

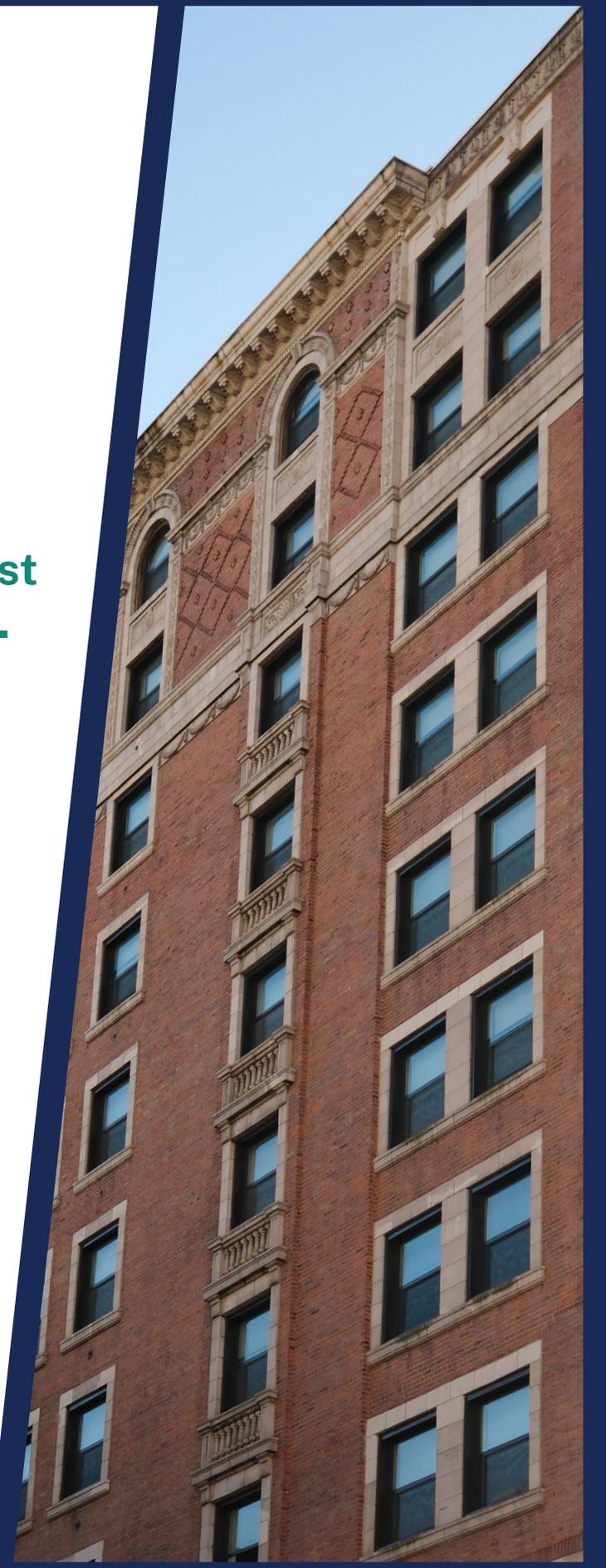
# Enterprise Preservation Fund I

A retrospective look at  
the performance and  
impact of Enterprise's first  
preservation equity fund.

**REPORT BY:**

Enterprise Impact & Evaluation

- Amanda Davis
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## About This Report

Enterprise’s mission is to make homes and communities places of pride, power, and belonging. **We invest in and advocate for the preservation and production of good homes that people can afford.**

Our Preservation Funds preserve and improve affordable and workforce homes to keep rents affordable while also making investments to improve the long-term sustainability of the properties and the lives of residents. By preserving these properties, we help ensure that families are not pushed out of their communities — from their schools, jobs, and doctors — because they can no longer afford to live where they have built a life.



In 2013, Enterprise Community Investment, Inc., (Enterprise) the investment arm of Enterprise Community Partners, launched **The Enterprise Multifamily Opportunity Fund I, LLC (“Preservation Fund I” or “the Fund”)**. This innovative real estate equity fund invested over **\$35 million to preserve and improve nearly 2,500 affordable and workforce homes** through joint-venture partnerships with proven owners/operators.

This report retrospectively examines the performance and impact of Preservation Fund I, highlighting how the Fund addressed challenges and facilitated the preservation and recapitalization of affordable housing while also making strategic physical improvements to the properties and driving other impact outcomes within the portfolio. This report also explores how the Fund’s investments influenced the long-term affordability of homes for many years after those investments were made, ensuring hundreds of families could continue to afford their homes.

