



LET'S BUILD

THE COMMUNITY WE ALL WANT

EnterpriseCommunity.org/annual-report

A LETTER FROM LEADERSHIP



J. Ronald Terwilliger
Board Chairman



Laurel Blatchford
President, Enterprise
Community Partners, Inc.



Charles Werhane
President & CEO,
Enterprise Community Investment

Where you live affects the life you can have. It's not just what we say at Enterprise – it's what drives us. We know that a well-designed home made affordable and connected to opportunity is what helps all of us grow and thrive.

Last year, together with partners, our work helped create and preserve more than 55,000 homes across the United States. But we didn't stop there. We're proud to share our 2018 annual report and introduce you to people who live in places where we help create opportunity and build the community we all want: a neighborhood that paves the pathways to a better life with access to good schools, jobs, transit and health care.

The report unveils our unprecedented approach to improving people's health where it begins: at home. We're partnering with health care providers, including DMC Sinai-Grace Hospital in Detroit, to address the social determinants of better health. We're making a significant investment through our Health Begins with Home initiative, which will deploy \$250 million over five years, and the Housing for Health Fund, which will preserve homes in more than a dozen Bay Area counties in California.

We're also scaling ideas that work, like the "Village Model for Health" in Washington, D.C., at the Overlook at Oxon Run. Community Preservation Development Corporation (CPDC), which joined our Enterprise family last year, rehabilitated this 12-story apartment building and launched on-site health and wellness services that its residents now lead with pride.

Enterprise remains focused on creating and strengthening connections to opportunity – and on ending the harmful practices that stand in the way. In 2018, we brought Undesign the Redline, an interactive exhibit tracing the history of housing discrimination and segregation, to four more cities: Cleveland, Denver, New Orleans and Los Angeles.

We also continue to help communities in Puerto Rico and the U.S. Virgin Islands with long-term recovery from damage by Hurricanes Irma and Maria. We are providing technical assistance and resources and advocating for federal funds and policies to rebuild. And, as part of our Climate Strong Islands Initiative, we are leading a collaborative effort to write "Keep Safe: Strategies for Puerto Rico Housing Resilience," a manual for building homes and communities to withstand future disasters.

At Enterprise, our commitment to creating opportunity for people and communities has never wavered, but we continue to evolve, to innovate and to increase our impact as we face new challenges.

And none of this would be possible without you. Thank you so much for your partnership and support.

TOGETHER, WE'RE BUILDING THE COMMUNITY WE ALL WANT.

WASHINGTON, D.C.

A VILLAGE MODEL FOR HEALTH



“There’s no reason for anyone to be lonesome or not involved in something.”

GRACE WHITMIRE

Resident, the Overlook at Oxon Run

In Washington, D.C.’s Ward 8, the Overlook at Oxon Run is a hub for the community. Rehabilitated by Community Preservation Development Corporation (CPDC), the building now has integrated health and wellness services, healthy food deliveries and a brand new artist-led makerspace, made possible by Capital One.



Get to know Grace Whitmire, “Mayor of the Overlook,” at
EnterpriseCommunity.org/annual-report

“Social isolation is a big deal in the senior community,” says Sharita Slayton, board chair of the Legacy Senior Village Collaborative. “People who have worked long years in the city should be able to live comfortably in a home they can afford – with a sense of pride.”

The Overlook is able to meet seniors where they are and give them the resources to live better and more active lives. “We try to keep seniors uplifted and aging in place,” says Anthony Arnold, our D.C. regional outreach manager for aging in community.

The makerspace, led and maintained by the artists from Nonstop Art, LLC, is located on the Overlook’s ground floor and is open to residents and members of the community every afternoon and evening and on weekends. With a sewing room, computer lab, 3-D printing and more, it provides a creative outlet, skill-building resource and social space for residents.

Says Laura Bailey, SVP of Community Finance at Capital One: “We’re always looking for a way that you can take the developments we invest in and make them more than just a place to live.”

NEW YORK

BANNING INCOME BIAS



*“Without Enterprise, we would not
be where we are today.”*

ELIZABETH BARNES

**New York Resident and Advocate to
End Housing Discrimination**

After her Parkinson’s disease diagnosis, Elizabeth Barnes worked for another five years before, ultimately, losing her job. And the hits kept coming. Her applications to rent an apartment in New York for herself and her daughter were rejected.



Watch Elizabeth tell her story at
EnterpriseCommunity.org/annual-report

“I never knew or heard of such a thing as income bias,” says Elizabeth, who quickly recognized the stigma of applying to rent an apartment using a housing voucher. “It was shocking to me that people discriminated against you based on the type of income you were using to pay your rent.”

Elizabeth was disheartened and worried for her family. “I wanted my daughter to be in a safe neighborhood. Much of the same things everybody else wants for their family.”

Enterprise led the fight against income discrimination by launching the Ban Income Bias campaign.

“Millions of Americans receive some form of supplemental income, such as Social Security or veterans benefits,” says Todd Gomez, co-chair of Enterprise’s New York Advisory Board. “This impacts vulnerable populations and, in many cases, people of color. Enterprise’s deep history of being at the forefront of issues around housing and equity put it in a unique position to lead this campaign.”

Elizabeth and her daughter are now happily living in an apartment that she pays for using a housing voucher.

