

2017

RESULTS ENTERPRISE



Building Opportunity to Create
Stronger Communities



Most of the information contained in this report has been obtained from a variety of internally and externally facing Enterprise sources, including the e360 operational systems, SIMS, the Enterprise website, Enterprise reports and publications, newsletters and press outreach, and other internal and external communications. Some long-term opportunity outcomes included in this report are estimated projections based on external research. Contact Lindsay Duerr at lduerr@enterprisecommunity.org or Megan John at mjohn@enterprisecommunity.org with any inquiries about the information in this report. Additional information was obtained from the following sources:

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BUILDING OPPORTUNITY AND ASSESSING OUR IMPACT

Dear Colleagues,

We are excited to share with you the 2017 Results Enterprise report. Once again, we have taken a moment to pause and reflect on the past year and assess the breadth, depth and impact of our work. And what a year it was! With the launch of Opportunity360, we have provided the field with a key resource to help build the cross-sector partnerships necessary to increase opportunity in low-income communities across the country. In addition, our commitment to creating and preserving affordable housing led us to acquire a portfolio of more than 4,000 units in the mid-Atlantic region, ensuring stability for current residents of these communities. Our 2017 investment of over \$7 billion will result in the creation and preservation of more than 61,000 homes.

Together, we are working every day to improve lives. This report highlights just a fraction of the activities that Enterprise undertook in 2017. To demonstrate the impact of our efforts, we have organized the report around the five dimensions of opportunity captured in Opportunity360—housing stability, education, health and well-being, economic security and mobility—and used the Enterprise Impact Framework to illustrate how the work that we do leads to both short-term and long-term outcomes. The report also shows how efforts across the organization have helped to ensure that we are a Stronger Enterprise, poised for long-term impact and success.

A new feature of this year's report is a spotlight on disaster recovery and rebuilding, which showcases how Enterprise came together to meet the needs of vulnerable communities. In the wake of the numerous devastating natural disasters in 2017, Enterprise leveraged resources and expertise across the organization to respond quickly in these communities. Using the lessons learned from previous disasters, we are actively working to help create stronger, more resilient communities.

We have an ambitious mission and are deeply committed to those we serve. Our unique ability to provide capital, creative on-the-ground programmatic solutions and leadership at the federal, state and local levels allows us to drive the transformative change necessary to expand opportunity, improve neighborhoods and enable people to fully realize their goals. Consider this for a moment and imagine what next year can bring!

Enjoy!

A handwritten signature in black ink that reads "Tiffany Manuel". The script is fluid and cursive, with the first letters of both first and last names being capitalized and prominent.

Tiffany Manuel, PhD
Vice President of Knowledge, Impact & Strategy



2017 RESULTS ENTERPRISE

UNDERSTANDING ENTERPRISE'S IMPACT

Characterizing the impact of the work that we do can be difficult because the activities we complete in one year may not bear fruit until several years into the future. To solve for this problem, the Enterprise Impact Framework helps us to identify the short- and long-term outcomes that arise from our efforts. For example, joining a collaborative table to address a city's affordable housing crisis (Activity) may lead to the creation and preservation of affordable homes (Short-Term Outcome) which will ultimately increase housing stability for low-income residents (Long-Term Outcome). The Enterprise Impact Framework can also serve as a strategic planning tool when considering the potential outcomes that may come from new opportunities.

Throughout this report you will see the Impact Framework in action as each section is organized around activities, short-term outcomes and long-term outcomes. Our efforts and impact span this spectrum, from our investment in housing and commercial spaces to the programs and trainings we develop.

By using Opportunity360, we can better define the outcomes that we intend to achieve through our work. The five dimensions of opportunity allow us to articulate how our work builds opportunity for low-income people and helps create thriving communities. With this as a guide, we can apply our unique set of levers—capital, innovative solutions and policy—to create comprehensive strategies that address the complex challenges faced by so many of our communities.

The five dimensions of opportunity allow us to articulate the effects of our work to build opportunity for low-income people and help create thriving communities.



2017 RESULTS AT A GLANCE

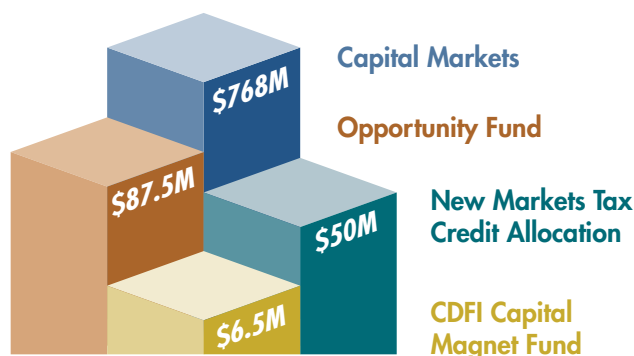
Building Opportunity with Strategic Capital Investment

2017 saw the greatest level of investment in Enterprise history—more than \$7.2B invested, an increase of 18 percent over 2016. Enterprise’s housing investment will help create or preserve 61,057 homes.

2017 Enterprise Investment

Housing	\$4.35B
Commercial and Community Spaces	\$2.62B
Mixed Use Spaces	\$232M
Total Investment	\$7.20B

Aggregated Capital



Informing Policy that Protects and Expands Opportunity

Enterprise’s efforts helped preserve the Low-Income Housing Tax Credit, Multifamily Housing Bonds and the New Markets Tax Credit during the 2017 tax reform process. Some local policy successes include:

Portland: New law requires landlords to pay relocation fees after no-cause evictions or raising rent above 10%

Detroit: City approved The Inclusionary Housing Ordinance

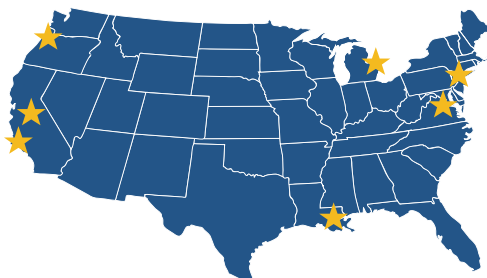
California: New law expected to generate more than \$4 billion for affordable housing

New York: The FY18 budget includes \$2.5 billion for a 5-year statewide affordable housing plan

Washington, DC: Strengthened existing inclusionary zoning policy, will generate more than 1,000 affordable units in 3-5 years

Los Angeles: The “linkage fee” ordinance became the city’s first permanent source of funding for affordable housing, will create 1,500 affordable homes per year

New Orleans: City Planning Commission approved an inclusionary zoning policy



Providing Innovative Solutions and Resources that Build Industry Capacity



\$27M in grants provided to **320 organizations** around the nation.



More than **8.4K people** gained capacity through **213 trainings**.



36K downloads from the Enterprise Resource Center.





ENTERPRISE
IN ACTION



STORIES OF OPPORTUNITY: RESIDENT PERSPECTIVES

Over the past 36 years, Enterprise has helped provide a foundation of opportunity for more than 529,000 households by financing and supporting well-designed homes. Loan Fund's *Our Region, Your Investment* initiative is one of many innovative funding mechanisms that make this work possible. Through a predevelopment loan, this initiative helped to preserve the affordability of Clarendon Court, a 103-unit apartment community located in the opportunity-rich neighborhood of Arlington, Virginia. The resident stories featured here highlight the importance of opportunity and the incredible reach of our work.

Rebecca's Story: Well-Connected Affordable Housing as a Foundation



Rebecca moved to Clarendon Court in 2006 when she came to the Washington, D.C. area to pursue a career at an international nonprofit dedicated to promoting peace in conflict zones around the world. Rebecca finds her job rewarding, but as an employee of a small nonprofit she would have difficulty affording a home in Arlington if it were not for Clarendon Court. Living on a limited budget and without a car to commute to her job, Rebecca needed an affordable apartment close to public transit. Clarendon Court met both of these needs, providing both stability and the transportation she needs to pursue her career.

Rebecca says: "The lower-middle class struggles because they don't have enough [money] to access market-rate housing but have too much to qualify for other assistance. Helping people in that bracket is really important and often overlooked."

Lee's Story: Quality Education and a Thriving Community



Lee came to the United States in 1999 as a refugee, fleeing violence in his native Sudan and seeking a safe place to live and raise his family. For Lee and his family, access to Arlington Public Schools (APS) is one of the best benefits of living at Clarendon Court. APS gives students a solid foundation for future success, where 77% of economically disadvantaged graduates pursue higher education, compared to just 59% in all of Virginia.

When interviewed, Lee said “It is very important to keep affordable housing – not only in Arlington, but everywhere. You have people who cannot afford to live [in a community] but they are contributing to society, to that community. Without affordable housing, all of these things [that they do] could just drop away.”

MD's Story: Economic Security to Rebuild a Dream



MD worked for over a decade to build his savings and was able to purchase his own small business in 2009. The economic downturn took its toll, forcing MD to close down along with 170,000 other small businesses across the country. Struggling to regain financial stability, MD's family moved then spent years staying with friends and other community members, unable to afford a home of their own. This ongoing instability created even more hardship and limited his wife's ability to commit to a job because they never knew where they would be living next.

