

Biz Thriving

Main Contact – Gloria J. Hausser, Consultant, Founder – gloria@bizthriving.com – 615.307.0823
615.440.6582

10 years as Finance Director at New Level CDC creating affordable housing, founded by Mt. Zion Baptist Church. Services: focus on process improvement, obtain funding, manage loans and grants, liaison with communities and metro departments, financial reporting.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding / changing zoning.
- Financing affordable housing.

Centric Architecture

Main Contact – Gina Emmanuel, Principal – gemmanuel@centricarchitecture.com – 615.243.4663

Centric has worked on multiple affordable housing projects from single family to large scale multifamily buildings. In the last few years, we have worked/are working with three faith-based communities looking to add affordable housing to their properties. In addition, we have worked with several non-religious nonprofits to explore the same. Some of these involve rezones or using RLUIPA. In all our work, we are typically involved in community engagement and most of our work is located in the neighborhoods that ring Nashville. We love being a part of those communities and understanding how the work we do can create spaces people are excited about. If we were to boil Centric down to 3 words they would be: Design, Community, People.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land's capacity.
- Site planning.
- Building design.
- Understanding / changing zoning.
- Legal questions.

David Baker Architects

Main Contact – Amanda Loper, Principal – amandaloper@dbarchitect.com – 205.623.0177

David Baker Architects (DBA) is a deeply experienced housing-first architecture and urban design firm with a focus on dynamic, sustainable communities. We are driven by a mission to use our skills and expertise to uplift residents, repair neighborhoods, and create impactful developments that are prepared for the future. DBA has developed expertise in housing over forty years, having designed and built more than 15,000 multifamily homes nationwide—more than half of them are affordable homes. We've worked extensively with nonprofits, faith-based organizations and first-time developers to create community-based, mixed use, affordable housing. Based in Alabama and California, DBA is deeply invested in supporting communities in the Southeast.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land's capacity.
- Site planning.
- Building design.
- Understanding / changing zoning.

EOA Architects

Main Contact – Tracey Ford, Principal – tford@eoa-architects.com – 615-242-4004

EOA is a leader in affordable housing design, being driven by a passion to improve people's lives through architecture by collaborating with our clients and design partners while being inclusive for all people. Our goal with design is to not only support the community but also connect the community in a meaningful way. We believe architecture gives voice to the spirit of place. Our architecture aims to balance complex building systems and technology with designs that are empathetic to the user experience.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land's capacity.
- Site planning.
- Building design.
- Understanding / changing zoning.

Holladay Ventures

Main Contact – Jined Lamata-Holladay, Co-Founder and COO – jined@holladayventures.com – 786-343-2090

We specialize in developing workforce, affordable, and mixed-income housing solutions that are not only intentionally designed but also make a positive difference in the lives of local residents and the environment. With a focus on impact-focused investors, city leaders, and non-profit collaborations, we bring together the right partners and resources to realize the vision of the greater community. Our dedication to constant growth, fun, and enthusiasm fuels our journey as we challenge conventions and pave the way for lasting change in the communities we serve.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land's capacity.
- Site planning.
- Partnering in developing your land.
- Building design.
- Understanding / changing zoning.
- Financing affordable housing.

LDG Development

Main Contact – Joshua Haston, Development Manager – jhaston@ldgdevelopment.com – 931.510.5460

LDG Development builds new construction affordable housing developments. Most of our 25,000+ units we've built and operate are larger developments consisting of 180+ units. We have worked with faith institutions in other cities and are actively looking to help churches develop housing with and for neighborhoods all across the county.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land's capacity.
- Site planning.
- Partnering in developing your land.
- Building design.
- Understanding / changing zoning.
- Financing affordable housing.
- Legal questions.

M2Group, LLC.

Main Contact – Kevin Bohman, Vice President – kevin@m2groupllc.com – 615-477-1379 ex. 3

M2 Group has partnered with faith-based organizations on expansions, various campus needs, and development assistance specific to housing.

- Habitat for Humanity Maury/Williamson – specifically providing development project management services
- Habitat for Humanity of Greater Nashville
- Temple Baptist Church – White House, TN
- Redemption City Church – Franklin, TN
- The Gathering @ 840 Church – Franklin, TN
- Agape Mission Church – Nashville, TN

Services Provided –

- Understanding your land’s capacity.
- Site planning,
- Partnering in developing your land.
- Understanding / changing zoning.

MFX Ventures

Main Contact – Andy Zhu, Principal – andy.zhu@mfxventures.com - 629-243-8233

MFX Ventures is a real estate financial analysis and strategy consulting firm. Through rigorous market analysis and state-of-the-art financial modeling, we identify investment potential and community impact opportunities across the real estate landscape and help discover the highest and best use for projects. We specialize in affordable housing, and have worked or are working on 5 projects in the Nashville MSA with faith-based institutions.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land’s capacity.
- Financing affordable housing.

Nelson Community Partners

Main Contact – Kelsey Oesmann Wilson, Director, Design & Development – kelsey@nelsoncp.com
– 973.900.3814

Nelson Community Partners (NCP) is an affordable housing and community development practice based in Nashville. We work with a wide range of partners including nonprofits and faith-based institutions to create housing solutions, specializing in complex projects and permanent supportive housing.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land's capacity.
- Site planning.
- Partnering in developing your land.
- Understanding / changing zoning.
- Financing affordable housing.

Purser White Architecture

Main Contact – Terry M. White, Principal – terry@purserwhitearch.com – 330.322.3406

We're excited about the 364 affordable residential units that we've designed for developers in Middle TN of which 212 are apartments in a large development in Franklin TN and 152 are single-family homes in South Nashville for a minority owned development company. We've recently produced a masterplan for a local Baptist church that maximized affordable Senior Housing on their available acreage with an apartment building and 1-story cottages and this project should be kicking off very shortly. As a believer, I'm excited about the fact that we've designed several worship spaces of various faiths here in Middle TN and we're looking forward to further service of our faith community.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land's capacity.
- Site planning.
- Building design.

R.E.D. Academy

Main Contact – Aron Thompson, Vice President Housing & Economic Development, Director R.E.D. Academy – athompson@ulmt.org – 615.507.5095

R.E.D. Academy is a real estate developer accelerator program dedicated to supporting underrepresented developers, with a strong emphasis on affordable housing. Our program equips developers with the skills and resources to scale their businesses while addressing housing challenges. We have also served as a liaison between faith-based institutions and developers, assisting churches in deepening their understanding of real estate development and fostering partnerships to create affordable housing solutions.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land’s capacity.
- Site planning.
- Partnering in developing your land.
- Building design.
- Understanding / changing zoning.

Smith Gee Studio

Main Contact – Scott Morton, Associate Principal – smorton@smithgeestudio.com – 615.739.5555

Smith Gee Studio (SGS) unites architects, urban designers, and interior designers through one common thread — a passion for placemaking. Based in Nashville, Tennessee, SGS has orchestrated a holistic approach to design, creating vibrant communities and igniting positive change. Our firm has been instrumental in the affordable and attainable housing in the Nashville and surrounding region, including our involvement with our local Metro Development and Housing Agency (MDHA), through land entitlements, working with community partners and council personnel, laying out the best use of the site, and designing the buildings themselves.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land’s capacity.
- Site planning.
- Partnering in developing your land.
- Building design.
- Understanding / changing zoning.

The Clear Blue Company

Main Contact – Carter Swayze, Development Manager – carter@theclearbluecompany.com – 703-232--92

Personal Experience: Nuts and bolts affordable housing, subsidized and unsubsidized. Pastor's son, would have been 4th generation Presbyterian Minister. Churches worked with include – Southminister Presbyterian – zoning, planning, financing help – and Brooks Methodist UMC – all-encompassing real estate assistance,

Firm experience: The Clear Blue Company was a co-developer with UCC on the Born Again Church transaction, which implemented a 65 year ground lease.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land's capacity.
- Site planning.
- Partnering in developing your land.
- Building design.
- Understanding / changing zoning.
- Financing affordable housing.

Thomas & Hutton

Main Contact – Travis Todd, Principal and Regional Director – todd.t@tandh.com – 615.349.4967

Thomas & Hutton has extensive experience with land planning, zoning, civil engineering, surveying and landscape architecture for affordable housing projects across the southeast. This work includes partnering with faith-based institutions in maximizing their land to achieve affordable housing and community goals.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land's capacity.
- Site planning.
- Understanding / changing zoning.

Urban Campus and Core

Main Contact – Jennifer Horne, CEO and Managing Partner –
jennifer.horne@urbancampusandcore.com – 1-877-361-0788

Urban Campus and Core specializes in delivering affordable housing solutions through innovative partnerships and community-driven development. We engage with diverse stakeholders, including churches, faith-based institutions, and small businesses, to transform underutilized properties into sustainable housing developments. Our expertise spans market research, community engagement, development and navigating complex funding mechanisms such as tax credit applications and public-private partnerships.

Services Provided –

- Visioning about use of land for affordable housing.
- Understanding your land's capacity.
- Site planning.
- Partnering in developing your land.
- Financing affordable housing.