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## Disclaimer:

**The material provided in this document is for information purposes only. It does not constitute an offer to sell, a solicitation of any offer to buy, or a recommendation of any interests in a real estate equity fund or any other securities, products or services by Enterprise Community Investment, Inc., Enterprise Equities, Inc., or any of its affiliates. Any offering of a fund’s interests will be made only in accordance with the terms and conditions set forth in the fund’s private placement memorandum to qualified investors, with complete terms and conditions including applicable risk factors, and should be read before investing. Enterprise Community Investment, Inc., Enterprise Equities, Inc., and any of its affiliates do not represent that the securities, products, or services discussed herein are suitable for any particular investor. Investments in securities and real estate are subject to risks of loss, including a total loss of principal.**

**The impact metric presented (including tenant demographics, and community outcomes) are based on data provided by third-party property managers, public sources, or estimates by Enterprise’s real estate equity business. While we believe these sources to be reliable, we cannot guarantee the accuracy, completeness, or comparability of the information. Impact results are subject to assumptions and methodologies that may differ from other reporting approaches and should not be considered a guarantee of future outcomes.**

**Past performance and impact achievements do not guarantee future results. There is no assurance that investment strategies will successfully achieve their stated social or mission-oriented goals.**

## Enterprise Multifamily Opportunity Fund I

**\$35 million**

### PRESERVATION EQUITY FUND

Deployed more than \$35.8M into 11 deals.

**2,488**

### AFFORDABLE HOMES PRESERVED

Preserved 2,488 homes across 13 properties in 8 states, including 1,237 subsidized homes.

**\$13.9 million**

### INVESTED IN RENOVATIONS

Renovations included green retrofits, enhancements to the physical conditions, and added or improved resident amenities.

**2,392**

### HOMES WITH GREEN RETROFITS

Invested in energy-saving measures in 10 of 11 deals, including appliances, LED lighting, and water conservation devices.

**\$67.3 million**

### DISTRIBUTIONS TO INVESTORS

Total Fund distributions represented a 2.04 net equity multiple on investors' capital contributions.

**20.89%\***

### INTERNAL RATE OF RETURN†

Performed above the target financial return of 10 – 12%.

**80%**

### HOMES AFFORDABLE TO HOUSEHOLDS BELOW 80% AMI

Four in five homes in the Fund were affordable to households below 80% AMI.

**94.4%**

### AVERAGE ECONOMIC OCCUPANCY

High economic occupancy across the portfolio indicates strong demand for the properties and effective property management.

\*This figure is the final net IRR for the Fund.

† Past performance is no guarantee of future results.

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Bridge at Volente in Austin, TX



## Introduction

In 2013, Enterprise Community Investment, Inc., (Enterprise) the investment arm of Enterprise Community Partners, Inc., launched the Enterprise Multifamily Opportunity Fund I, LLC (Preservation Fund I or Fund), an innovative real estate equity fund designed to preserve existing affordable and workforce homes across the country. The Fund invested in real estate transactions through joint-venture partnerships with proven and mission-aligned local housing owner-operators across the country. With the Fund, Enterprise sought to connect capital resources and make strategic investments to help operators acquire or recapitalize properties to facilitate the preservation and renewal of affordability, which was critical due to the rising number of affordable communities that were being lost due to expiring Land Use Restrictive Agreements (LURAs) and a pool of profit motivated buyers seeing high value in market rate conversions. Preserving existing affordable housing was critical for meeting the housing needs of renter households, given the record number facing housing cost burdens, paying more than 30% of their income on housing costs. The Fund targeted affordable properties with regulatory controls, some expiring in the near term, as well as unsubsidized, class B or C<sup>1</sup> properties with rents that low-income (under 80% Area Median Income) and middle-income (80%-120% AMI) households could afford without cost burden. The Fund's partnership with qualified operators ensured the long-term affordability of the properties and prevented "flipping" the units to rents unaffordable to current residents.

**Between 2013 and 2023, Preservation Fund I invested and managed over \$35 million in 13 properties across 11 investments, preserving nearly 2,500 rental homes across eight states.** Eighty percent of the homes in the portfolio were priced at or below 80% of the area median income (AMI), and two properties in the Fund served senior and disabled residents. Six properties had affordability requirements at acquisition, while the remaining properties offered moderate rents without formal restrictions. The locations of the properties are shown in Figure 1.

In addition to preserving and extending the affordability of properties in growing markets, the Fund's investments included resources for renovations, improving energy efficiency and providing amenities

for residents, including residential services at some properties. Through these efforts, the Fund ensured that residents retained affordable, high-quality homes.

The impact investment goals identified for Preservation Fund I ([Appendix I](#)) established key principles of impact investing for the Real Estate Equity (REE) team at Enterprise and provided a proof of concept that investments could have both a financial and social return. Since this Fund, REE has launched four additional national multifamily preservation funds, embracing the lessons learned from this first fund.

<sup>1</sup> Class A properties are generally new or fully renovated and have premium fixtures and amenities. Class B properties are generally between 10 and 20 years old, with consistent maintenance. Class C properties are generally between 20 and 30 years old and may have deferred maintenance or capital needs.

