

ABOUT ENTERPRISE

Enterprise provides investment capital and technical expertise to create decent, affordable homes and revitalize communities. For more than 25 years, Enterprise has helped produce neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and developers that share and inform our vision.

Enterprise has touched one million lives and thousands of communities since 1982. With more than \$10 billion raised in equity, grants and loans, Enterprise has created 257,000 affordable homes. Currently, Enterprise invests in communities across the United States at a rate of \$1 billion a year.

ENTERPRISE NORTHERN CALIFORNIA

Over the past 13 years, Enterprise has revitalized communities through a combination of financial investment, technical assistance and program initiatives. Our work has resulted in a strong local impact by:

- Providing more than \$400 million in tax-credit equity and loans to create more than 3,500 affordable homes for 7,500 people
- Offering technical assistance, grants and training support to more than 23 community organizations and local governments to create affordable housing and provide services to low-income individuals and families
- Partnering with the city of San Francisco to redevelop eight distressed San Francisco Housing Authority properties through the HOPE SF program, creating 2,500 affordable, energy-efficient apartments and assisting with neighborhood stabilization efforts in the surrounding areas
- Investing nearly \$40 million in equity, loans and grants to fund 16 affordable, green developments totaling more than 1,100 homes
- Bringing best practices, training and support through policy outreach to meet the increasing demand for resident services and affordable housing

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PARTNERING WITH TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION

West Hotel resident Tommy Funanish moved to Los Angeles from Morrisville, Pa., in his 20s to pursue his dream of being a musician. He worked a day job at the telephone company while playing bass guitar in a local band. When the telephone company faced layoffs, Tommy took his severance package and looked for a new start in San Francisco. He held various jobs and lived in the Tenderloin district, where rents were affordable.

Enterprise has partnered with San Francisco's Tenderloin Neighborhood Development Corporation (TNDC) on several affordable housing developments, including the West Hotel, a single-room occupancy building. Through this partnership, the dilapidated and neglected West Hotel underwent a complete renovation, reopening in 2004.

"I've made this neighborhood my home for the past 14 years because housing is so expensive everywhere else," Funanish said.

He believes his efficiency-style apartment provides many amenities and is very comfortable. Through TNDC, Funanish has participated in employment and life training programs and is successfully living at the West Hotel.

ENTERPRISE INITIATIVES

Nationally, Enterprise brings together major resources to address critical needs in communities. Our investment in America's cities and neighborhoods continues to grow through innovative programs and products and services.

Green Communities: To date, Green Communities has provided \$700 million in grants, loans and equity to build 15,800 sustainable, energy-efficient, healthy, affordable homes in 250 communities nationwide.

Supportive Housing: Focusing on resident success in housing, Enterprise works with cities across the country to end chronic homelessness, expand and strengthen supportive housing for people with special needs and develops best practices in the design and delivery of resident services, including helping residents complete their education, obtain better jobs and achieve financial independence.

Preservation: Through preservation, affordable housing remains a vital component of revitalizing communities through a variety of tools, including HUD Section 202 refinancing, Year 15 disposition strategies and innovative public-private partnerships.

PRODUCTS AND SERVICES

- Predevelopment and Acquisition Lending
- Permanent Financing
- Low-Income Housing Tax-Credit Equity
- Mezzanine Debt
- New Markets Tax-Credit Equity
- Capital Markets and Investment Management
- Asset Management
- Public Policy
- Technical Assistance



UNIVERSITY NEIGHBORHOOD APARTMENTS

Enterprise partnered with Affordable Housing Associates, Hearth Homes, the California Housing Finance Agency and the city of Berkeley to create 27 affordable homes for families with low incomes and families including a member with disabilities. The University Neighborhood apartment building is the first in the nation featuring an integrated design for disabled and non-disabled residents, where all homes and community spaces are accessible to people of all ages and abilities. The building includes ground floor retail/commercial space that generates income to partially fund resident supportive services.

Toolworks, a local nonprofit, provides case management, life skills instruction, employment assistance and personal support to residents. Resident services also are offered through Hearth Homes and partnerships with social service organizations.

PLAZA APARTMENTS

Located in the South Market/Sixth Street neighborhood of San Francisco, Plaza Apartments is a mixed-use, nine-story building with 106 single-room occupancy, studio apartments and ground floor retail. The building complies with the Enterprise Green Communities Criteria, integrating sustainable, environmentally friendly design including energy-efficient appliances, recycled materials and improved indoor air quality. In addition, residents have access to an array of social services coordinated by Conard House such as counseling, case management, money management and vocational and life skills training based on their individual needs. Plaza Apartments is a partnership of Enterprise, the San Francisco Redevelopment Agency and its wholly owned subsidiary, Public Initiatives Development Corporation.



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested more than \$10 billion in equity, grants and loans to help build or preserve more than 250,000 affordable rental and for-sale homes to create vital communities. Enterprise is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity.