Enterprise Social Return on Investment Report

2024

Enterprise

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Welcome

Of the 1 million homes Enterprise has created or preserved since 1982, more than 60% fall in the latter category.

Preservation is a staple of our approach to the country's massive shortage of affordable housing — and for good reason. Yes, we need more houses that people can afford, but if we don't protect the homes we already have from falling into disrepair or being lost to market-rate developers, the consequences could be catastrophic.

In this year's Social Return on Investment report, we take a closer look at preservation. Specifically, we dive into the impact of our very first Preservation Equity fund launched in 2013 and dissolved in 2024.

With a cumulative track record approaching $3 billion representing over 20,000 homes preserved, it's obvious now that preservation is a viable investment approach. But when we launched our first fund over a decade ago with few peers in the market, success was far from guaranteed. With that fund fully dissolved, its investors repaid in full, and all 13 properties it financed thriving, we now have 7 additional active funds dedicated exclusively to preservation efforts.

In the following pages, we'll zoom out to give an overview of what Enterprise achieved in 2024 despite the preponderance of historical challenges — including exorbitant materials costs, stubbornly high interest rates and pervasively high insurance costs.

Then we'll zoom in to examine three properties preserved, improved — and thriving — from our inaugural Preservation Fund.

What is not lost on us is that every iota of impact we've achieved was made possible because of you, our investors. For that, we remain profoundly grateful.

Sincerely,

Lori Chatman

Lori Chatman
President, Capital
Enterprise Community Partners

Organizational Results

	2024	To Date
Invested	$8.8B	$80.9B
Homes Created/Preserved Across the U.S.	68K	1M

Product Results

Fixed-Income | Enterprise Community Loan Fund

2024	
$205M INVESTED	**6,571** HOMES CREATED/ PRESERVED
To Date	
$3.1B INVESTED	**149,188** HOMES CREATED/ PRESERVED

Equity | Preservation Equity Funds

2024	
$90M INVESTED	**1,719** HOMES PRESERVED
To Date	
$730M INVESTED	**21,132** HOMES PRESERVED

Tax Credits | Low-Income Housing Tax Credits

2024	
$1.6B INVESTED	**7,000** HOMES CREATED/ PRESERVED
To Date	
$22.2B INVESTED	**208,000** HOMES CREATED/ PRESERVED

Tax Credits | New Markets Tax Credits

2024		
$15M INVESTED	**5,874** LOW-INCOME PEOPLE SERVED	**304** JOBS CREATED
To Date		
$1.1B INVESTED	**2M** LOW-INCOME PEOPLE SERVED	**37,881** JOBS CREATED

Preservation

Over little more than a decade, our Preservation Funds have acquired more than 20,000 affordable and workforce homes, valued at more than $2.5 billion and representing nearly $1 billion in investor capital commitments, to preserve their affordability for the long term. We do it so families aren't pushed out of the lives they've built.

Meeting an Urgent Need

Preservation is the most cost-effective, sustainable way to address the affordable housing crisis:

- Helps address the national housing affordability crisis in a more efficient and expeditious way.
- Counteracts the erosion of existing affordable housing stock.
- Prevents displacement and promotes the stability of communities.

On top of that, preservation costs less — preservation can cost up to 50% less than new construction.

22.6M

RENTERS ARE COST BURDENED, SPENDING MORE THAN 30% OF THEIR INCOME ON RENT

12.1M

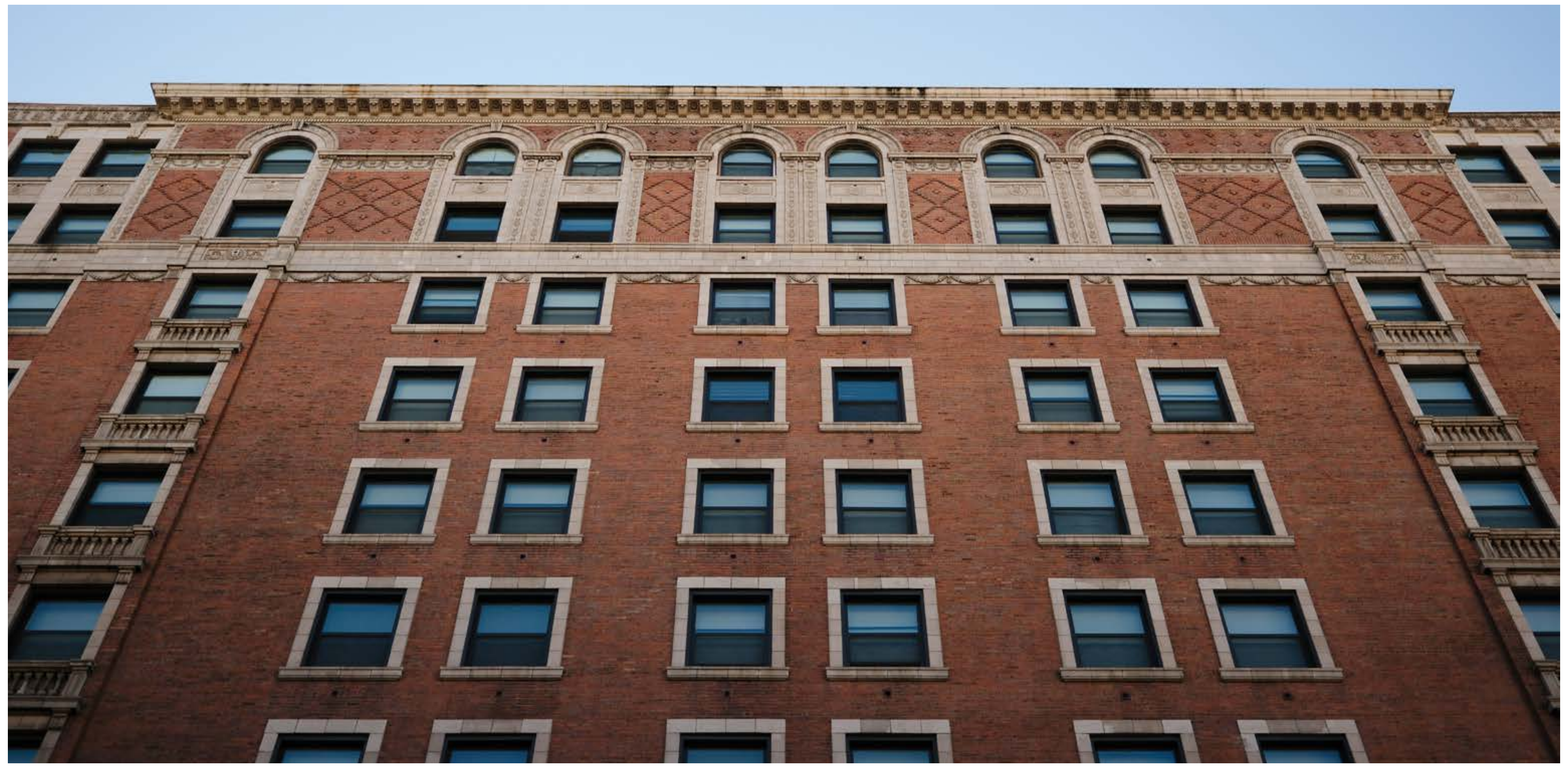
RENTERS ARE SEVERELY COST BURDENED, SPENDING MORE THAN 50% OF THEIR INCOME ON RENT

4.3M

MORE UNITS NEEDED TO MEET THE DEMAND FOR AFFORDABLE HOUSING

2.7M

SUBSIDIZED UNITS COULD LOSE AFFORDABILITY BY 2050



Preservation Equity: Fund 1

In 2013, we had a vision for a real estate equity product that would a) offer investors an opportunity to earn financial returns while b) helping residents and communities by protecting existing affordable homes from falling into disrepair or being converted into market-rate housing. In that first year, we raised $12 million and made our maiden investment (a 120-home community for seniors).

Since then, our Real Estate Equity team has amassed nearly $1 billion across 11 investment funds and leveraged that capital multiple times to acquire a portfolio of more than 20,000 affordable homes valued at nearly $3 billion — all in support of what is now a full-fledged product line that complements and leverages the work that Enterprise does.

While we've grown and evolved as a product line and team, what hasn't changed is our original vision: preserving our existing stock of affordable housing is more important than ever.

Chris Herrmann

EVP, Chief Investment Officer and Fund Manager, Real Estate Equity

Chris is responsible for raising, structuring and managing equity funds, as well as managing the teams that originate and close investment opportunities, asset manage the portfolio and report to investors.

Lianna Petroski

Senior Vice President, Head of Acquisitions & Deputy Fund Manager

Lianna oversees the team responsible for deploying capital, including the identification, underwriting and closing equity of investments in affordable and workforce housing, and supports the capital raising, structuring and managing of equity funds and investor reporting.

Cynthia Sparks

VP, Asset Management and Investor Relations, Real Estate Equity

Cynthia leads the business group's reporting and interaction with investors and oversees the team of asset managers responsible for direct oversight of the Real Estate Equity portfolio.

We are deeply grateful for the trust our investors have shown in us. And we are honored to share the results of our initial Preservation Fund:

$35M INVESTED IN 11 COMMUNITIES	**2,488** AFFORDABLE HOMES PRESERVED
$13.9M INVESTED IN RENOVATIONS	**2,392** HOMES WITH GREEN RETROFITS
80% HOMES AFFORDABLE TO RENTERS <80% AMI	**94.4%** AVERAGE ECONOMIC OCCUPANCY

In the following pages, we explore three separate investments from that original fund:

Reserve at Northglenn

Northglenn, CO

Investment: $3.5M

220 homes preserved (<60% AMI) plus an additional 40 new homes added

Winton Manor

Cleveland, OH

Investment: $3.2M

270 homes preserved (<60% AMI)

Bridge at Volente

Austin, TX

Investment: $3.1M

208 homes preserved (< 80% AMI) then recapitalized with subsequent investment from Renter Wealth Creation Fund

CASE STUDY 1:

Deepening Affordability In A High-Opportunity Community

Reserve at Northglenn

NORTHGLENN, CO

The Essentials

Location: Northglenn, Colorado

Investment: $3.5 million

Sponsor: Security Properties, Inc.

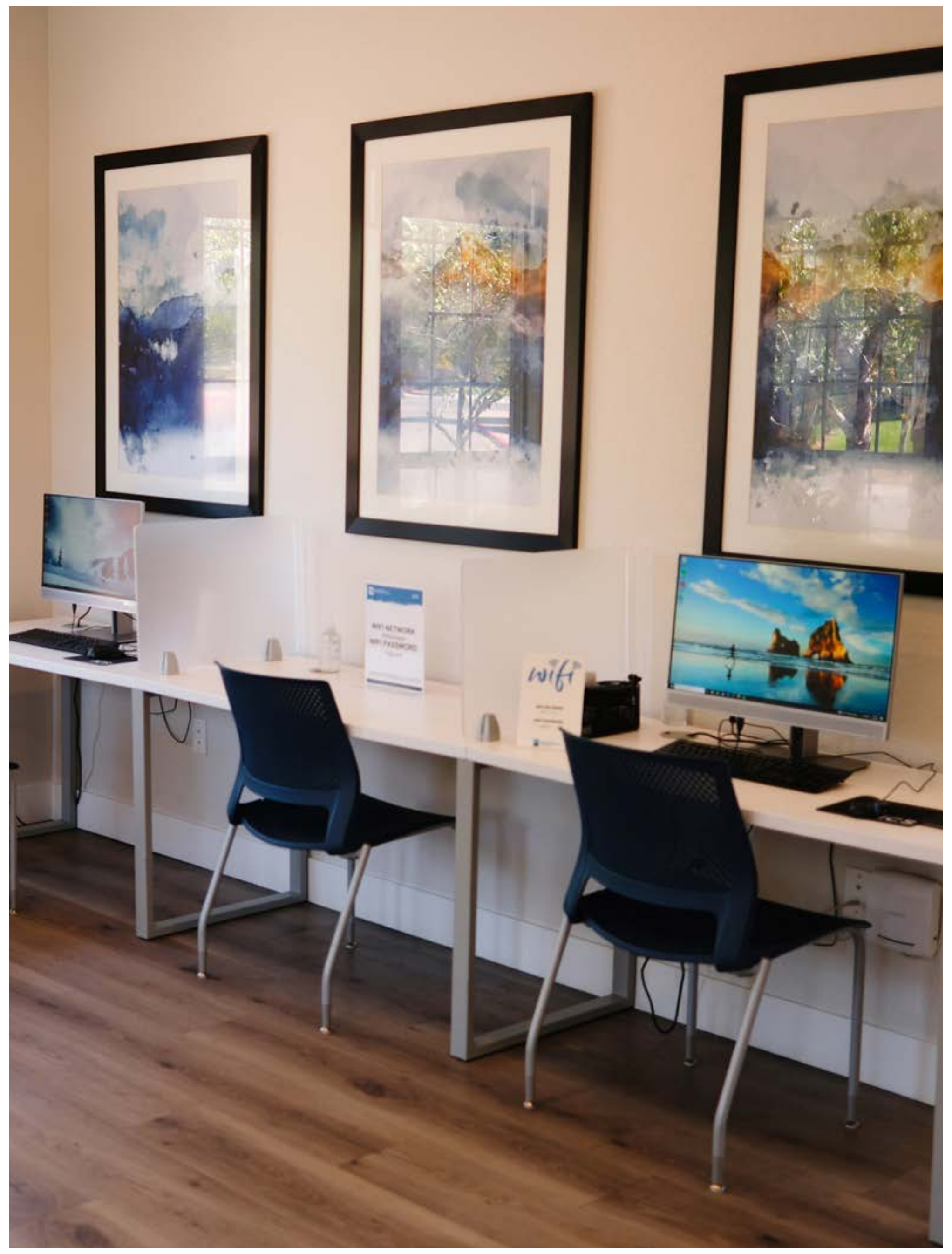
Units: 220

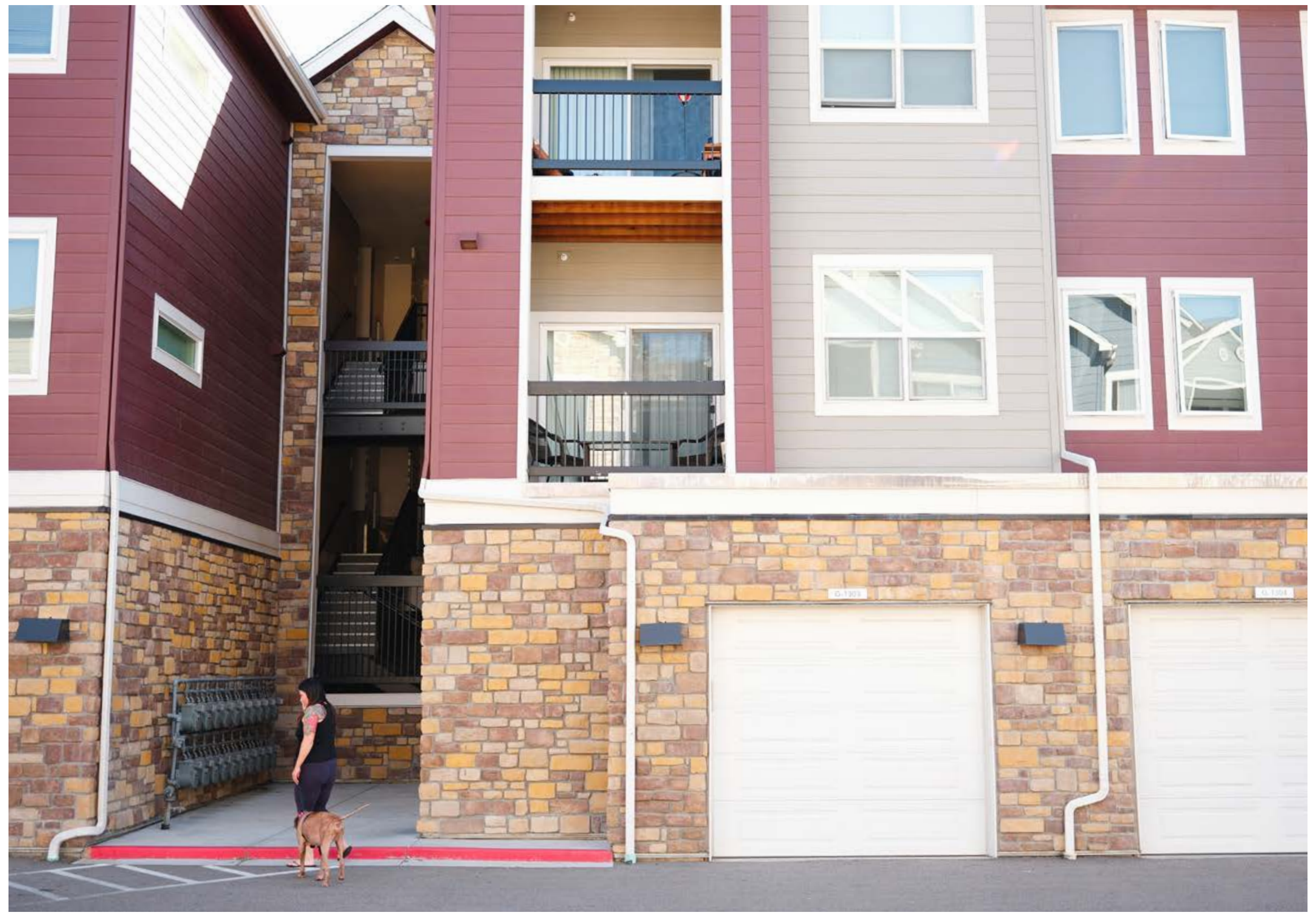
Amenities: Clubhouse, fitness center, playground, outdoor pool

AMI served: 30 – 60%

Strategy:

- Partner with the Adams County Housing Authority for a new, full tax abatement and greater degree of affordability for 10% of units.
- Complete modest renovations to address immediate capital needs.
- Implement a low-cost, high-impact green retrofit.
- Streamline operational expenses.
- Hold the property for a planned seven-year term.





Timeline

2001

Constructed with federal LIHTC financing; units restricted to 60% AMI

2013

Owner brought property to sale; LIHTC affordability compliance period approached expiration

2014

Enterprise acquired property from third-party seller with Security Properties, Inc.

- Partnership with Adams County Housing Authority enabled a new full tax abatement
- Affordability deepened: 17 units at 50% AMI, 7 at 30% AMI

Property Valuation
$25.6M

2016

End of original affordability compliance period

2018

Sold to LIHTC partnership syndicated by Enterprise and sponsored by Security Properties with Adams County Housing Authority, with Enterprise's interest fully redeemed at fair market value

- 4% LIHTC and tax-exempt bond financing obtained, extending affordability protections for 30 more years

Property Valuation
$31.2M

2019

Renovations completed under budget ($3,017 per unit rehab) with low-cost, high-impact green retrofit

2020

Forty new affordable units added to community

- Underutilized parking converted into two new buildings with elevators
- Affordability deepened: 3 units at 50% AMI, 1 at 30% AMI

Property Valuation (legend)

Project Summary

When Security Properties, LLC., and Enterprise partnered on the acquisition of Reserve at Northglenn, Denver was already scrambling to accommodate a population boom. Between 2010 and 2020, the city welcomed more than 112,000 people — nearly a 20% increase. Outer-ring suburbs like Northglenn swiftly transformed into bedroom communities as post-recession housing costs climbed and demand spread throughout the metro area.

At a critical moment, Reserve at Northglenn offered an opportunity to preserve affordable housing for at least 220 families. But with its parks, award-winning schools, freeway access, and expanding transit options, Northglenn was fast becoming a place more people wanted to live — and market rate rents were reflecting that in earnest, said Brian Fulbright, then an asset manager with Security Properties. Through the acquisition, the team aimed to keep rents affordable and improve the livability and energy efficiency of the property. But they also wanted to do more.

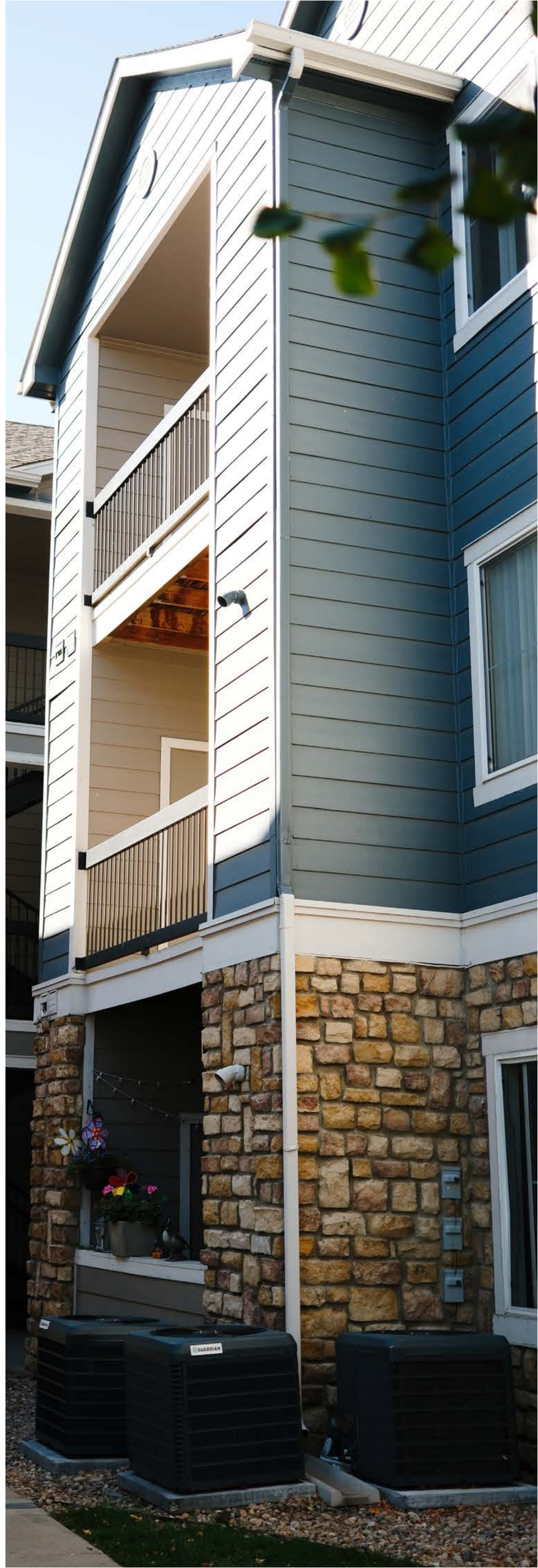
Deepening affordability requirements was one tactic. Through a partnership with Adams County Housing Authority, the property was able to rededicate 24 existing units to residents under 50% AMI. But it was a parking study that sparked their most innovative, transformational idea: converting "underutilized" surface parking into two buildings, adding 40 new affordable units to the property.

"There are always multiple levers to pull, different things we can do to create value," Fulbright, now director of affordable housing at Security Properties, said. "You have to preserve the existing stock — but we also need more units to tackle the housing crisis. Doing more with what we already have is always a good thing."

The new buildings were completed in 2020, following Security Properties closing a housing tax credit deal through Enterprise for another 30-year compliance period.

"It was probably one of the most complex deals we've done. Enterprise had faith in us to execute and gave us the time and the ability to do that. Business plans change. We can go in with one idea, but we know there are off ramps that are our responsibility as a sponsor to evaluate. If the benefits are there for the communities and the residents, Enterprise helps us make it happen."

Brian Fulbright
Security Properties



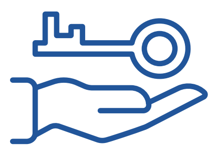
Resident Savings

Reserve at Northglenn offered substantial savings to households in a hot Colorado rental market.

Compared to the Denver median, rental prices at this property were:

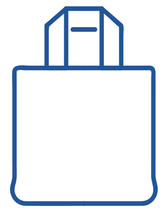
- **$304 lower** for one-bedroom homes
- **$337 lower** than two-bedroom homes
- **$525 lower** than three-bedrooms homes

The average household living at Reserve at Northglenn saves $4,318 annually compared to median rents in the metro area. In 2018, these savings represented:



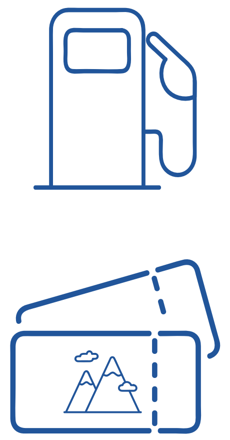
Four months of average rent at Reserve at Northglenn

OR

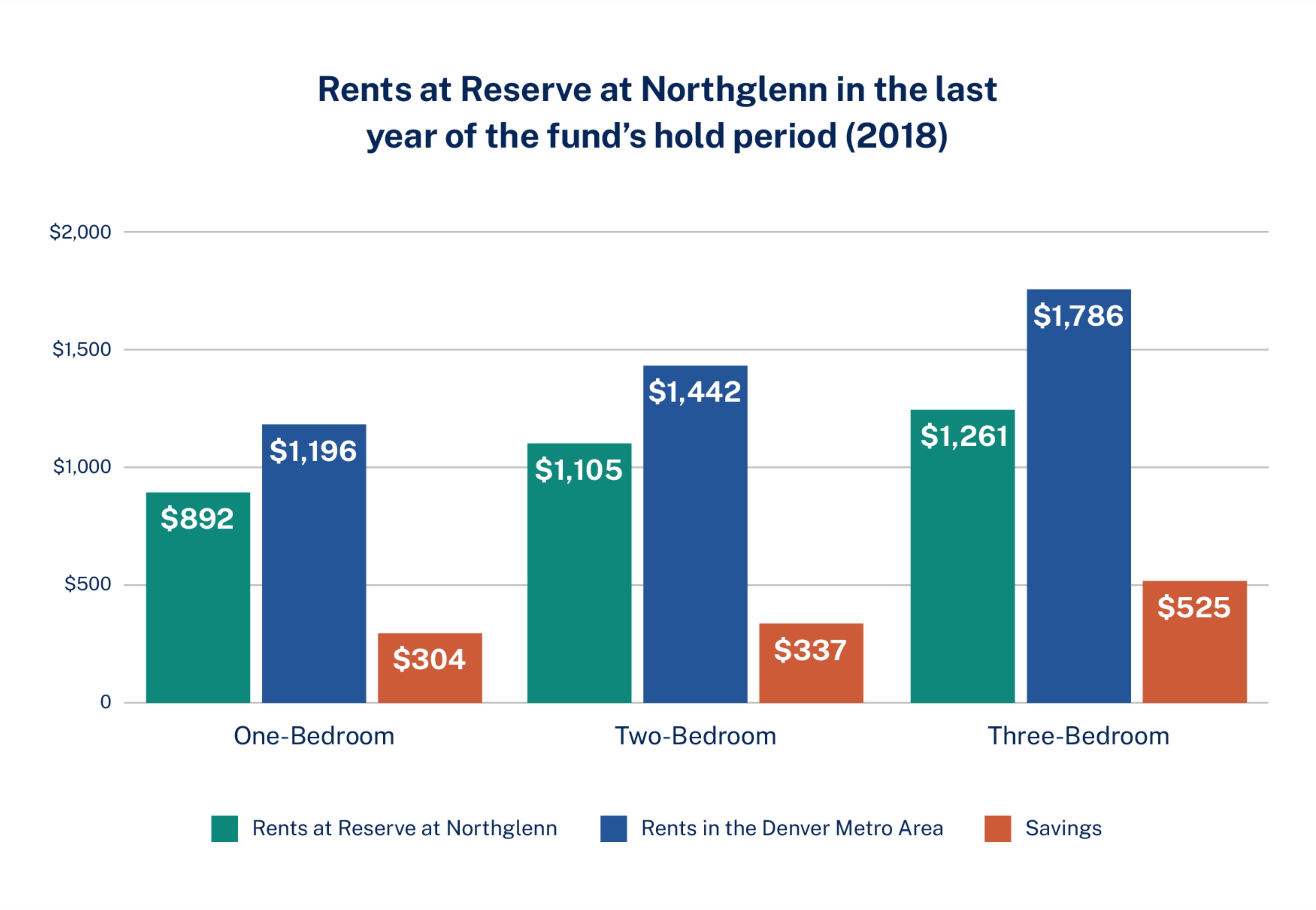


A full year of groceries[1]

OR



Two years of gasoline costs[2] — with enough left over for an **annual pass at Rocky Mountains National Park**



Resident Impact

Anna's living room is a literal classroom. To homeschool her son, Cash, she converted the space traditionally assigned to couch and TV into a quiet place of desks and study time. "Everywhere is a classroom," is how she sums up her philosophy.

A year ago, she and her husband decided to move to Reserve at Northglenn. As soon as she pulled up, "I knew it had a good feel." Drawing them to the community was its tranquility, quality, proximity, and rent.

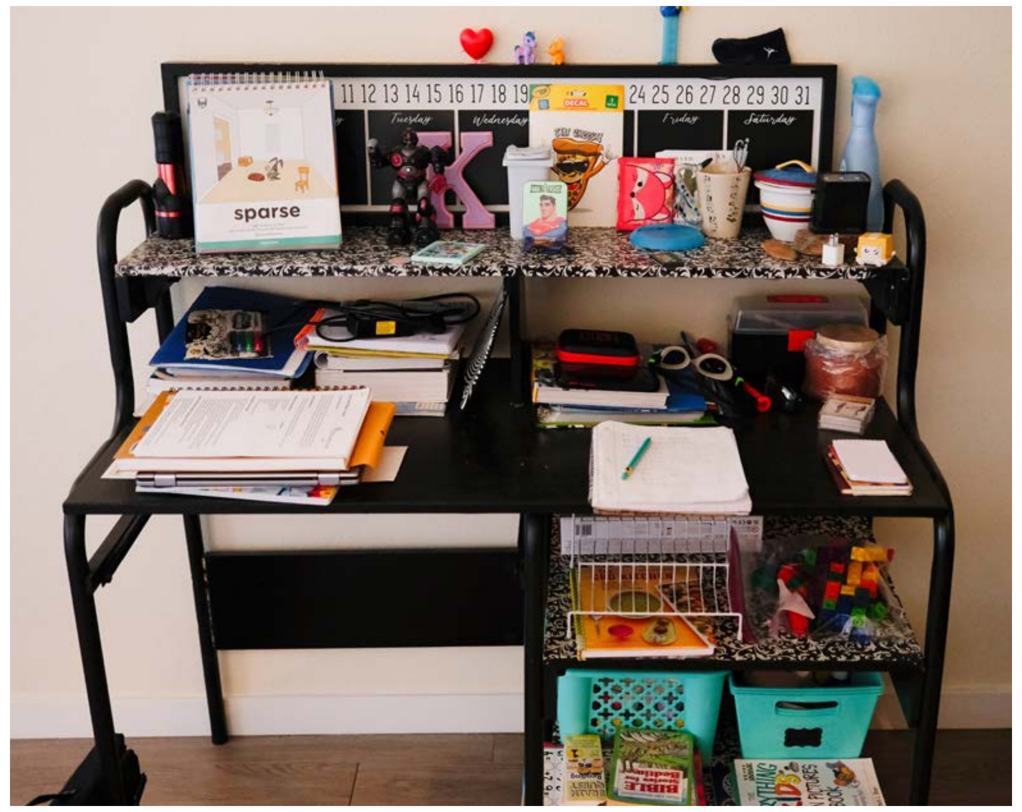
They're paying less and getting more — around $1,200 in savings annually — including gaining an extra bathroom.