# Impact Goals

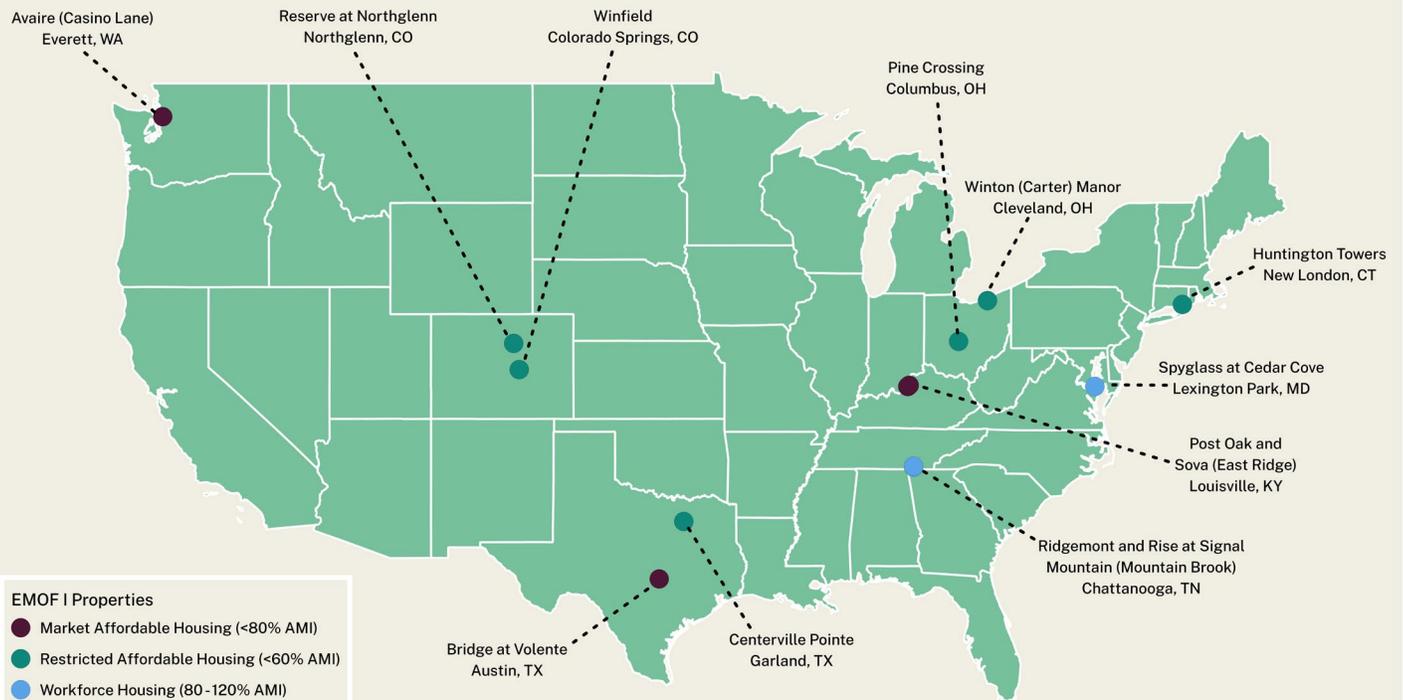
Stemming from our organizational strategic pillars and, part of our commitment to measurability, transparency, and accountability.

- **Preserves and increases affordable housing** with an emphasis on households at or below 80% AMI
- **Promotes upward mobility** through resident services that foster resilience and help create pathways to economic security
- **Implements green and resiliency features and retrofits** while decreasing natural resource consumption and lowering household utility bills
- **Invests in economically and socially disadvantaged partners and communities** by expanding their access to capital and resources.

This report evaluates the Fund’s financial performance and its social impact on preserving and extending affordability, providing much-needed affordable housing to people in markets with rapidly rising housing costs, and ensuring every family has the opportunity to thrive.

**Figure 1: Preservation Fund I Properties**

*(When property names have changed, former names are listed in parentheses)*



## Preservation Funds Are Critical To Addressing Current Housing Crisis

The United States is experiencing a housing crisis. Housing costs have risen to unprecedented levels amid a shortage of affordable homes. Across the country, there are only 34 affordable units for every 100 extremely low-income households.<sup>1</sup> This shortage forces families to pay more for housing, and results in housing cost burden, instability, and homelessness. There are 22.6 million cost-burdened renter households in the U.S., an increase of 2.2 million since 2019.<sup>2</sup>

Preserving affordable housing is a key component of addressing the national shortage of affordable housing. More than 5 million rental homes, or 10% of the country's rental housing stock, are supported by federally funded project-based rental subsidies. However, over the next five years, affordability restrictions are set to expire for more than 374,000 federally assisted rental homes.<sup>3</sup> Additionally, research from the National Council of State Housing Agencies has found that the Qualified Contract (QC) provision results in the loss of approximately 6,000-10,000 affordable homes annually.<sup>4</sup> At properties where subsidies are not expiring, affordable units may be lost due to aging or disrepair. As the demand for affordable housing rises and housing costs increase, ensuring the long-term affordability of existing affordable homes, subsidized or unsubsidized, is an important component of addressing the affordable housing crisis.

