



FINDING LAND THROUGH IMPACT DRIVEN PARTNERSHIPS

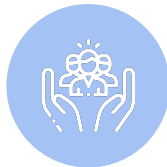
Holladay Ventures

We build communities for generations to come.

At Holladay Ventures, we invest in and build communities where every resident is empowered to reach their full potential. We work with city leaders, impact-driven partners and communities to build attainable & quality housing because the potential for a family to excel, begins at home.



A 360 APPROACH



Community Empowerment

We're committed to building communities where our residents can thrive and realize their full potential.



Innovation & Technology

To deal with the ever-rising cost of construction, we are actively seeking innovative solutions.



Sustainability

We believe investing in a cleaner living environment and lower impact on the planet.



Unique & Quality Spaces

We are invested in creating spaces that our residents can be proud of where they call home.

CASE STUDY: SHELBY HOUSE

PROJECT ADDRESS:

407 S. 4TH STREET
NASHVILLE, TN 37206

UNIT COUNT:

195 Affordable Units
132 SRO Units

OVERVIEW:

This redevelopment project consists of 71,000 sq ft of newly updated facilities that include 132 SRO units for local substance abuse recovery non-profit Samaritan Recovery Community as well as 195 units at 20%-80% AMI.



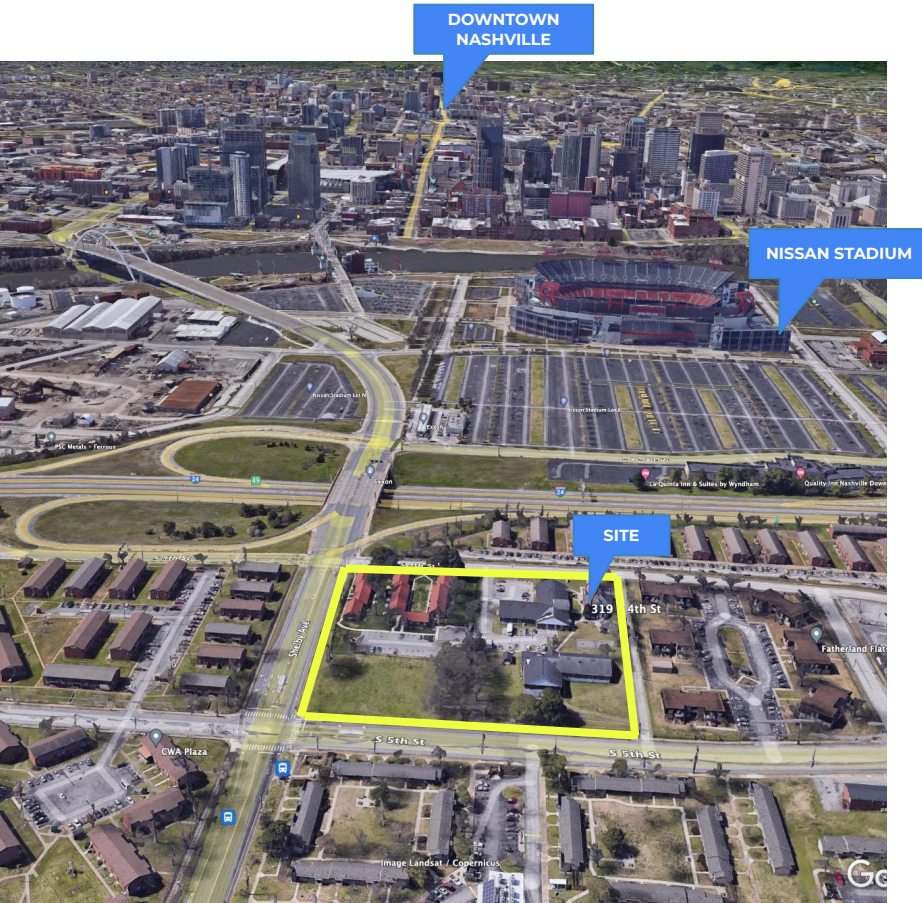


Patheum

309 S 4th St

Image © 2021 Maxar Technologies

Google Earth



About this Partnership

Samaritan Recovery Community is a not-for-profit agency that has provided treatment and permanent housing for residents living with addiction and co-occurring disorders in Nashville and the Middle Tennessee area since 1964.

- SRC was looking at ways to tap into their land value and redevelop their property.
- They own 4.4 acres of land in the heart of East Nashville and were in desperate need of a new facility to improve their existing services and double their capacity.
- Holladay Ventures was brought on to lead the project as the affordable housing developer



A win, win, win

Project Benefits

- A brand new 71,000 sq ft state of the art facility, **free and clear with zero debt**
- SRC will have **a new source of income** from the affordable housing units, creating cash-flow and financial security for the non-profit
- **Priority access for SRC graduates** to the 20%-30% AMI affordable units
- We were able to utilize **additional funding sources & grants** set aside exclusively for non-profits
- **Able to keep SRC in operation** throughout the duration of the project without interrupting their services
- **Expansion of existing non-profit services and impact on the community they are serving!**
- **Affordably priced housing in a neighborhood that is surrounded by rising rent cost**



Impact Driven Communities Through Non-Profit Partnerships

How can we do this?

- Create relationships with organizations who:
 - Their services & clients aligned well with affordable housing
 - Already own land
 - Are in need of new facilities
 - Would benefit from additional stream of income
- Be systematic in your approach
 - Databases like the GIS
 - Chamber of Commerce
- Tailor your project to fit the needs of your non-profit partner and the community they serve
- Be intentional & let people know what you're looking for!

An architectural rendering of a modern residential and commercial development. The scene features a multi-story apartment building with white siding and dark wood accents, a central commercial building with a large solar panel array on its roof, and a parking lot with several cars. The sky is blue with scattered white clouds. In the foreground, there are landscaped areas with flowers and trees. The overall atmosphere is bright and sunny.

THANK YOU



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