Neighbors say hello and offer a hand if needed; the community gets quiet by 9:30 at night. She and Cash are able to walk everywhere — from stocking up at the neighborhood Safeway, to enjoying the nearby E.B. Rains Jr. Memorial Park, to seeking out adventure at Boondocks, an indoor amusement complete park with go-karts, arcades, and bowling. And it feels safe.

At their prior place, they couldn't get away from a "bad egg." Despite Anna's best efforts — talking to the kid, speaking to his parents, engaging property management — he kept bullying Cash. So Anna and her husband made the choice to break their lease — a decision she estimates cost them close to $5,000 — and intentionally relocate to Reserve at Northglenn.

Here, when she's not teaching Cash math or history, she often finds herself in the clubhouse to people-watch or talk to Ms. Pamela, the property manager, whom she considers a friend, and she's gotten to know Jesus, the maintenance technician. "I know if I ever have a problem, I can talk to them and they'll be understanding."

Asked about the importance of her home, Anna is reflective for a moment. "This is our little sanctuary away from the craziness of the rest of the world. When I close the front door, everything outside has nothing to do with me for a time. What's important to me is the sanctity of my home."



"What's important to me is the sanctity of my home."

ANNA

- 1-year resident of Reserve at Northglenn
- 10-year Coloradoan
- Spouse, mother, home school educator, retail worker

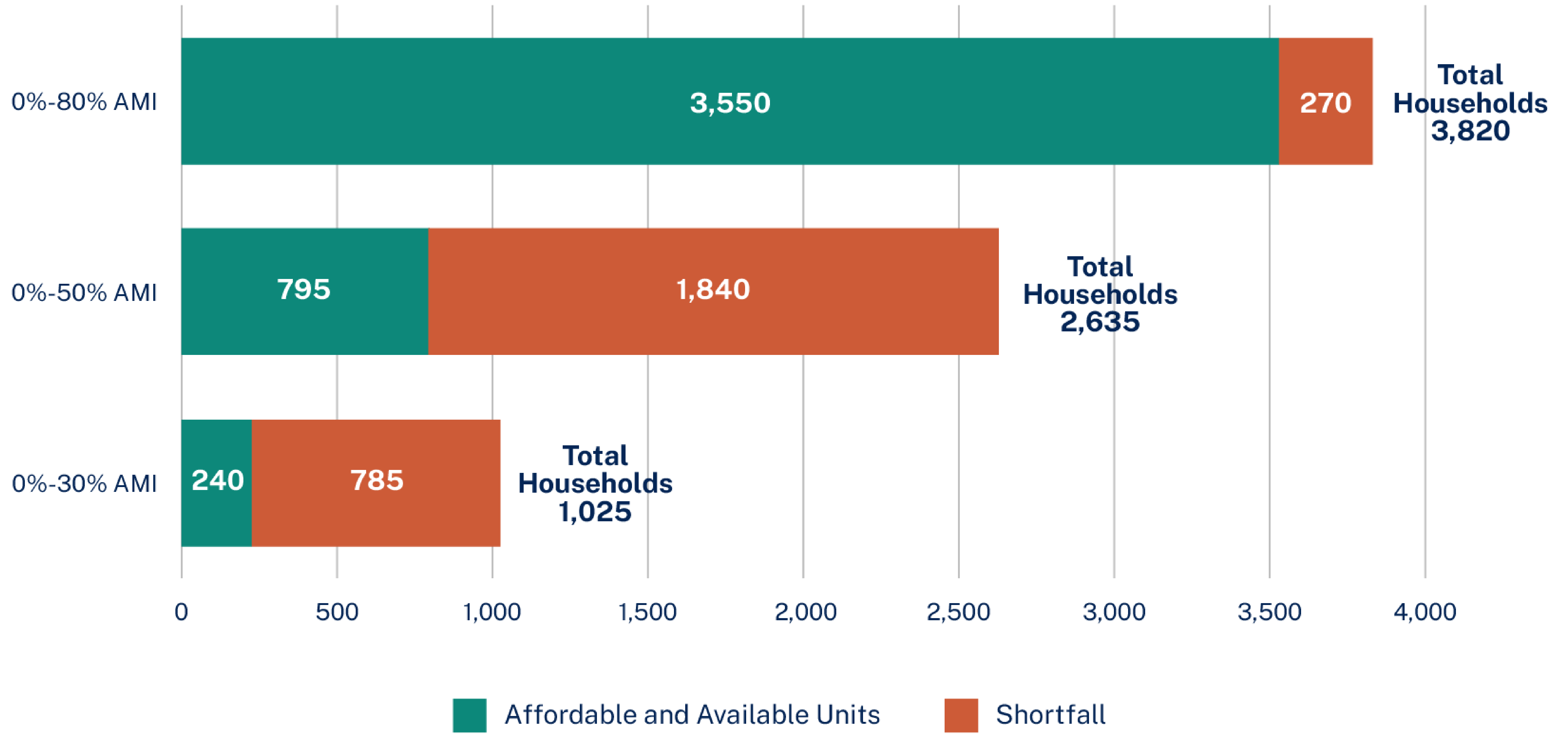
Community Impact

Low-income residents of Northglenn, Colorado, face a significant shortage of affordable housing:

- Only 30 homes are affordable and available for every 100 residents earning 50% AMI.
- The shortage is more severe for those at the 30% AMI threshold.
- There is also a gap in availability for households earning up to 80% of AMI.

To address these challenges, Reserve at Northglenn is playing a crucial role by preserving essential affordable LIHTC homes, creating a dedicated set-aside of homes for those earning 50% AMI, and adding new homes through construction on the site. These efforts are vital in making the city more affordable for a greater number of its residents.

Shortfall of Affordable and Available Units by Income Level in Northglenn



CASE STUDY 2:

Preventing Displacement During a Downtown Renaissance

Winton Manor

CLEVELAND, OH

The Essentials

Location: Cleveland, Ohio

Property: Winton Manor (formerly Carter Manor)