In early 2019, Enterprise’s advocacy led to a critical win: a statewide ban on source-of-income discrimination, benefiting renters all over New York.

CHICAGO

PRESERVING AFFORDABILITY



“Preserving existing housing is about keeping people in their homes and communities.”

ANDREW GEER

Enterprise VP & Chicago Market Leader

Multifamily apartments, which make up the bulk of affordable homes for low-income residents in Chicago, are being lost to deterioration, demolition, vacancy and abandonment – causing families to be displaced and move farther away from jobs, schools and health care.



View the full story at
EnterpriseCommunity.org/annual-report

“In Chicago, since 2012 we’ve seen a reduction by about 15,000 units,” says Sarah Duda, deputy director of the Institute for Housing Studies at DePaul University.

Enterprise is collaborating with State Farm, the City of Chicago, Cook County Land Bank Authority, Institute of Housing at DePaul University, and Communities United to scale Renters Organizing Ourselves to Stay (ROOTS), a new and proven community-based preservation model in neighborhoods across the city.

“We know now, more and more, about the impacts of displacement on low-income families,” says Andrew Geer, Enterprise VP & Chicago market leader. “From attaining a better education to access to good jobs, families who have to move from their homes face greater barriers to opportunity and a good life.”

ROOTS is an initiative that focuses on getting mission-driven developers to acquire apartments and then preserve them as affordable housing. To date, it has preserved 47 homes in Chicago’s Albany Park, and thanks to Enterprise’s programmatic and policy support, ROOTS will keep homes and families in place for years to come.

DETROIT

A HEALTHY PARTNERSHIP



*“Together, we’ll continue to bring forward
progress to this community.”*

CONRAD MALLET
CEO, DMC Sinai-Grace Hospital

In Northwest Detroit, people are struggling to keep up with rising costs. Good schools, jobs and health care services are out of reach. DMC Sinai-Grace Hospital created a community development corporation (CDC) to lead local revitalization – and Enterprise helped form it.



See this story with images at
EnterpriseCommunity.org/annual-report

In 2018, the Sinai Grace Guild Community Development Corporation (SGGCDC) introduced a seven-point strategic framework. SGGCDC brought together local institutions, residents, faith-based organizations, businesses and other stakeholders in an intentional process that has created a direction for future projects and partnership opportunities to strengthen the Northwest neighborhood.

The strategic framework kicks off a new weatherization pilot program, funded by an Enterprise Section 4 grant. The pilot will upgrade 30 homes for older residents to reduce heating and cooling costs while connecting them to resources to make aging in place more affordable, convenient and safe.

Enterprise's collaboration with DMC Sinai-Grace fulfills a critical need.

"Enterprise does more than give out grants," says Lisa Jones, executive director at SGGCDC. "They provide technical assistance and really meet us in the community."

STATEMENT OF IMPACT

In 2018, Enterprise helped create or preserve more than 55,000 homes in more than 450 cities, and our solutions and innovative programs in neighborhoods across the country connected even more families to opportunity.





Together with our partners, Enterprise successfully advocated for the expansion of the Low-Income Housing Tax Credit (Housing Credit) after a decade-long push, providing a 12.5 percent increase for the next four years. This increase will create and rehabilitate an additional 29,000 homes for low-income families, seniors, veterans and people with disabilities.

We supported increased funding of critical affordable housing and community development programs, including HOME and the Community Development Block Grant (CDBG) program. And, we provided guidance to states in nominating qualified Opportunity Zones and engaged deeply at the federal level to ensure this new program promotes equitable growth and revitalization.

As part of our Diversity, Equity and Inclusion (DEI) initiative, we launched employee-led DEI working groups focused on increased diversity across staff and leadership, equitable career development and more. A milestone in our progress: In 2018, we announced a new parental leave policy offering paid time off for mothers, fathers and adoptive and foster parents, plus paid time off for caregivers and financial support to employees growing their families through adoption, surrogacy and foster care.

BOARD MEMBERS

Our board members help set Enterprise's vision while serving as forward-thinking leaders across a broad range of industries and policy and strategic initiatives throughout the United States. We are grateful for our board members' guidance and commitment to our mission.

See a full list of our board members at **EnterpriseCommunity.org/about/leadership-and-structure/partners-board-of-trustees**

FINANCIALS

As a leading social enterprise, we recycle every dollar we earn back into our mission to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities.

See our 2018 financials at **EnterpriseCommunity.org/about/results-and-financials**

OUR DONORS

Thank you to every individual and organization who generously made a contribution to Enterprise in 2018. Your giving spirit made a difference and helped us create more homes that are affordable and connected to opportunity. We are grateful for your support.

See our 2018 donor list at **EnterpriseCommunity.org/2018-donors**

To make a donation, visit **EnterpriseCommunity.org/donate**





Enterprise is a proven and powerful nonprofit that improves communities and people's lives by making well-designed homes affordable. Our donors allow us to advance our mission, while our social enterprise activities leverage their generous support. We bring together the nationwide know-how, partners, policy leadership and investments to multiply the impact of local affordable housing development. Over more than 35 years, Enterprise has created 585,000 homes, invested more than \$43 billion and touched millions of lives.

Join us at EnterpriseCommunity.org.

See the full 2018 annual report at
EnterpriseCommunity.org/annual-report

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