Life changed when MD and his family moved to Clarendon Court. With stable income and affordable rent payments, MD and his wife have begun to pay down debt and save for the future. Living in Clarendon Court also means that their sons

can enjoy the benefits of living in an area with excellent public schools. “The education system is great... I am an immigrant, and I have a dream. No matter what, I will get my kids a higher education.”

Clarendon Court's location and the mobility it provides have offered MD and his family access to necessities, job opportunities and the support necessary to raise a growing family. With the many opportunities now available to them, they look to the future. MD says of his children: “They will have a better life.”



DISASTER RECOVERY & REBUILDING

When disaster strikes, a community can change in an instant. In 2017 alone, three record-breaking hurricanes and unprecedented fire storms caused enormous damage across the nation, leaving low-income households displaced and communities struggling to regain ground. In Texas, Hurricane Harvey destroyed 17,000 homes and damaged another 160,000. The Florida Keys saw 25% of its housing destroyed by Hurricane Irma, and Hurricane Maria caused the longest blackout in US history and significantly damaged or destroyed 90,000 homes in Puerto Rico. In California, wildfires destroyed more than 10,000 structures. These disasters took the lives of hundreds and broke pathways to opportunity that had taken years to build.

While nothing can completely replace what was lost, Enterprise draws on decades of experience in affordable housing, disaster recovery and resilience to rebuild and strengthen communities in the wake of these devastating events. Our work focuses on delivering the funding needed to rebuild, producing best practices in design and advocating for policy solutions to support recovery, rebuilding and resilience in communities around the nation.

Delivering the Funding Needed to Rebuild

One consistent and critical need is funding to support recovery and rebuilding efforts following a natural disaster. Enterprise is able to leverage our financial expertise to meet this need quickly. By the end of 2017, the Enterprise Disaster Relief Fund had committed over \$1 million in grants and technical assistance to more than 30 community organizations throughout Puerto Rico, the US Virgin Islands, Texas and Florida. Additionally, Loan Fund partnered to provide \$15 million in capital, which can be more quickly disbursed than traditional loans to provide essential funds to rebuilding efforts. Enterprise is working with Sonoma County, California, to create a new financing mechanism that will support equitable, inclusive and resilient rebuilding efforts that accelerate the production of affordable housing.



Producing Best Practices and Building Capacity

Enterprise embraces innovative solutions to help communities mitigate the impacts of future weather-related disasters and protect the health, stability and overall well-being of low-income residents in the future. The affordable, newly rebuilt homes at Faubourg Lafitte in New Orleans are a perfect example. In a community once devastated by Hurricane Katrina, homes now sit on elevated foundations, which protected housing infrastructure and prevented residents from being displaced by the flooding in 2017.

This work continues as Enterprise is helping develop a housing reconstruction manual to encourage resilient design and construction in Puerto Rico. Enterprise is also rehousing 40 families in Texas through a temporary-to-permanent housing pilot, the Rapid Recovery Re-Housing Program (RAPIDO). A Rose Fellow will manage the design and construction process, which uses a low-cost, scalable housing model to rehouse families to hurricane- and flood-resistant homes within weeks.

Advocating for Policy Solutions

The events of 2017 highlighted the need for federal funding to help communities prepare for and recover from future disasters. Enterprise advocates for policies and programs to support the long-term resilience and sustainability of low-income communities, including—

- Strengthening FEMA's Pre-Disaster Mitigation program, which provides funds for communities to build pre-disaster resilience.
- Ensuring that FEMA's National Flood Insurance Program is responsive to the needs of low-income, vulnerable communities.
- Sustaining HUD's Community Development Block Grant—Disaster Recovery (CDBG-DR) Program, and creating a set-aside for technical assistance and capacity building for impacted communities.

Enterprise is uniquely positioned to help low-income communities prepare for and recover from natural disasters. We have sharpened our ability to create innovative financing structures to quickly deploy funds to devastated communities. We work on the ground to protect communities from future disaster by developing and communicating best practices and building partnerships to scale solutions. Our resilience work reaches across nearly all Enterprise departments and brings all of our talents and resources into focus as we help low-income communities address the challenges of current and future natural disasters.



Built for resilience, the newly rebuilt affordable homes at Faubourg Lafitte, once devastated by Hurricane Katrina, now sit on elevated foundations that helped protect the homes from damage during the flooding in 2017.





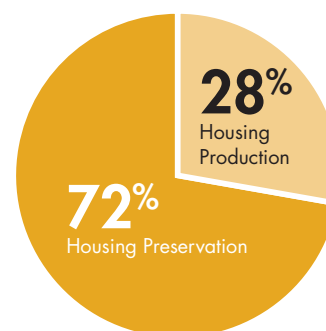
BUILDING OPPORTUNITY IN 2017

HOUSING STABILITY

Enterprise's comprehensive efforts to create and preserve affordable housing increase housing stability for low- and moderate-income people across the country. We invest capital, provide technical assistance and capacity-building grants, advocate and build strong partnerships with other organizations. From a platform of stable housing, low-income people have greater access to opportunity that creates benefits for generations to come.

Our Work: Investing in Housing and Building Capacity

\$4.3B invested in housing in 2017



Expanding our Impact on Housing Stability

-  **Enterprise Homes** continued to invest in the creation and preservation of housing in the Mid-Atlantic region.
-  **Enterprise Advisors** undertook more than **130 capacity building** and technical assistance engagements, which supported housing stability in more than **300 communities**.
-  **Asset Management** maintained the compliance and affordability of more than **110K homes** that received financing from the Low-Income Housing Tax Credit or the Multifamily Opportunity Fund.

158 Trainings and Convenings Built Capacity to Strengthen Housing Stability, Including:

-  **The Affordable Housing Design Leadership Institute**, hosted in Boston, engaged development and design leaders to share practices that impact resident health, wealth creation, community cohesion and more.
-  The New York team's **Asset Management University** taught non-profit and minority- and women-owned business strategies to optimize efficiencies in affordable multifamily portfolio management.
-  The Rural and Native American Initiative's **Accessing Capital for Rural Single-Family Homes Development** Live Online Event helped partners navigate the federal programs that assist in rural homeownership.

Short-Term Outcomes: New and Preserved Affordable Homes

Homes Created or Preserved in 343 Cities Across the Nation

Affordable Homes	26K
Workforce Homes	33K
Market Rate Homes	2K
Total Homes	61K

Dedicated to Preserving Affordable Housing

4,153 affordable homes in 43 developments will remain affordable through the acquisition of The Shelter Group's portfolio by Enterprise Homes.

1,300 affordable homes were assessed for preservation through the Southern California team's Permanent Supportive Housing Preservation Initiative.

The winner of Atlanta's Affordable Housing Preservation Challenge will help preserve small- and medium-sized multifamily homes by providing financing and construction management for rehabilitation.

Long-Term Outcomes: Housing Stability

Affordable Housing Provides a Platform to Thrive



61,057 families will benefit from increased housing stability through

Enterprise's housing investment and support in 2017.



5,000 formerly homeless residents have benefited from housing stability

provided through Open Doors Atlanta since its inception in 2012.



More than 1,700 families will benefit from increased housing stability due to 10 years of effort by the Mid-Atlantic team's Faith-Based Development Initiative.

Making the Connection: Opportunity and Housing

Housing stability is an important foundation for building opportunity. When people live in stable, affordable homes, they are able to avoid the instability of homelessness, overcrowding, hypermobility and housing cost burden. As a result, they are less likely to have to make dangerous tradeoffs between paying for rent and opportunity-building essentials like health care, healthy food and saving for retirement. By investing in the creation and preservation of affordable housing, Enterprise provides a stable foundation for individuals and families to pursue opportunity through mobility, education, health and economic security. The opportunity created by housing stability can be transformative for low-income people, with positive impacts that last for generations.



Enterprise increases access to education by investing in the creation and expansion of quality schools and supporting cross-sector collaborations and educational programming. Additionally, by investing in quality affordable housing, we provide a platform for family stability that can improve children's emotional and behavioral functioning, as well as school performance—ultimately spurring educational achievement and helping to support a lifetime of opportunity.

Our Work: Investing in Education

Supporting Quality Schools

\$9.0M



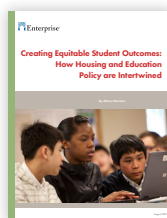
in **New Markets Tax Credit (NMTC)** financing was allocated to transform a vacant school in Washington, DC, into the new permanent location for an existing charter school.

The Mid-Atlantic team enhanced the renovation and expansion of **Baltimore's Frederick Elementary School** by helping to bring the school into the acclaimed 21st Century School program.

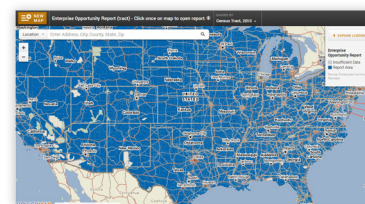
Building the Housing and Education Connection



The Pacific Northwest team launched the **Home and Hope initiative** in King County, Washington, where affordable housing and early education centers are becoming increasingly scarce. The initiative will identify underutilized, tax-exempt land for the development of affordable housing collocated with early education centers.



Downloaded more than 250 times, Enterprise's Policy team released **Creating Equitable Student Outcomes: How Housing and Education Policy Are Intertwined**, which examines how segregation in education and housing prevents children from achieving the greatest possible academic success.



The Opportunity360 Measurement Report helps housing and community development practitioners understand the educational landscape of a neighborhood by displaying the location of schools and providing information about school performance and pupil/teacher ratios in each census tract.

Short-Term Outcomes: Modern Schools and Effective Programming

Creating Access to Quality Education in High-Poverty Areas

443 Pre-K to 4th graders

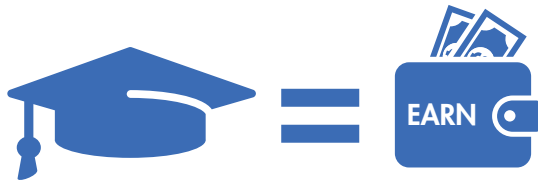
will attend the **NMTC-funded DC Prep school**, which brings a new library and greater educational capacity to Ward 8, the community with the highest poverty rate in Washington, DC.

548 Pre-K to 5th graders

will attend the **Enterprise-supported Frederick Elementary School**, providing greater access to quality education in a census tract where less than half of adults have graduated from high school and the poverty rate is nearly 50%.

Long-Term Outcomes: Education

Educational Achievement Increases Opportunity



Over a lifetime, high school graduates **earn more than \$330K above their peers** who do not graduate.

Sojourner Truth Neighborhood Center Increases Opportunity in New Orleans



22

students who participated in an after school program improved their reading skills.



76

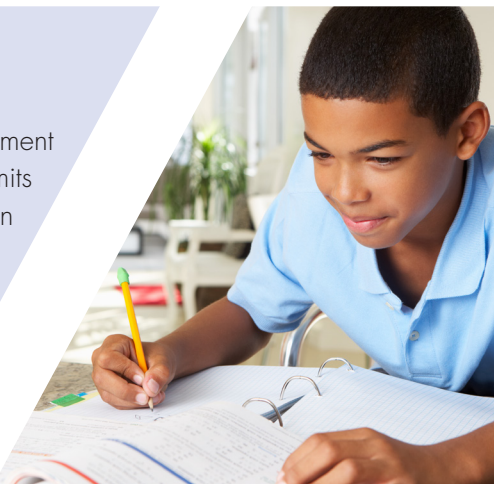
children who participated in a summer camp reduced their summer learning loss in math and reading, and learned about art and nutrition and more.



Low-income residents accessed job readiness training, educational events for seniors and a back-to-school event that offered free school supplies.

Making the Connection: Education and Housing

At Enterprise, we understand the influence that quality education and educational attainment can have on life outcomes. Yet for many low-income households, housing instability limits children's educational performance and lowers future earnings, while housing cost burden forces families to make difficult tradeoffs between rent and other necessities that affect children's health and educational achievement. When Enterprise supports the creation and preservation of affordable housing, families are able to avoid housing cost burden and benefit from a stable foundation to reach their educational goals and enhance their long-term economic security and mobility.



HEALTH AND WELL-BEING

Enterprise helps to increase the health and well-being of low-income populations in many different ways through the diversity and scale of our work. We invest in community health services, healthy food centers and green affordable housing, while working to build thriving communities. Through our work, people have greater access to the resources they need and greater opportunity for health and well-being.

Our Work: Investing in Health

Increasing Access to Healthy Foods



Loan Fund received
\$1.5M

in **Community Development Financial Institutions Funds** to support efforts to **expand access to fresh and healthy foods** in low-income communities.



\$6.0M

in NMTC and **\$1.8M** in Loan Fund financing were provided to help expand a mission-driven **grocery store operator, Honor Capital**, to provide **10 grocery stores** in food deserts and highly distressed census tracts.

Promoting Healthy Housing



The New York and Gulf Coast teams developed tools to promote the preservation or rehabilitation of **healthy, green housing**.



The Boston team launched the **Green Communities Health Action Plan process** with two local developers.

Supporting Community Health Services

Funding from Loan Fund and NMTC will turn a historically significant New Orleans landmark into **Odyssey House Louisiana**, a substance abuse treatment clinic in the lower 9th Ward.

The Ohio team supports the **Mobile Clinic**, which uses an innovative mobile health clinic model to bring needed health services to vulnerable, low-income residents.

Demonstrating the Connection Between Housing and Health



The Knowledge, Impact and Strategy team partnered NeighborWorks to launch the **Health Outcomes Demonstration Project** to help 20 community development organizations evaluate the health outcomes of their work.



The **Health Action Plan Pilot Program Process Evaluation** explored how five community development organizations created Health Action Plans to develop healthier homes for their residents.

Short-Term Outcomes: Healthy Homes and Services

Residents Connected to Services



300 seniors were connected to health services in Ohio.



30 residents will be connected to occupational therapy, case management and home accessibility improvements through the New York Healthy Aging in Affordable Housing Demonstration.

Capacity Built to Support Seniors

The **Boston Senior CDC Learning Collaborative** builds capacity for community organizations to provide resident services that will benefit seniors' health outcomes.

Enterprise's efforts build capacity to support senior **aging in place** in the Boston, Gulf Coast, New York, Ohio, Pacific Northwest and Southeast markets.

Expanding Green Communities' Reach to Promote Health

11,755 homes were certified through the Enterprise Green Communities Criteria, with another 19,132 in the certification process.

Louisiana adopted the Green Communities Criteria as extra points in its Qualified Allocation Plan for LIHTC, further systematizing our efforts to build healthy homes.

Long-Term Outcomes: Health and Well-Being

Health as a Foundation for Opportunity



15,000 New York City seniors will be able to age in place, in part due to advocacy led by the New York team for **\$150M in city funds** to provide accessibility improvements over the next 8 years.



Nearly 50,000 families can experience health benefits from living in healthy homes certified by the **Green Communities Criteria** through 2017.



40,000 low-income households living in communities that were formerly food deserts will now have access to **affordable, healthy food** due to investment in the grocery store operator, Honor Capital.

Making the Connection: Health and Housing

Enterprise's investment in affordable housing can profoundly impact health by reducing the stress related to the threat of eviction and homelessness, and reducing the need to make dangerous tradeoffs between rent and essentials such as health care, prescriptions and food. In fact, one study found that households in affordable housing spent five times more on health care and one-third more on food than their cost-burdened peers. Additionally, Enterprise's focus on healthy housing ensures that the homes people live in support positive health outcomes, promoting life-long opportunity for health and wellness.



ECONOMIC SECURITY

Enterprise takes a comprehensive approach to building economic security. By investing in affordable housing and connecting residents to services, Enterprise reduces housing cost burden and sets families up for long-term stability. At a community level, Enterprise develops transformative programs and invests in community and commercial spaces, producing jobs and community investment that contribute to resident success.

Our Work: Investing in People and Communities

\$2.85B

invested in 286 commercial, community and mixed-use spaces in 2017, generating economic activity and jobs.



75 Industrial and Manufacturing Centers



100 Retail Spaces



111 Other Mixed-Use and Non-Residential Spaces

Protecting Economic Security as Denver's Housing Costs Rise

The Denver team is supporting the development of the **West Denver Single Family Plus** program to help homeowners rent out accessory dwelling units to stabilize their finances and build wealth, resisting displacement as housing costs rise.

Using the Impact Note, Loan Fund invested \$2.4 million into the creation of a **community solar garden** that will save 20% of energy costs for affordable housing and provide job training and opportunities for Denver Housing Authority residents.

Supporting Moving to Work in New Haven

Enterprise Advisors and the Knowledge, Impact and Strategy team are helping develop a **data collection and evaluation strategy** that will enable the Housing Authority of New Haven to assess and improve their Moving to Work program, benefiting resident economic security.



Building Economic Security in Ohio



15,000

hours of free tax preparation services provided to low-income families at 25 service sites through Ohio's Cuyahoga EITC Coalition.



\$350K

in capacity building grants provided to organizations that offer free tax preparation services to low-income residents in Cuyahoga County.



REENTRY

The Ohio team launched a **reentry initiative** to help Cuyahoga County develop a robust agenda to build the economic security and stability of the reentry population.

Short-Term Outcomes: Expanded Economic Opportunities

Creating Economic Activity and Jobs Through Housing Development



\$4B in economic activity generated nationwide.



51K jobs supported through the building and rehabilitation of housing.

Expanding Employment Opportunities in New Orleans



120 people attended a job readiness training.



29 residents of affordable housing were directly connected to jobs.

Providing Financial Literacy and Tax Services Through the EITC Coalition in Ohio



13,466 low-income households received tax preparation services.



608 low-income households received financial counseling.

Connecting Residents to Services in New York



90 affordable housing residents connected to financial counseling, workforce development and child care.

Long-Term Outcomes: Economic Security

Financial Stability for Low-Income People



\$85B

saved by families living in affordable housing supported by Enterprise in 2017, for an average savings of **\$3,267 per family**.



Workers will receive more than

\$2.9B

in income through the construction of homes supported by Enterprise in 2017.



Cuyahoga EITC Coalition clients received more than

\$20M

in tax refunds—an average of **\$1,500 per household**.

Making the Connection: Economic Security and Housing

When low-income households are housing cost burdened, they have little left for other expenses and can be dramatically impacted by an unexpected financial shock, such as a medical bill or a missed paycheck. Through investment in affordable housing, Enterprise supports financial stability by reducing housing cost burden and the need to make tradeoffs between rent and necessities like health care, food and school supplies. As housing costs continue to rise faster than household income, affordable housing will be increasingly important for economic security and stability, impacting generations to come.