Investment: $3.24 million

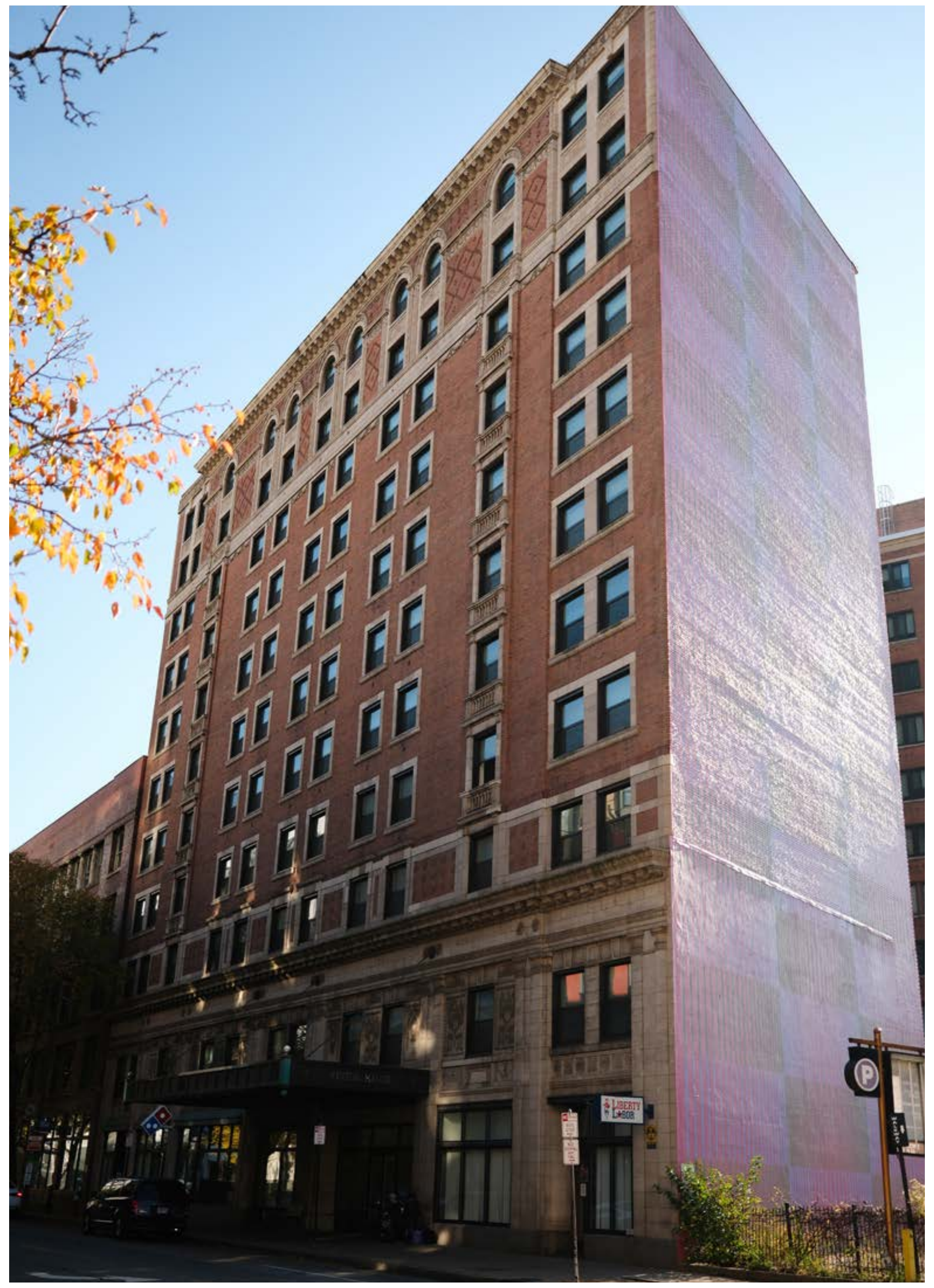
Sponsor: Evergreen Real Estate Group

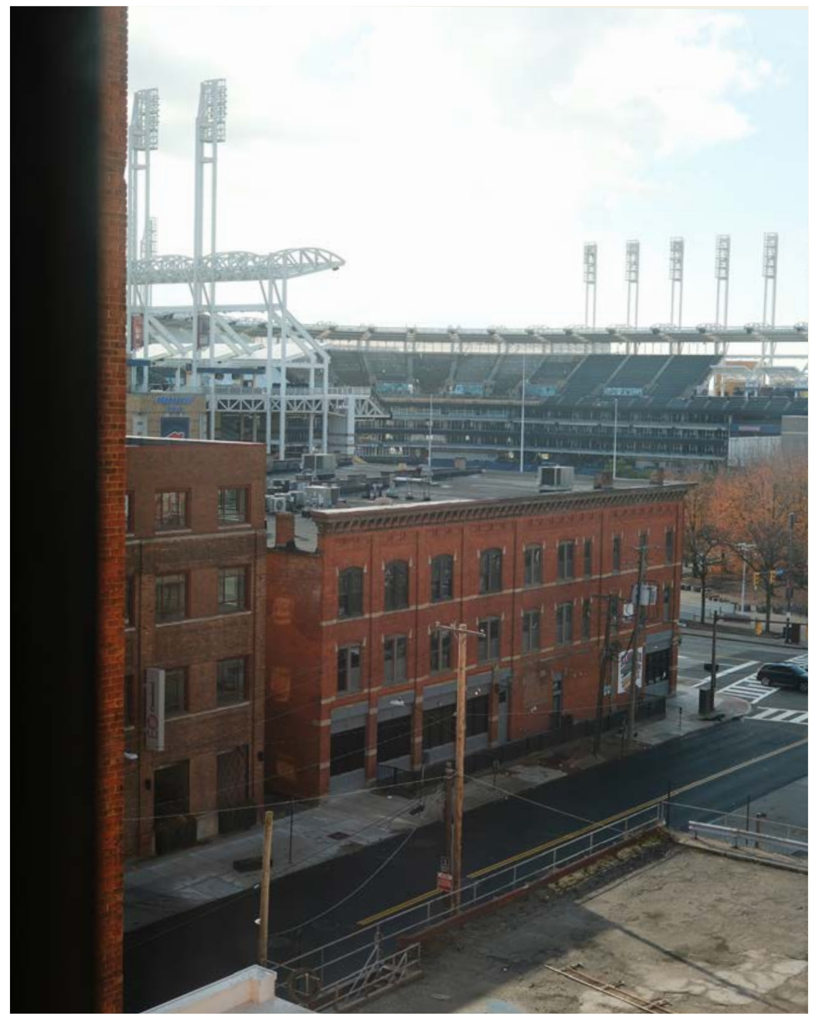
Units: 270

Amenities: On-site management office, laundry and parking, community rooms, flexible use space

AMI served: < 60%

Strategy: Streamline operations and improve asset value to better position the property for future recapitalization, including through a green retrofit





Timeline

1915

Construction of hotel began

1916

Hotel Winton opened

2005

Hotel converted into affordable housing through a substantial rehabilitation using LIHTC financing and a long-term project-based HUD Section 8 subsidy contract

2016

Enterprise acquired partnership interest with Salus Development and RHM Real Estate Group, Ohio-based real estate companies

Property Valuation
$15.4M

2017

Renovations began ($2,889 per unit rehab), including green retrofit

2018

Renovations completed ahead of schedule with key performance targets achieved, for a 40% increase in net operating income via green retrofits for water and lighting, steam to gas conversion, and other cost-savings measures. Sold to Evergreen Real Estate Services

Property Valuation
$22.5M

2021

4% LIHTC financing obtained with recapitalization; additional renovations completed

- Section 8 contract renewed
- 30 additional years of affordability protections secured
- All units and public spaces improved for accessibility and energy efficiencies

Property Valuation

Project Summary

When Hotel Winton opened its doors in 1916, the twelve-story building was a symbol of downtown Cleveland's vibrancy: luxury furnishings, a popular event venue, even a restaurant headed by a celebrity chef (the real-life Chef Boyardee). But as the city's population shifted to the suburbs, its condition followed the area's decline. After struggling to compete with more attractive, modern options, the hotel fell into disrepair and, eventually, closed for good.

It wasn't until the mid-2000s that it found new life. As part of a broader effort to adapt historic buildings in downtown Cleveland, a Low-Income Housing Tax Credit deal converted the hotel into Winton Manor, an affordable residential community with art deco flourishes, a 24-hour door attendant, and 270 units — some of which directly overlook Progressive Field, home to the city's Major League Baseball team.

That proximity makes Winton Manor critical in the neighborhood. Construction of the baseball field and nearby Rocket Mortgage FieldHouse, where the Cavaliers play, kick-started a downtown renaissance in the mid-90s, catalyzing decades of new development that transformed the area into the entertainment district it is today, with restaurants, retail, and high residential demand. Without Winton Manor, lower income residents would have been displaced. Between 2004, when it was converted into affordable housing, and 2016, when Enterprise partnered on the community's acquisition to preserve its affordability, the neighborhood saw a 79% increase in population. At the same time, nearly half of all Cleveland renters reported spending more than 30% of their income on rent.

"Many of Winton Manor's residents are Cleveland through and through. They love this city, but there aren't a ton of affordable options in this area," said Harold T. Eich II, regional director of property management at Evergreen Real Estate Group, the mission-driven housing provider that acquired the property in 2018. "To be able to have this building in the city, right where it's at — it's a special place. Tell me where else these residents could stay at home and watch a Guardians game through their window."

Evergreen was committed to continuing Winton Manor's transformation. Their renovations focused on improving energy efficiency and accessibility for mobility, vision, and hearing impairments, all while preserving the building's affordability. Now, the property once again reflects a vibrant neighborhood — one its residents can enjoy, just like the baseball fans flooding its streets every summer.

"This is a vulnerable population. Without Winton, residents might be in dire situations. When Enterprise made their contributions, when we rehabbed these units, we all set a new standard — and we set a foundation for growth, too. Is this building going to be 200 years old one day? Given what we do and the way we upkeep it, the sky's the limit."

Harold T. Eich II
Evergreen Real Estate Group

Resident Savings

Winton Manor offers deep affordability supported by project-based Section 8 rental assistance subsidies on all 270 units. The average resident at Winton Manor pays less than a third of the median rent for a similarly sized home in the Cleveland metro area. **This equates to an average savings of $6,810 per year**, or:

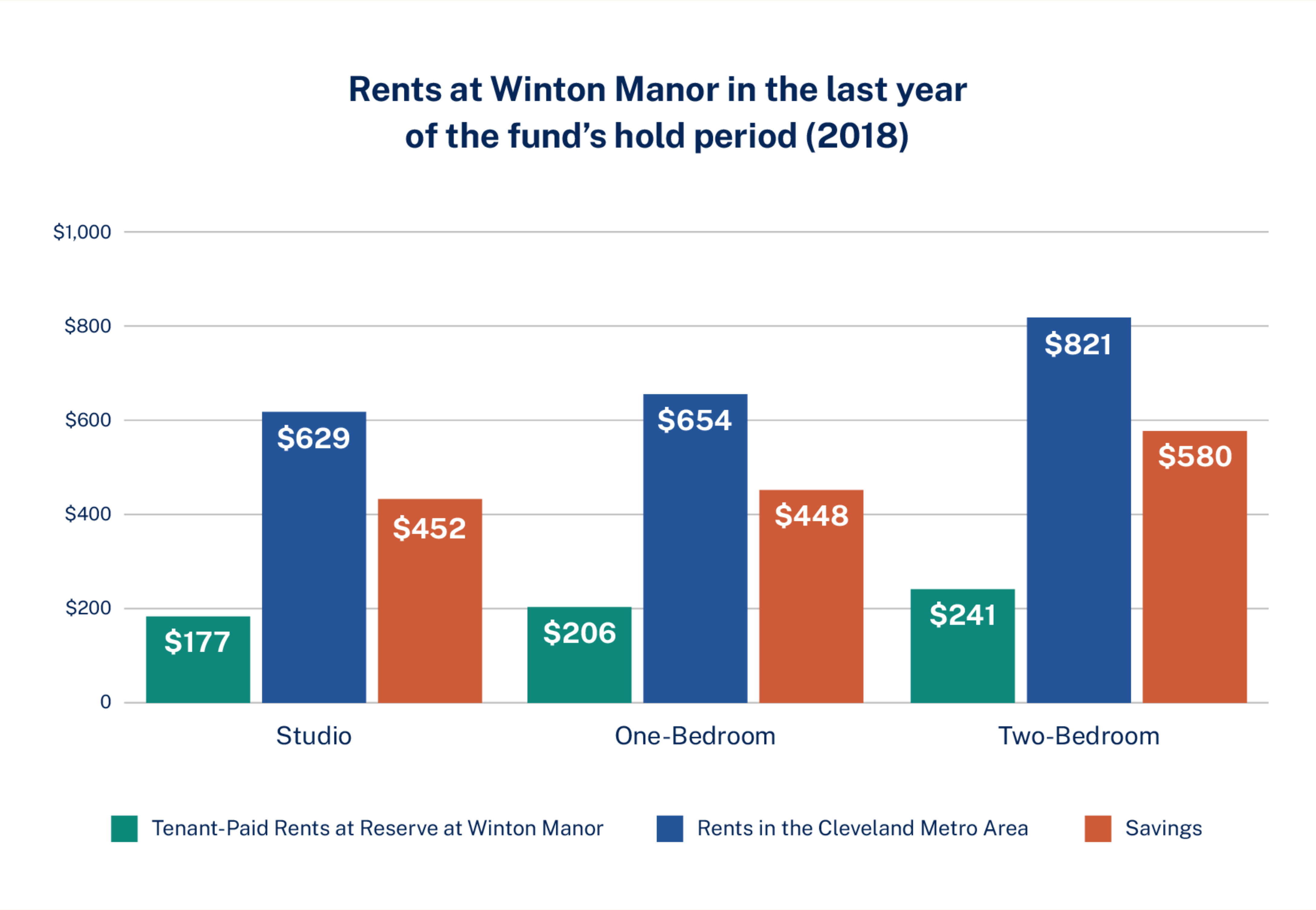
- **$452**
  per month for studios
- **$448**
  for one-bedroom homes
- **$580**
  for two-bedroom homes

The savings afforded by Winton Manor offer residents (all with very low-incomes) breathing room to pay for any of the following:

A year of rent at Winton Manor ($2,470 on average) **AND a year of groceries** ($4,464 on average)

An annual Greater Cleveland Regional Transit Authority pass ($1,140) **AND a year of healthcare costs** ($4,968) **AND a $700 contribution to an emergency fund**

Tuition, fees, books, supplies, and transportation expenses for a year at Cuyahoga Community College at 2024-2025 rates[3]



Resident Impact

Sheila's life changed dramatically in 2016. After years working as a cross-country truck driver, a heart attack and diabetes forced her off the road. "I knew I couldn't drive anymore," she said. "I needed to find somewhere affordable and supportive while I recovered."

