

# Nashville Area Habitat for Humanity

1006 Eighth Avenue South ♦ Nashville, TN 37203

Building Homes in Partnership with God's People in Need

**FOR IMMEDIATE RELEASE**

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## **NAHFH BREAKS GROUND FOR NEW ALL-HABITAT COMMUNITY**

**[Nashville, Tenn. – June 8, 2007]** – Community leaders, volunteers and other supporters of Nashville Area Habitat for Humanity will break ground on the agency's second and largest all-Habitat model affordable housing community in Nashville, to be named Timberwood. Ceremonies will begin at 10 a.m. Tuesday, June 12. Nashville's first all-Habitat neighborhood, Providence Park, will be complete this fall.

Timberwood is 40 acres, located in northeast Davidson County, bounded by Bellshire Drive to the north; I-24 and Brick Church Pike to the west; Briley Parkway to the south; and Dickerson Pike to the east. Land development will begin this summer and home construction starts spring 2008 to complete the potential 180-home community in partnership with low-income families by 2011.

The following will be honorary participants at the groundbreaking:

Bill Blevins, chairman, Blevins Inc.

Bill Dirl, U.S. Department of Housing and Urban Development (HUD)

Ted Fellman, executive director and CFO, Tennessee Housing & Development Agency (THDA)

John Gillespie, incoming chair, NAHFH board of directors

Tennessee State Senator Douglas Henry

Gail Horton, Habitat homeowner

Todd Jones, pastor, First Presbyterian Church and NAHFH advisory board member

Chris McCarthy, president & CEO, NAHFH

Ken Melkus, Melkus Family Foundation

Tennessee State Representative Gary Moore

Will Moseley, headmaster, Ensworth School

Pam Pfeffer, Pfeffer Foundation

John Steele, senior vice president of human resources, HCA

Terry Turner, CEO, Pinnacle Financial Partners

Janey Warmbrod, chair, NAHFH board of directors

The need for affordable homes in this area of Davidson County is great. The current mean family income (MFI) for the area is \$39,210. Approximately 77 percent of households earn less than the mean family income for Davidson County (\$60,900). According to Metro, of the 1,515 units of housing currently in the surrounding area, 52.6 percent are owner-occupied and 47.4 percent renter-occupied. Of the owner-occupied units, 46.1 percent have monthly owner costs of 35 percent or more of household income.

The homes in Timberwood will be single-family, three- to four-bedroom frame homes with approximately 1,100-1,400 square feet and 1.5 or 2 baths. Some will be 1.5 or 2 stories. A variety of attractive exterior facades including masonry and wood trim will be available.

The average appraised value of a three-bedroom NAHFH home is \$112,000, very comparable to those appraised recently in the areas adjacent to Timberwood (\$98,000-\$115,000). The residents of Timberwood will represent a diversity of races, religions and ethnic backgrounds. Outreach to prospective homeowners targets a mix of income levels in NAHFH's effort to create a sustainable neighborhood. Timberwood will have a homeowners' association and the related protective covenants.

Plans for Timberwood currently include four acres of open space, including parks. A park serves the community by providing a place for neighbors to gather and enjoy nature and the community. The park will include walking trails and play areas that are handicap accessible. Normally these amenities would only be available in prestigious, upscale developments. The heavily wooded area of Timberwood will have 26.7 percent open space -- more than the 15 percent required. Architectural styles will merge nicely with the surrounding neighborhood home design.

#### **About Nashville Area Habitat for Humanity**

NAHFH is a non-profit, ecumenical Christian organization committed to providing families with the life changing opportunity to purchase decent, affordable homes. The agency consistently ranks in the top 1 percent of all Habitat affiliates and has grown by seven times in size since 2002. NAHFH will build a record 55 homes in 2007 - 40 locally and 15 abroad. As of April 2007, 1062 family members, including 701 children have been served by NAHFH. Prior to becoming homeowners, Habitat partner families must complete up to 475 hours of "sweat equity" at the build site and in the classroom to earn their homes. Mortgage payments at zero percent interest range between \$350 and \$450 per month, including taxes and insurance. NAHFH builds ENERGY STAR Certified energy efficient homes. To request an application or to receive more information about NAHFH, call 615-254-HOME or visit [www.habitatnashville.org](http://www.habitatnashville.org).



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