



Atlanta



Miami



Denver

Preservation Next

Preserving Housing Affordability and Protecting Residents from Displacement

Solutions at the intersection of renter and owner stability to promote an eviction prevention-first approach.

CHALLENGE

Families with lower incomes face instability as housing affordability declines nationwide

- 54% of rentals are in small to medium sized multifamily properties. Many provide affordable housing to the lowest income households
- Market pressures and disinvestment pose threats to this vital housing stock
- Small property owners do not have easy access to eviction prevention resources
- There is limited financing tailored to keep small and medium multifamily properties affordable
- Without robust investment in this housing, residents are at risk of eviction, displacement, and homelessness

VISION

A stronger affordable housing system

- Equitable investment is focused on preservation of existing affordable homes
- Residents remain stably housed through rent relief and tenant protections
- Mission-minded property owners retain and capture wealth created from rising property values
- The solvency and aspirations of residents, landlords and developers of color are prioritized.



Photo by Amy Sullivan

“Any time a building is being sold you have a sense of insecurity. I always worry about having to move out of the area. Having a place that you know will stay within your price range is a big relief.”

- Darrell Johns, resident of Kensington Gardens, a multifamily building purchased by an affordable housing nonprofit that kept rents affordable

APPROACH

Deliver Training and Grants to Landlords and Community Organizations

- Support **Regional Preservation and Housing Stability Networks** to catalyze the preservation of affordable small to medium multifamily homes
- Lead a **Preservation Academy** that includes training and targeted technical assistance to help partners innovate, problem-solve, or strengthen competencies to preserve affordable housing in their community
- Advocate for eviction prevention and tenant stabilization **policies and best practices** and emphasize resident stability as both a critical standalone goal and as integral to preservation
- Expand and scale the **Tipping the Scale Preservation Toolkit** to assist small landlords in keeping their properties affordable and mission-aligned developers seeking to acquire, rehabilitate, and preserve affordable properties
- Provide **grant support** to a cohort of nonprofit community-based organizations, prioritizing organizations led by people of color and those working in communities of color
- Support existing property owners to improve the **financial health, resiliency, and sustainability** of their properties so they can continue to provide affordable homes for local communities

Promote Public and Private Investment

- Develop a flexible, low-cost preservation focused **financing product** designed to meet the funding needs of mission-minded developers focused on small and medium multi-family acquisition and rehabilitation

Advance Policy Advocacy

Enterprise will work with a broad range of public and private partners to:

- Protect, expand, and improve tenant protections
- Replicate best practices and policies in eviction prevention
- Support policies and increase resources to enable the acquisition and preservation of affordable housing by mission-minded owners and residents

IMPACT

Protect families from displacement and preserve existing affordable homes – join us:

- Share the Preservation Toolkit with partners advancing affordable housing preservation in their communities
- Sign up for the Preservation Academy and apply to participate to receive additional training and resources
- Connect with Enterprise below to support our continued preservation and housing stability work
- Partner with Enterprise to preserve affordable, healthy and efficient homes

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CONNECT

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