



## AFRESH

Aging & Frailty: Resilience and Energy in the Second Half of Life

### 8 Domains

- Physical Activity
- Safety
- Nutrition
- Mind/Body
- Financial/Legal
- Healthcare/Decision Making
- Sleep/Rest
- Relationships & Community



*Brent Elrod, Director of Planning and Development for Urban Housing Solutions and State Senator Brenda Gilmore were featured speakers at the groundbreaking for a new housing for seniors with low-to-moderate incomes. Photo by Clare Bratten*

- Housing
- Supportive Services Coordination
- Clinic for Health and Medical Needs
- Community Building for Classes
- Intergenerational
- Pedestrian Walkway
- Outdoor Exercise Equipment
- Community Living and Socialization
- And much more...

In NASHVILLE, TN, people age 62 and up will be able to find affordable housing in a new development complex being built in North Nashville slated for completion in summer of 2020. Fifty-five rental units in a contemporary complex (complete with a rooftop solar panels) will be located at 26th and Clarksville as Phase III in what will be a three-building complex with multigenerational housing. Phases I is built and Phase II opened in 2019. A Phase III ground breaking marked the beginning of the new construction.

### *Rendering of new housing*

The facility called “TN-SILVER” (which is an acronym for “Supportive Integrated Living for Vulnerable Elderly Renters”) will include health and wellness support that will help older residents live independently **(AFRESH)**.

The project is being developed by Urban Housing Solutions as part of their affordable housing project at the site after consulting with nonprofit agencies that advocate for seniors and finding solutions. (Tennessee Commission on Aging and Disability, Council on Aging, Fifty Forward, AARP, Senior Ride, Vanderbilt School of Nursing, and Tennessee State University).

Tennessee is a state that ranks 43rd in senior health. Tennessee also ranks in the 40s in services and support systems. “Just being a senior creates vulnerability because of multiple chronic conditions. What we have is the integration of **housing** as a base, because we need safe affordable housing for seniors, then we’re adding to that...” said Vicki Harris.

Tracy Patton, Director of Community Housing Services at Urban Housing Solutions described other amenities of the complex. “The addition of a **shaded pedestrian walkway with ample seating, a community building with classes with intergenerational programming, an onsite clinic will elevate the continual care that promotes long term health care** for our residents at 26th and Clarksville.”

Brent Elrod, Director of Planning and Development for Urban Housing Solutions said the emphasis on senior housing was new for Urban Housing Solutions and this project was slated for completion in summer of 2020.

“We’ve never actually developed an intentional senior housing project . . . Urban Housing Solutions is a private non-profit which builds affordable housing. Over the last couple of years, we’ve been lucky to have happy support and guidance from local experts here who are more familiar with the needs of the senior community and make this a real model for the rest of the state,” said Elrod.

Elrod recognized the government and corporate partners who are financing, designing, landscaping parts of the TN SILVER complex. The Tennessee Housing Development Agency awarded the low-income housing tax credits for this project, Pinnacle Bank who purchased the tax credits and provided the construction loan. Metropolitan Development Housing Agency awarded 52 project-based vouchers and Fifth Third Bank supported the rooftop solar array.

“We’ve got a great development team working on this project: the Danielian Associates architects, as well as David Baker Architects for contributing their design vision,” said Elrod.

Urban Housing Solutions secured \$11 million in Low Income Housing Tax Credits as part of the Tennessee Housing Development Agency’s (THDA) 2018 Innovation Round. The Innovation Round provides an opportunity for private and nonprofit developers to earn housing credits for construction and/or renovation projects that include social services on site or offer other unique advantages to low-income residents.

“THDA is proud to support innovative projects like 26<sup>th</sup> & Clarksville that not only address the critical issue of housing affordability for seniors but also the affordability of healthcare, transportation, and the other daily needs for the people who live here,” said THDA Executive Director Ralph M. Perrey.

The Low Income Housing Tax Credit (LIHTC) program was created under President Reagan to incentivize nonprofits and the private sector to build and/or renovate apartments for people who earn significantly less than the area’s average annual income. THDA administers the federal program at the state level in Tennessee, including allocating tax credits and monitoring compliance.

In addition to funding from THDA’s housing credit program, Urban Housing Solutions will finance construction with a loan from Pinnacle Bank. Additionally, a grant from the Fifth Third Foundation will partially fund the installation of a solar panel array to energize the building; a program Urban Housing Solutions has called “Solar for Seniors.”

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