE

Hicks Armor, *Chair*

ATTEST:

Richard Johnson, *Secretary*

GROUND LESSOR ESTOPPEL CERTIFICATE

April 16, 2024

Citibank, N.A.
388 Greenwich Street, Trading 4th Floor
New York, New York 10013
Re: Patten Towers; Deal ID No. 26032

Re: Ground leased property located at 1 East 11th Street, Chattanooga, Tennessee 37402
and commonly known as Patten Towers ("**Property**")

Ladies and Gentlemen:

The undersigned, THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF CHATTANOOGA, TENNESSEE, a public body corporate and politic organized and existing under the laws of the State of Tennessee ("**Lessor**"), as lessor under that certain Lease Agreement, dated as of June 7, 2019 (the "**Lease**"), by and between Lessor and PATTEN AFFORDABLE PARTNERS, LP, a Tennessee limited partnership ("**Lessee**"), as lessee, covering the Property, warrants, represents and certifies to CITIBANK, N.A. and each subsequent owner of the mortgage loan secured by Lessee's leasehold interest in the Property (collectively or individually, "**Lender**") as follows, as of the date of this Ground Lessor's Estoppel Certificate ("**Certificate**"):

1. The term of the Lease commenced on June 7, 2019, and expires on December 31, 2044.
2. The rent under the Lease is comprised of the payments required to be made by Lessee under that certain Agreement for Payments In Lieu of Ad Valorem Taxes, dated as of June 7, 2019, by and Lessor, Lessee, the City of Chattanooga, Tennessee and Hamilton County, Tennessee (the "**PILOT Agreement**"). No additional rent or charge (including taxes, maintenance, operating expenses or otherwise) that has been billed to Lessee by Lessor is overdue. There are no provisions for, and Lessor has no rights with respect to, increasing the rent, except as expressly set forth in the Lease and the PILOT Agreement.
3. The Lease is in full force and effect. A list of all the documents constituting the Lease is attached as Exhibit A. The Lease has not been assigned, modified, supplemented or amended in any way, except as described on Exhibit A. Except for the PILOT Agreement, there are no other agreements concerning the Property, whether oral or written, between Lessee and Lessor.
4. Lessor has not delivered or received any notices of default under the Lease; to the best of the Lessor's knowledge, there is no default by Lessee or Lessor under the Lease, nor has any event or omission occurred which, with the giving of notice or the lapse of time, or both, would constitute a default.

5. Lessor is the record and beneficial owner of the Property. Lessor has not subordinated its interest in the Lease to any mortgage, lien or other encumbrance on the fee. Lessor has not assigned, conveyed, transferred, sold encumbered or mortgaged its interest in the Lease or the Property.
6. No third party has any option or preferential right to purchase all or any part of the Property.
7. Lessor has not received written notice of any pending eminent domain proceedings or other governmental actions or any judicial actions of any kind against Lessor's interest in the Property.
8. Lessor has not received written notice that it is in violation of any governmental law or regulation applicable to its interest in the Property and has no reason to believe that there are grounds for any claim of any such violation.
9. No union of the interests of Lessor and Lessee will result in a merger of the Lease into any superior leasehold interest or the fee interest in the Property.
10. Lessor shall not amend or modify the Lease or enter into an agreement with Lessee to voluntarily terminate the Lease without the prior written consent of Lender.
11. Lessor acknowledges that Lender's address for notice and other purposes under the Lease is as follows:

Citibank, N.A.
388 Greenwich Street, Trading 4th Floor
New York, New York 10013
Attention: Transaction and Asset Management Group
Re: Patten Towers Deal ID No. 26032
Facsimile: (212) 723-8209

Citibank, N.A.
325 East Hillcrest Drive, Suite 160
Thousand Oaks, California 91360
Attention: Operations Manager/Asset Manager
Re: Patten Towers Deal ID No. 26032
Facsimile: (805) 557-0924

Citibank, N.A.
c/o Berkadia Commercial Servicing Department
323 Norristown Road, Suite 300
Ambler, Pennsylvania 19002
Attention: Client Relations Manager
Re: Patten Towers Deal ID No. 26032
Facsimile: (215) 328-0305

Citibank, N.A.
388 Greenwich Street, 17th Floor
New York, New York 10013
Attention: General Counsel's Office
Re: Patten Towers Deal ID No. 26032
Facsimile: (646) 291-5754

12. Lessor and the person or persons executing this Certificate on behalf of Lessor have the power and authority to execute this Certificate.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Lender and its successors and assigns may rely upon the truth and accuracy of the certifications contained in this Certificate, and this Certificate will be binding upon Lessor and its successors and assigns, and inure to the benefit of Lender and its successors and assigns. This Certificate may not be deemed to alter or modify any of the terms and conditions of the Lease.

GROUND LESSOR:

THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF CHATTANOOGA, TENNESSEE, a public body corporate and politic organized and existing under the laws of the State of Tennessee


By:  _____
Name: Hicks Armor
Title: Chair

EXHIBIT A

Lease Agreement, dated as of June 7, 2019, by and between The Health, Educational and Housing Facility Board of the City of Chattanooga, Tennessee, as lessor, and Patten Affordable Partners, LP, as lessee.






