

## ABOUT THE RURAL PROGRAM

Through its Rural Program, Enterprise works with some of the most poverty-stricken rural communities in the country to provide environmentally sound solutions for community development and affordable housing production and preservation. We collaborate with national, regional as well as local organizations to serve farmworkers, the Colonias and rural communities affected by natural disasters and rapidly rising housing costs. Enterprise brings its extensive experience in green and sustainable development, supportive housing and use of the Low-Income Housing Tax Credit to its rural community partners.

### FROM 1997 TO THE PRESENT, ENTERPRISE HAS:

- Invested \$800 million in grants, loans and equity to rural communities
- Developed more than 15,000 homes, providing affordable homeownership and rental opportunities for rural residents throughout the country
- Impacted national and local policies benefiting rural affordable housing development
- Created an extensive network of partners, including philanthropic and financial institutions, the public sector and private equity investors, making new resources available for rural housing development

### FROM 2009 THROUGH 2013, ENTERPRISE WILL:

- Facilitate the development of 1,700 new homes and preserve more than 2,000 units of existing housing, which includes:
  - Increasing the supply of green rural multifamily rental housing by preserving 1,400 units of existing housing
  - Increasing the supply of green housing for farmworkers by producing 900 new homes and preserving 600 homes
  - Increasing the supply of green housing in the Colonias by producing 720 homes and preserving 80 homes
- Sponsor 10 green housing training events with national rural partners
- Advocate for increased federal funding for rural housing preservation and development, rental assistance and the Low Income Housing Tax Credit
- Promote the development of a state housing trust funds with rural and rural preservation set-asides
- Work in a minimum of six states to promote policies to support workforce housing in rural towns impacted by gentrification and boom economies

## CHALLENGES FACING RURAL AMERICA HOUSEHOLDS



Many of the poorest residents in the United States live in rural areas. They experience persistently high rates of poverty and are invisible to the rest of the nation.

- Approximately 7.5 million people, or 14.6 percent of America's rural population, are poor.
- Affordability has replaced substandard housing as the greatest problem for low-income rural households; one in every four rural households is severely overburdened by housing costs.
- Rural areas are becoming increasingly diverse, both ethnically and economically, due to the rapid growth in the Hispanic population and the increase in service jobs. Minorities in rural areas are among the poorest and worst housed groups in the nation.
- In 2005, approximately 39 percent of rural home purchases for households with incomes below \$25,000 were made with low down payments and high interest rates. The increase in mortgage foreclosures for rural families is the fallout from subprime lending, accelerating job losses and the general economic downturn.
- Federal support for rural homeownership has been cut by 50 percent during the last two decades. Cuts in federal subsidies for farmworker housing and rural rentals have made it virtually impossible to build or preserve rural housing.
- A large majority of the rural population is above the age of 65 and is often disabled. Housing preservation and accommodations for the disabled and elderly are growing needs.

## DREAM FUND ENABLES NORTH DAKOTA RESIDENTS TO RETURN HOME

Northwood is a small rural community with 1,000 residents located in northeastern North Dakota. In August 2007, the town was almost flattened by a powerful tornado that significantly damaged nearly 40 percent of the homes, wiped out the school, churches and businesses and decimated the tree-lined community. At least 22 homes were completely destroyed and 46 had major damage. But Northwood is a community determined to thrive. A year later, the community celebrated the groundbreaking of a new school and commemorated the rebuilding of the town with five families moving back into their rebuilt, repaired homes.

Each of the families moved back home with help from North Dakota's CommunityWorks DREAM Fund, created to provide lending assistance for Northwood's recovery. CommunityWorks gained extra lending muscle with financial commitments from Enterprise Community Partners and NeighborWorks. Enterprise contributed \$35,000 in grants to help make loans available to qualified applicants. The grant continues a historic commitment to North Dakota, which to date totals more than \$42 million in investments and technical assistance.

The Braaten family of Northwood was one of those families helped by the DREAM Fund. The storm lifted the house of Dale and Audrey Braaten off of its foundation, creating cracks in the home's walls and making it structurally unsound. With water in the basement, mold soon covered everything and the home became unlivable. Finding a suitable loan to get back on their feet was a nightmare.



*Pictured is the Braatens' new modular home made possible by the DREAM Fund.*

"We had the house, and we had no money," Audrey Braaten recalled. "I tell you, I was ready to collapse." That's when she found out that her family would qualify for the DREAM Fund home loan program. The damaged house has been replaced by a new modular house where the Braatens now live with their three children and two added foster children, back on Northwood's Third Avenue – right where they want to be.



### **For more information, contact:**

#### **Ed Rosenthal**

Director of Enterprise Rural and Native American Initiative  
erosenthal@enterprisecommunity.org  
Enterprise Community Partners  
2976 Rodeo Park Drive East  
Santa Fe, NM 87507  
Phone: 505-428-2350

### **ABOUT ENTERPRISE**

Enterprise provides investment capital and technical expertise to create decent, affordable homes and revitalize communities. For 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.

Since 1982, Enterprise has touched one million lives and thousands of communities. With more than \$9 billion raised in equity, grants and loans, Enterprise has created 240,000 affordable homes. Currently, Enterprise invests in communities across the United States at a rate of \$1 billion a year.