Mobility allows people to access transportation to get to work, obtain medical services, purchase food and meet other daily needs. Enterprise increases mobility for low-income people by investing in affordable housing located near public transportation options, engaging in place-based collaborations and advocating for policies and programs. Expanded mobility better positions low-income people to access opportunity, leading to better health, economic security, educational attainment and overall stability.

Our Work: Investing in Expanded Mobility

More than

\$6.0M



invested in transit-accessible affordable housing through Loan Fund's Regional Transit-Oriented Development (TOD) funds.

607 people attended **29** trainings

that built the capacity of our partners to advance equitable TOD initiatives.

Building the Housing and Transit Connection



In Southern California, Enterprise was an originating lender for the new **Metro Affordable Transit Connected Housing Program**, which will provide \$75 million in financing to create and preserve affordable housing located near transit.



The Pacific Northwest team provided technical assistance and created a **public property valuation** method to help affordable housing developers use surplus properties from the regional transit authority for affordable housing.

Collaborative Action



More than 90 people from more than 50 organizations attended the **Advancing Equity Through Housing and Transportation** training in Southern California, which focused on collaborative action, on-the-ground solutions and data-informed decision making.



SPARCC Chicago launched **Elevated Chicago**, a collaborative that will focus on anti-displacement efforts, urban flooding interventions and public art around seven bus and train stations.

Short-Term Outcomes: TOD and Coalitions to Build Mobility

Loan Fund's Regional TOD Fund Investments Create Well-Connected Affordable Housing



49 AFFORDABLE HOMES

in a **mixed-use, mixed-income redevelopment project** near transit options and across from one of the largest parks in West Denver.



150 AFFORDABLE HOMES

and 150 workforce homes in Tacoma, WA, through the first

Regional Equitable Development Initiative (REDI) Fund investment.

Expertise in TOD and Coalition-Building Expands Equitable Development



Partnering with the Mid-Atlantic market and more than 300 stakeholders, the **Purple Line Corridor Coalition** signed a community agreement demonstrating commitment to preserve and catalyze opportunity along the new 16-mile light rail line.



Atlanta's SPARCC partnership, TransFormation Alliance, created an equity tool that helps the City of Atlanta, Atlanta Beltline and the Metropolitan Atlanta Rapid Transit Authority ensure that transit-oriented developments advance equity.

Long-Term Outcomes: Mobility

Equitable Access to Opportunity



More than **1,700 families** will have greater opportunity-building connections and mobility due to support from Enterprise's regional TOD Fund since 2010.



More than **25,000 low-income** individuals are expected to benefit from increased mobility in the first year of Denver's planned **50/150** affordable fares program, with an average transit cost savings of **\$276 per person**.



In the six **SPARCC** regions across the country—**Atlanta, Chicago, Denver, Los Angeles, Memphis** and **San Francisco**—residents will benefit from increased mobility and access to opportunity.

Making the Connection: Mobility and Housing

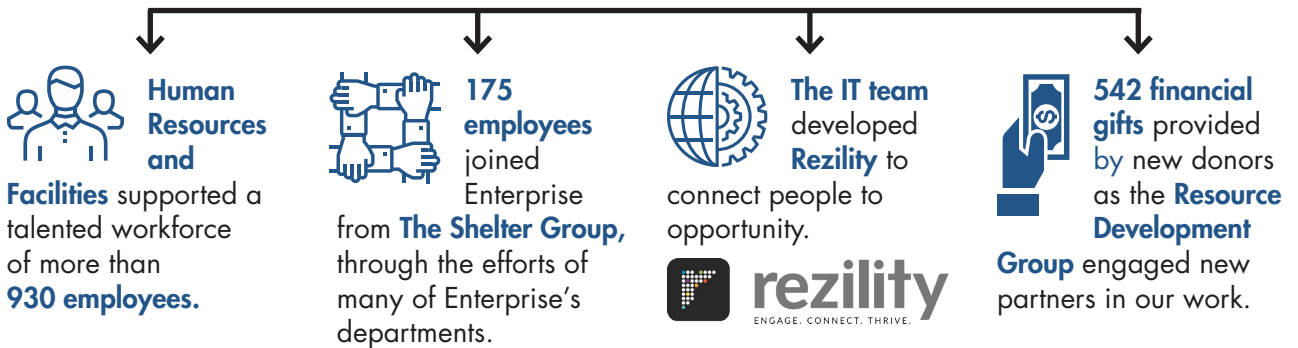
All too often, low-income households are unable to afford homes located near public transportation. Instead, they must reside in disconnected communities that require prohibitive transportation costs, such as car ownership, to access the opportunities that could result in better health, educational attainment and economic stability. By creating and preserving affordable housing located near public transportation options, Enterprise prevents displacement and provides the necessary connections for low-income Americans to access the resources they need.