Ground Lessor Estoppel Certificate - Patten Towers

Final Audit Report

2024-04-16

Created:	2024-04-16
By:	Maria Manalla (mmanalla@chattanooga.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAepDWSolu9tTDDJllfUo7VE8fFjduqTks

"Ground Lessor Estoppel Certificate - Patten Towers" History

-  Document created by Maria Manalla (mmanalla@chattanooga.gov)
2024-04-16 - 5:08:07 PM GMT- IP address: 45.43.96.8
-  Document emailed to Hicks Armor (hicksarmor@gmail.com) for signature
2024-04-16 - 5:08:11 PM GMT
-  Email viewed by Hicks Armor (hicksarmor@gmail.com)
2024-04-16 - 6:02:14 PM GMT- IP address: 68.169.183.199
-  Document e-signed by Hicks Armor (hicksarmor@gmail.com)
Signature Date: 2024-04-16 - 6:02:33 PM GMT - Time Source: server- IP address: 68.169.183.199
-  Agreement completed.
2024-04-16 - 6:02:33 PM GMT

RESOLUTION

A RESOLUTION RATIFYING THE CHAIR'S ELECTRONIC SIGNATURE ON A MULTIFAMILY TAX-EXEMPT BOND AUTHORITY BORROWER ISSUER CERTIFICATION REGARDING THE WESTSIDE 1B PROJECT.

NOW THEREFORE, BE IT RESOLVED BY THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF CHATTANOOGA, That it is hereby ratifying the Chair's electronic signature on a Multifamily Tax-Exempt Bond Authority Borrower Issuer Certification regarding the Westside 1B Project.

ADOPTED: May 20, 2024

THE HEALTH, EDUCATIONAL AND HOUSING
FACILITY BOARD FOR THE CITY OF
CHATTANOOGA, TENNESSEE

Hicks Armor, *Chair*

ATTEST:

Richard Johnson, *Secretary*

MTBA Borrower Issuer Certification

The information contained in the Application for Multifamily Tax-Exempt Bond Authority and related Attachments, is, to the best of our knowledge, true and accurate.

I acknowledge that Tennessee Code Annotated, Section 13-23-133, makes it a Class E felony for any person to knowingly make, utter, or publish a false statement of substance for the purpose of influencing the Tennessee Housing Development Agency ("THDA") to allow participation in any of its programs, including the Multifamily Tax-Exempt Bond Authority Program. I further acknowledge that the statements contained in this Application, all relevant Attachments, and this Statement are statements of substance made for the purpose of influencing THDA to allocate Multifamily Tax-Exempt Bond Authority to the Application of which this Statement is a part.

Borrower:

BY: Elizabeth F. McCright
Authorized Signature

Elizabeth McCright

Name (please print or type)

President of One Westside 1B GP Corporation, General Partner of One Westside 1B, LP

Title

March 11, 2024
Date

Issuer:

BY: Hicks Armor
Hicks Armor (Mar 12, 2024 15:52 EDT)
Authorized Signature

Hicks Armor

Name (please print or type)

Chairman, The Health, Educational and Housing Facility Board of the City of Chattanooga

Title

March 12, 2024
Date

NOTE: The Authorized Signatory for the Issuer must be listed in Contacts in THOMAS.






MTBA Borrower Issuer Certification - Westside 1B Project

Final Audit Report

2024-03-12

Created:	2024-03-12
By:	Maria Manalla (mmanalla@chattanooga.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0luCvkvvKy6VU1h-qcRMvbujmbUcS0Rq

"MTBA Borrower Issuer Certification - Westside 1B Project" History

-  Document created by Maria Manalla (mmanalla@chattanooga.gov)
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-  Email viewed by Hicks Armor (hicksarmor@gmail.com)
2024-03-12 - 4:24:21 PM GMT- IP address: 174.238.162.6
-  Document e-signed by Hicks Armor (hicksarmor@gmail.com)
Signature Date: 2024-03-12 - 7:52:30 PM GMT - Time Source: server- IP address: 68.169.183.199
-  Agreement completed.
2024-03-12 - 7:52:30 PM GMT

DRAFT

Mayor Tim Kelly
City Hall
101 E. 11th Street
Chattanooga, TN 37402

Chattanooga City Council
1000 Lindsay Street
Chattanooga, TN 37402

RE: HEB – Affordable Housing Initiative

Ladies and Gentlemen:

On behalf of the Health, Educational, and Housing Facility Board (HEB), we would like to express our concerns regarding affordable housing and the projects that are being brought before this Board for consideration. Homelessness is a housing problem. The Board believes there may be a dilemma in the community for affordable housing that the Chattanooga Housing Authority (CHA) and Chattanooga Neighborhood Enterprise (CNE) also recognize.

Based on the projects which have come before us, we believe that the average low to moderate people cannot afford the rental rates in our area even with the PILOT projects that are available through this Board. When you look at the percentages of the Area Median Income (AMI), from the HEB's perspective, the City is not just approving PILOT projects or housing projects. There are many people who do not have someone to pay their rent for them. Sometimes we can do things that seem correct, but where we are doing it and what the need is, we are not always hitting the needs for affordable housing in our community.

In looking at several projects which have come to us over the last year, the HEB is doing their best to make them financially feasible, that "but-for" the PILOT this project would not be available. It shows that there is a need that cannot work financially if there are people in those needs categories that are either homeless or without. We understand that there is a homeless crisis that we see needs to be addressed, but the Board does not think that all projects coming to us are affordable.

This Board takes the responsibilities for our positions seriously for the taxpayers even though we are appointed by our respective Council. We ultimately owe it to the taxpayers and constituents involved and thought this particular program is going to hit distinct demographic needs for assistance as well. We will also consider our responsibilities certainly on other projects as we get to other demographics in our city that are not as benefitted by PILOT relief. We know what our role is and would like to see more projects that fall on the spectrum we are committed to fulfilling as members of this Board.

We understand the need for more affordable housing availability is not just in Chattanooga but all over. The members of this Board are afraid it is going to get worse. The HEB would appreciate your wisdom in addressing this issue and a way to overcome this crisis.

Sincerely,

Hicks Armor, Chair
Health, Educational, and Housing Facility Board
for the City of Chattanooga

HA/PAN/mem