That's what brought her to Winton Manor in 2017, an affordable housing community specifically designed to meet the needs of seniors and people living with disabilities.

"Everything is accessible, like the cabinets, the countertops, the flooring, the bathtubs — everything is just right for people who need help moving around," Sheila said. "Winton Manor made my recovery so much easier."

Even through the additional challenges of two more heart attacks, a stroke, and multiple surgeries, Sheila has been able to stay focused on improving her health at Winton Manor. On-site staff make it easy to arrange transportation to medical appointments or address insurance issues; the building's fitness center keeps her physical therapy on track; and the community's pet policy allowed her to adopt Chili, an emotional support dog who helps her manage stress — and acts as the property's unofficial mascot, she said.

With 24-hour security, easy access to transit, and nearby restaurants and entertainment, Winton Manor offers Sheila exactly what she hoped to find: a safe, supportive home, at a price she can actually afford.

"I look in the papers all the time. A one-bedroom apartment is going to cost you at least $1,250, and a two bedroom would be $1,800 and up," she said. "To pay based off of my income is so much less stressful. I can concentrate on my health and not worry about anything else."

Sheila especially values the friendships and community she's built through Bingo and movie nights, monthly birthday celebrations, and crafting. "This is like a new beginning for me. It gives me the chance to really get to know people, to make new friends and try new things," Sheila said. "And it's downtown, so you always feel a part of things. You're in the spirit of everything."

That spirit recently encouraged a family member to join her: Gladys, her 91-year-old mother. Six months ago, Sheila upgraded to a two bedroom, and Gladys relocated from their home state of Georgia to move in.

"My mother loves it here. She feels safe. And if she feels safe, I do, too," Sheila said. "If you're looking for security, if you're looking for support, Winton Manor is the place to be."

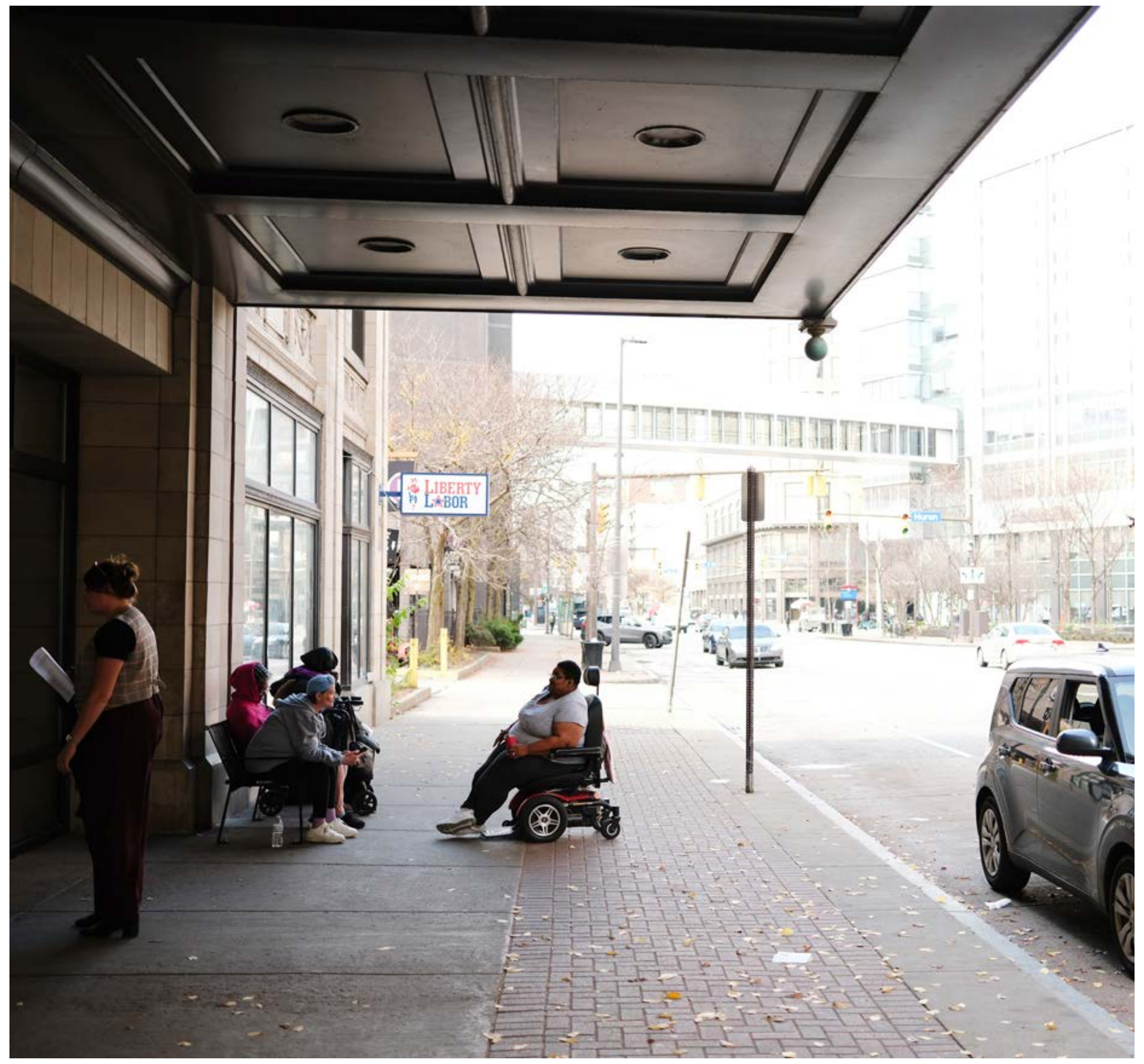
"Winton Manor made my recovery so much easier."

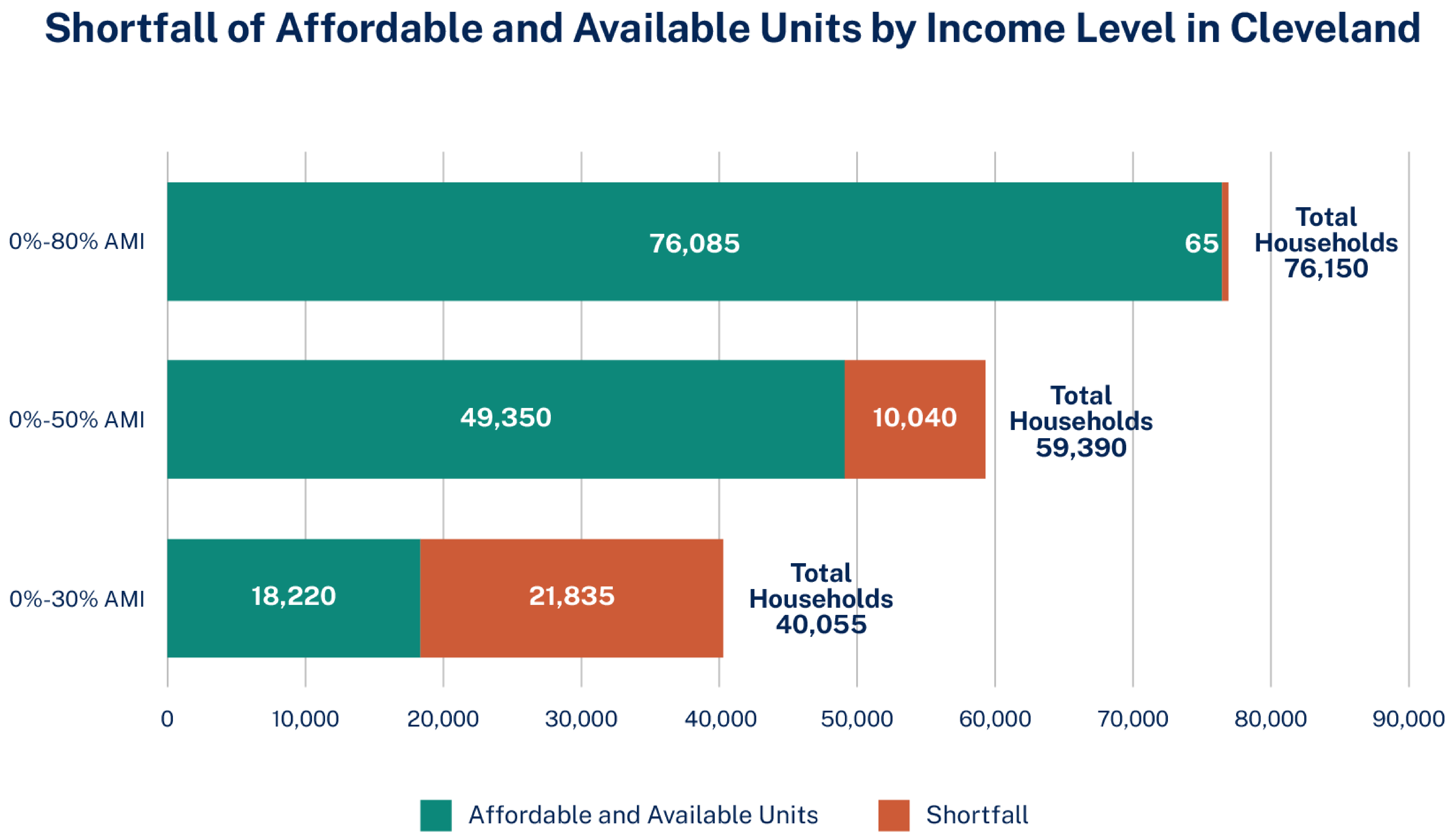
SHEILA

- 7-year resident of Winton Manor
- Lives with and cares for her 90-year-old mother
- Survived three heart attacks

Community Impact

Across Cleveland, there are just 83 homes available per 100 households earning 50% of the Area Median Income (AMI), and just 47 available per 100 households earning 30% AMI. Winton Manor fills critical gaps in Cleveland's rental housing stock. As a Project-Based Section 8 development, Winton Manor offers all 270 of its homes at rents affordable to residents at or below 50% AMI.





