Bold visions are essential to fuel hope. We can’t accept life as it is in this country. It has got to change. And it has got to be changed radically by us.

James Rouse, Founder, Enterprise Community Partners
OUR APPROACH

Unmatched breadth, scale and expertise across the entire spectrum of affordable housing...

Solutions
Programs, Policy & Capacity Building
We support community development organizations with funding, programs and technical assistance, and advance housing policy at every level of government.

Capital
Tax Credits, Debt, Equity & Asset Mgmt
We aggregate and invest capital in homes and communities, using discipline and creativity to achieve impact and returns.

Community Development
Development, Property Mgmt & Resident Services
We are the #1 provider of affordable homes in the Mid-Atlantic, and 6th largest nonprofit developer in U.S., building, preserving, managing thousands of homes and serving over 20,000 residents.

Design, test and scale solutions
Inform policy debate
Move the market through innovation
Ground-up financing products
Deploy best practices
Listen to our residents

...creating a positive feedback loop that does it all under one Enterprise roof.
OUR APPROACH

A coordinated approach with unmatched impact

We support community development organizations on the ground.

• 2,000+ housing and community development partners
• Innovate and scale best practices
• Advisory services and technical assistance
• In all 50 states + Puerto Rico and the Virgin Islands

We aggregate & invest capital for impact in homes and communities.

• $44 billion invested since 1982
• 781,000 homes and counting
• Led creation of the Housing Tax Credit
• Leading CDFI

We advance nonpartisan housing policy at every level of government.

• Largest housing policy team in U.S.
• Federal, state and local levels, including Puerto Rico and the Virgin Islands

We build & manage communities ourselves and everything we do is informed by the residents we serve.

• 13,000+ affordable homes
• 21,000+ residents
• Co-development opportunities for BIPOC-led partners
THE CHALLENGE
Millions of families across the U.S. can’t afford a place to call home. The system doesn’t work.

THE SOLUTION
Together with our partners, we focus on the greatest need – the massive shortage of affordable rental homes – to achieve three critical goals:

Increase the Supply of Affordable Housing
to meet the urgent need.

Advance Racial Equity
after decades of systematic racism in housing.

Build Resilience & Upward Mobility
to support residents, strengthen communities to be resilient to the unpredictable and make upward mobility possible.
Netflix has made a $25 million investment to seed this initiative

**Equitable Path Forward**

- **$350 million Growth Fund** to provide debt, equity, grants and innovative credit enhancement that together will attract an additional $3.1 billion of capital
  - $100mm in CDFI entity-level working capital as well as project lending
  - $50mm in grants to build developer balance sheet strength
  - $50mm in credit enhancements through a Standby Guarantee Facility
  - $150mm in project-level equity from Enterprise’s business lines

- **$15 million Developer Advisory Services** program for cultivation of local development organizations and small businesses
  - Comprehensive consulting, networking facilitation, business services and evaluation support
  - Local, state and federal policy development and advocacy
  - Partnerships with MDIs and BIPOC-led CDFIs to build out a national network

- **$10 million Leadership Program** two-year leadership program – modeled after the distinguished rotational programs at major industrial and financial firms
  - Original leadership program, to include experience in different business lines, mentorships and job placement opportunities
  - Partnerships with HBCUs and other institutions to advance a pipeline of future leaders

Our Goals in Action
2020 Census Population & Change from 2010

-15% -10% -5% 0% 5% 10% 15%
2019 Household Composition – County vs City

COUNTY

Franklin
Lancaster
Lebanon
Lycoming
Chambersburg
Lancaster
Lebanon
Williamsport
Philadelphia

CITY

Spouse/Partner
Other nonrelatives
Other relatives
Housing Units Built Since 2010 – County vs City

COUNTY

CITY

0% 1% 2% 3% 4% 5% 6% 7% 8% 9%

Fulton  Montour  Juniata  Clinton  Union  Huntingdon  Mifflin  Columbia  Northumberland  Lycoming  Blair  Cambria  Lebanon  Schuylkill  Franklin  Cumberland  Dauphin  Berks  York  Chester  Lancaster  Delaware  Bucks  Montgomery

McConnellsburg  Danville  Elizabethtown  Middletown  Lewisburg  Helena  Elizabethtown  Bloomsburg  Sunbury  Catawissa  Williamsport  Harrisonburg  Lebanon  Pathways  Carlisle  Bellefonte  Harrisburg  Reading  York  West Chester  Lancaster  Media  Downingtown  Norristown
EDC’s Center for Regional Analysis

Data-driven analytics to identify opportunities, illuminate challenges and drive transformation.

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