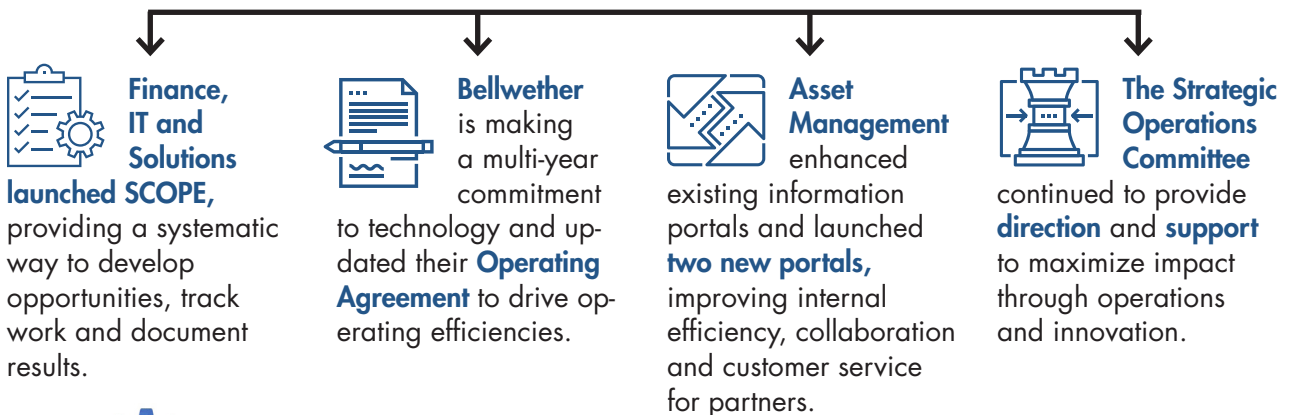
Enterprise's strength comes from our people, our innovation and our commitment to our mission and core values. As we grow in size and in the scale and reach of our work, we will take on new challenges and seek new ways to expand access to opportunity for vulnerable people and communities across the country.

Our Work: Sustaining Success

Expanding Our Reach as an Organization



Integrating Efficiencies to Maximize Impact



Advancing Racial Equity

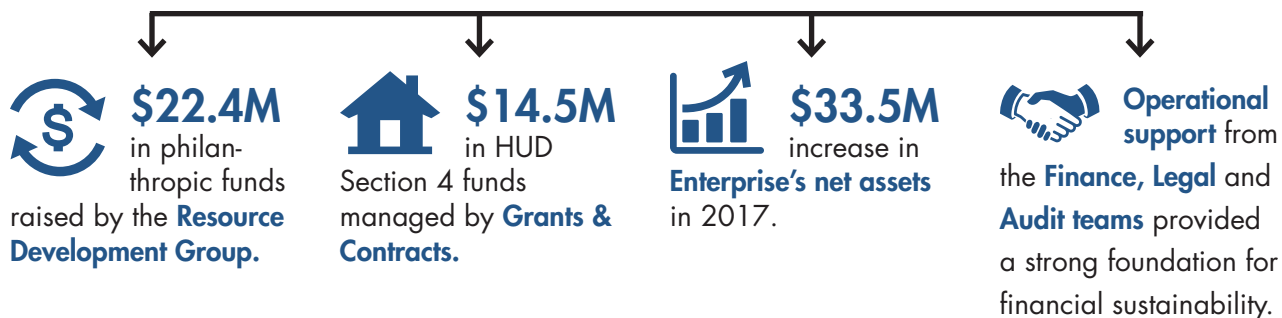


Short-Term Outcomes: Positioned for Impact



Enterprise received its fourth consecutive four-star rating by Charity Navigator, demonstrating continued excellence through a distinction shared by only 11 percent of nonprofits.

Ensuring Financial Sustainability



Impacting the Field Through Thought Leadership



Long-Term Outcomes: Equitable Outcomes For All

A strong, sustainable and successful Enterprise is able to meet its mission **to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities**. By building strong teams and ensuring the long-term sustainability of Enterprise, we magnify our efforts and position our work for long-term, transformational impact.





KNOWLEDGE ✦ IMPACT ✦ STRATEGY

The Knowledge, Impact & Strategy team provides strategic intelligence that anchors Enterprise's work in evidence, supports a culture of learning, assesses our impact and disseminates thought leadership that advances the work of our industry.