CASE STUDY 3:

From Foreclosure to Resident Wealth Creation

Bridge at Volente

AUSTIN, TX

The Essentials

Location: Austin, Texas

Property: 208 units

Investment: $3.13 million

Sponsor: Austin Affordable Housing Corporation (AAHC), development affiliate of Housing Authority of the City of Austin (HACA)

Amenities: Fitness center, swimming pool, basketball court, picnic area with BBQ grills, playground

AMI served: 50% of homes affordable to households <80% AMI or less; through recent recapitalization via Renter Wealth Creation Fund, new 60% AMI set-aside implemented

Avg rents: $1,347

Strategy:

- 100% real estate tax exemption through HACA's fee ownership and new rent and income restrictions
- At acquisition, HACA purchased fee simple title and leased it back to the Enterprise/AAHC partnership for a 99-year term

Timeline

1998

Construction completed through Low-Income Housing Tax Credit financing

2008

Foreclosed and converted to market-rate

2016

Enterprise acquired with HACA

- Statutory 100% real estate tax exemption
- Improved NOI, cash flow and overall value
- Renovations ($2,404 per unit rehab) started; rent/income restrictions added with at least half of units maintained at <80% AMI
- HACA purchased fee simple title and leased it back to the Enterprise/AAHC partnership for a 99-year term

Property Valuation
$26M

2023

Achieved underwritten performance

Property Valuation
$39.5M

2024

Enterprise recapitalized the property through an investment from the Renter Wealth Creation Fund and partnership with HACA, AAHC and Texas Housing Conservancy

- Affordability deepens from 80% AMI to 60% AMI set-aside
- Through the Renter Wealth Creation Fund, residents receive monthly cash back for on-time rent payments, expanded resident services, and the opportunity to participate in a long-term profit sharing program

Property Valuation (legend)

Project Summary

Austin, Texas was experiencing rapid population growth and escalating housing costs when Enterprise and the Austin Affordable Housing Corporation (AAHC) partnered on the acquisition of Bridge at Volente. Between 2010 and 2020, the capital city saw a substantial influx of residents. Home prices skyrocketed while rents rose dramatically (between 2020 and 2021 alone, rents jumped 31%, from $1,708 to $2,239 per month).

At a pivotal moment for the Austin housing market, Enterprise and AAHC acquired Bridge at Volente. The garden-style apartment community, originally a mixed-income property using LIHTC financing, operated as a market-rate property following a 2007 foreclosure. The acquisition aimed to reinstitute affordable rents and enhance the property's livability.

- **Affordability Strategy:** The investment strategy included obtaining a statutory 100% real estate tax exemption through HACA's fee ownership of the property, with new rent and income restrictions ensuring that at least 50% of the units were maintained at 80% AMI or below. This strategy resulted in improved net operating income, cash flow, and overall value.
- **Rehabilitation Efforts:** The property required limited capital needs, but the partnership invested in improvements to ensure its long-term viability and appeal to residents.

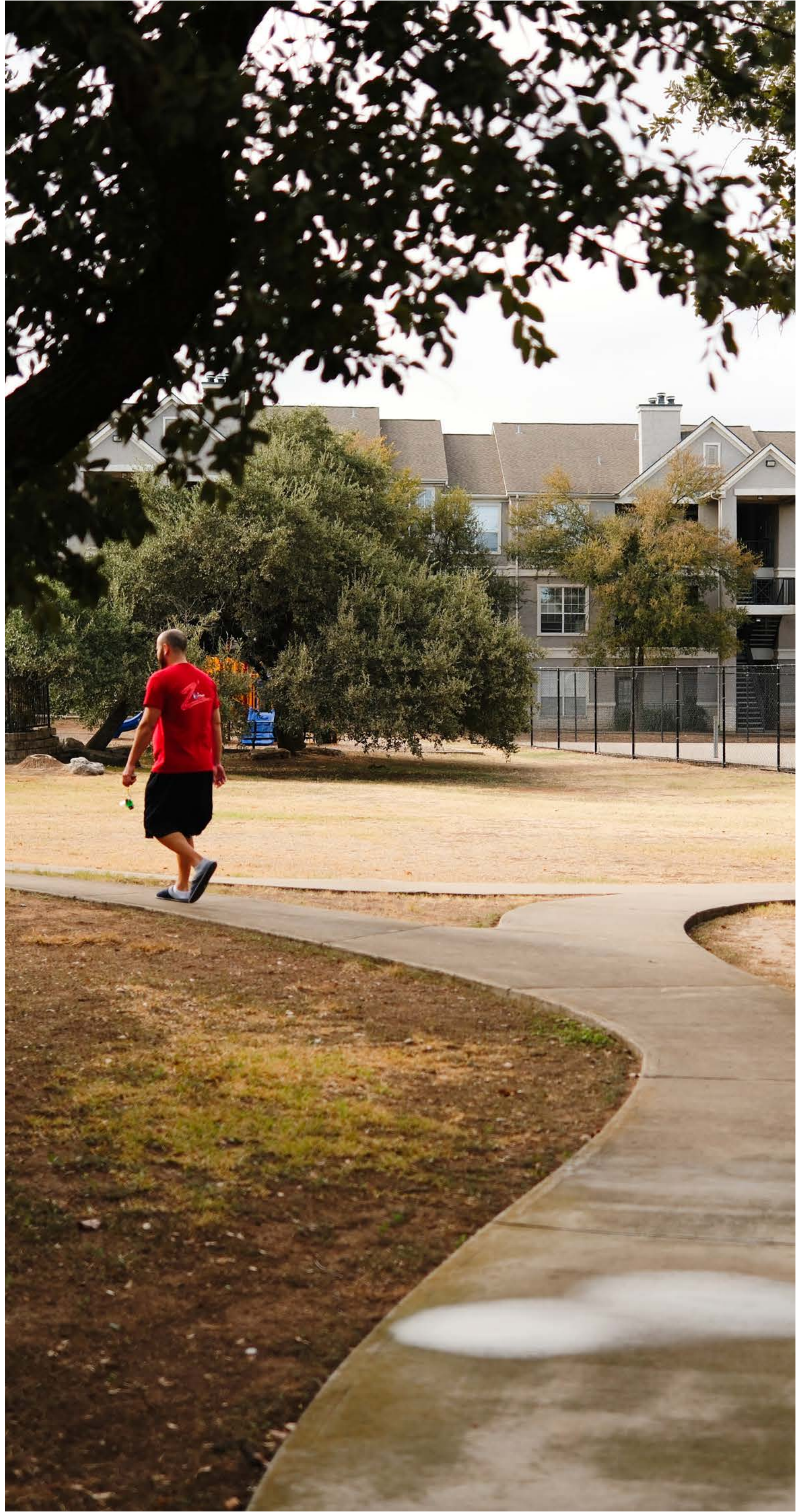
Early on, the investment faced challenges with higher-than-expected expenses that resulted in performance about 20% short of original projections. However, starting in 2022, the performance improved dramatically and ultimately met the original goals by 2023.

Enterprise initially planned for a seven-year hold, but AAHC's interest in long-term ownership led to a collaboration with Texas Housing Conservancy (TxHC) to develop a subsequent recapitalization plan. In November 2023, Enterprise's Renter Wealth Creation Fund, AAHC, and TxHC executed the recapitalization to maintain and deepen affordability.

This recapitalization:

- preserved and enhanced the property's affordability
- introduced a new 60% AMI set aside
- commenced monthly cash-back opportunities (up to 4.5%) for on-time rent payments
- expanded resident services
- implemented a profit-sharing program in which long-term residents now have the opportunity to partake in earnings if/when the fund sells its stake for a profit

Now, the property and its residents are poised for long-term sustainability.



Resident Savings

Bridge at Volente's moderate rents saved the average resident $4,175 annually compared to Austin's median rents, including monthly savings of:

- **$336 lower**
  for one-bedroom homes
- **$388 lower**
  than two-bedroom homes
- **$375 lower**
  than three-bedrooms homes

In 2023, $4,175 of savings could pay for:

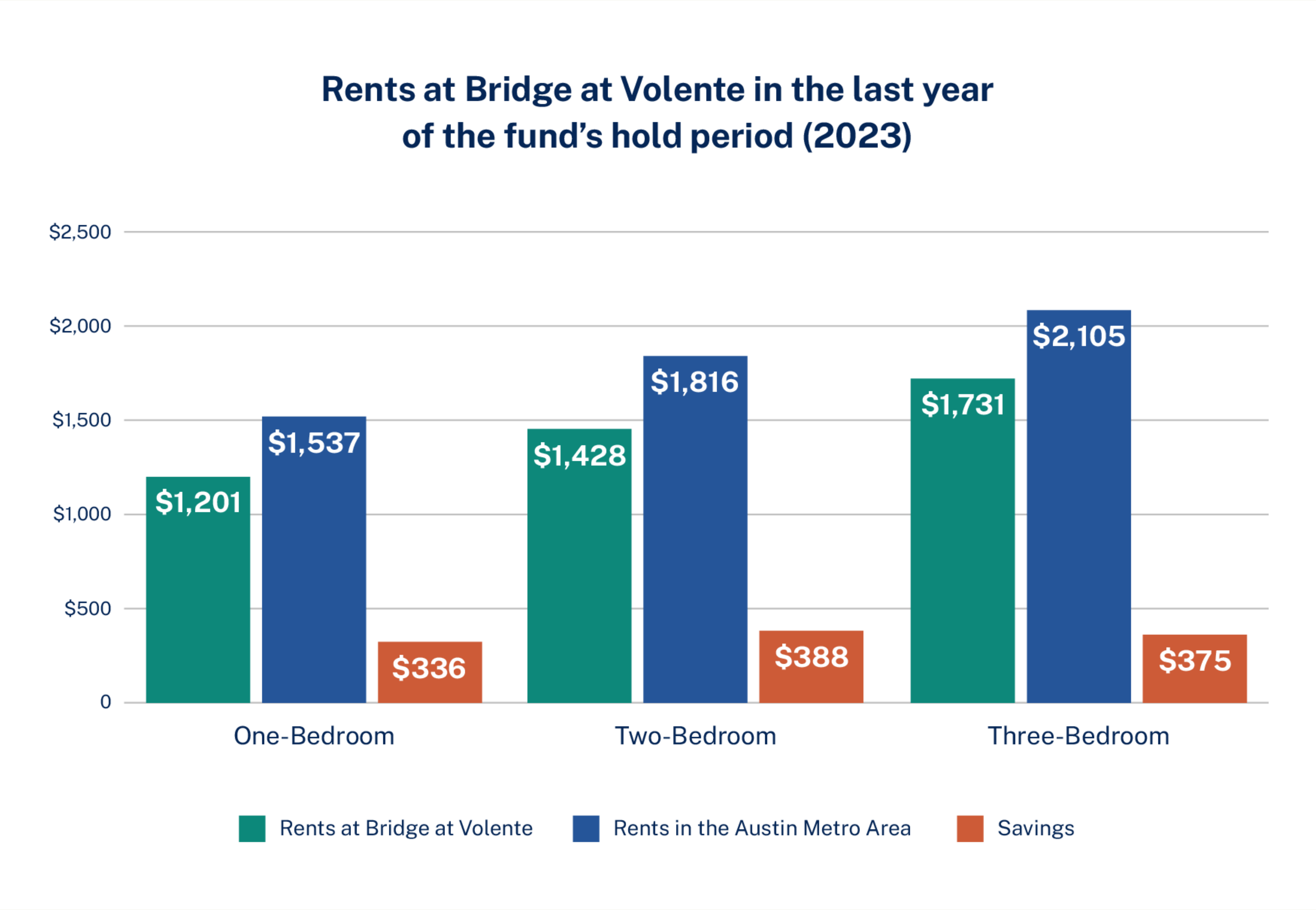
Three months of average rent at Bridge at Volente

OR

Eight months of groceries[4]

OR

Eleven months of utilities[5]



Resident Impact

Christina was considering several apartment communities to move to. It was during a tour of Bridge at Volente when she made her decision. A school bus had just pulled up and the kids, including special needs teenagers, came out — all running to Miss Ayesha, one of the property managers.

"When children who aren't 'your own' respect and love you like that? I said to myself, 'Okay this is home.'"

Christina signed the lease that day.

She considered a brand-new apartment community but says that Bridge at Volente offers more for less. Its proximity to walkable amenities, the quality of the apartment and the grounds, its lower rent — and also the monthly cash back offered through Enterprise's Renter Wealth Creation Fund — played a factor.

A project manager with several side hustles, Christina's path to housing and financial stability wasn't without hardship. Ten years ago, she fled an abusive marriage and spent the next several years living in and out of her car and/or hotels alongside her kids and dog. She said that divorce and foreclosure "destroyed" her credit. She also started suffering from a debilitating illness.

"I said 'I can't do it anymore.' I had to deal with my health and make sure my children were cared for.'"

It wasn't easy securing support. Multiple providers of homelessness services denied her requests.

"They would deny me because I didn't 'look homeless.' I said, 'What does homelessness look like?'"

The turning point came when she connected with an Austin-based social services organization. One of Foundation Communities' initiatives — focused on affordable housing, case management and financial and health programs — proved instrumental. Eventually she was able to pay off her debts, improve her credit score and begin saving again. She parlayed that momentum into a new career and reclaimed professional and housing stability.

Now, she says, "I'm living my best life." Christina loves visiting family nearby — including her grandkids — loves shooting hoops at the court on the grounds and playing golf just up the street. She also raves about how so many amenities are within walking distance: her church, pharmacies, a veterinarian and good restaurants.

Participating in the cash back offered for on-time rent payments, she especially likes how it's helping her save and further strengthen her credit. She used her first cash back allotment for gas. Now that she's set up automatic payments that pay before the first of every month, she's getting 4.5% cash back on her rent payments.

Asked to describe her experience at Bridge at Volente, Christina sums it up in three words.

"It's a community."

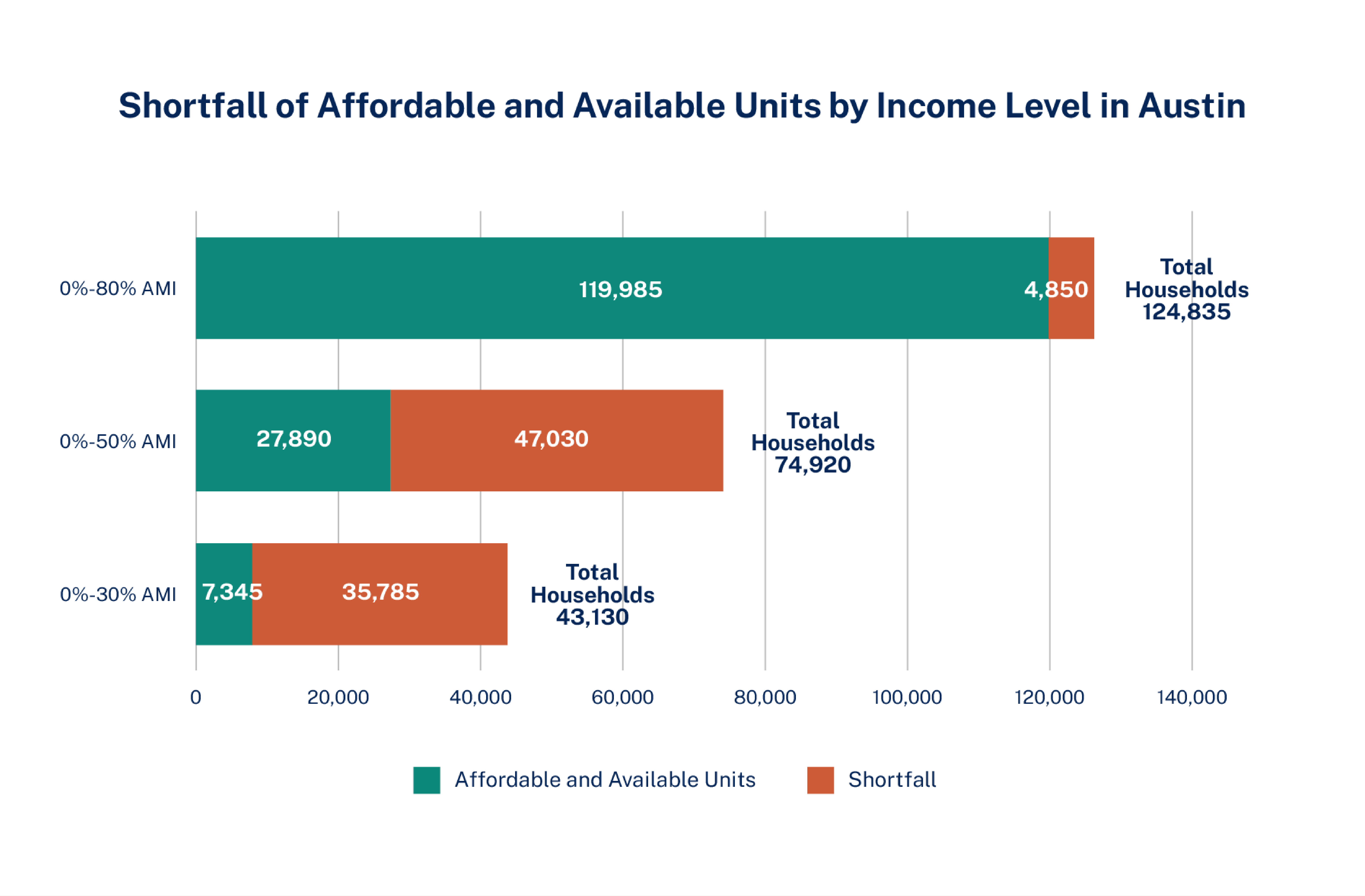
"It's a community."

CHRISTINA

- 6-month resident of Bridge at Volente
- 11-year Texan
- Project Manager, mother, grandmother

Community Impact

Enterprise's preservation work at Bridge at Volente came amid a severe shortage of homes affordable and available to low-income households in the city of Austin. Between 2017 and 2021, there were just 37 homes affordable and available to every 100 households earning less than 50% AMI in Austin. The region also faced a shortage of homes for those earning 80% AMI. The new set-aside of more deeply affordable units within Bridge at Volente helped reduce these shortfalls, preserving affordable housing in the region.



A Note from the Report's Creators

In isolation, the word "preservation" can sound academic. Images of museum restorationists painstakingly brushing away centuries of grime from oil paintings come to mind. In the real estate investing world, however, "preservation" means something less precious, but no less valuable.

Having visited numerous "preservation" projects firsthand, we've developed our own working definition of what the term means. Preservation means protecting renters from profit-hungry actors hellbent on eking out every basis point of return from the people without much (if any) spare change. It means protecting older homes from falling into disrepair or succumbing to age or indifference. And it means endurance and enduringness — finding value in what already exists and making it work better for longer.

That's the insight we gained in writing this report. What we found — and what we hope this report shows — are real people with real struggles, trying their best and making the most of their circumstance or opportunity.

We found a family who could finally afford to homeschool their son after relentless schoolyard bullying. A former long-distance truck driver planting roots for the first time to focus on her health. A grandmother who could escape homelessness and abusive relationships, repair her credit, and see her nearby grandchildren whenever she wants.

We met these residents. We visited their homes. We spoke with the deeply compassionate property managers and partners who support them every day. And we were reminded that while the term "preservation" could sound like what's left over after something ends, in affordable housing it's the exact opposite. It means continuity — not just of a building, but of a life, and a community, and an enduring sense of belonging.

Preservation is active, urgent work — and it's made possible by people like you. Thank you for reading, and thank you for giving these residents the opportunity to stay, grow, and thrive.

Brian Wolak
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Art Director

With contributions, including impact metrics, from Enterprise's Impact & Evaluation team.