<sup>1</sup> Defined as households with incomes at or below either the federal poverty guideline or 30% of their area median income, whichever is greater. Source: <https://nlihc.org/gap>

<sup>2</sup> Whitney, Peyton; A. Hermann and W. Airgood-Obryki. (2024, December 3). Housing cost burdens climb to record levels (again) in 2023. <https://www.jchs.harvard.edu/blog/housing-cost-burdens-climb-record-levels-again-2023>

<sup>3</sup> Public and Affordable Housing Research Corporation and the National Low Income Housing Corporation, 2024. Picture of Preservation. <https://resources.haigroup.com/hubfs/Picture%20of%20Preservation%202024.pdf>

<sup>4</sup> This provision allows Housing Credit property owners to sell their property after the 15th year of ownership if a buyer committed to maintaining affordability and paying the qualified contract price cannot be found. <https://www.ncsha.org/wp-content/uploads/Qualified-Contract-Background.pdf>



Reserve at Northglenn in Northglenn, CO

## Financial Performance of the Fund\*

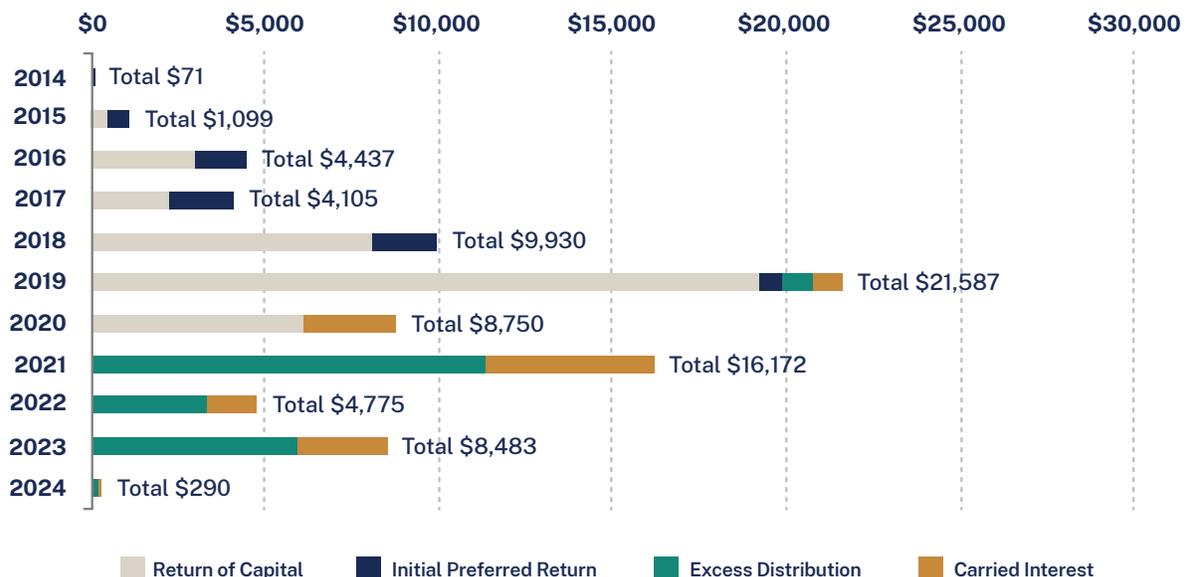
### Preservation Fund I Achieved Strong Financial Returns for Investors

The performance of the Fund yielded strong returns to the 11 capital partners, which included both institutional and retail investors. Between 2014 and 2019, the Fund fully returned more than \$32.9 million of original capital to investors and distributed the initial preferred return (7% per annum) of more than \$6.5 million by 2019 (Chart 1). In the following four years, the Fund delivered an additional \$27.9 million in distributions to investors above the Fund's original targets (a 20.89% IRR), resulting in a Fund equity multiple of 2.04 for investors.

**Table 1: Financial Performance Summary**

Fund Distribution Category	Total Amount
Total Capital Return to Investors (2014-2019)	\$32,942,093
Preferred Return to Investors (2014-2019)	\$6,551,872
Additional Investor Returns (2019-2024)	\$27,786,472
Manager Carried Interest (2019-2024)	\$12,418,589
<b>Total Distributions</b>	<b>\$79,699,025</b>

**Chart 1: Net Distributions To Fund Investors (Thousands)**



\* Past performance is no guarantee of future results.

Furthermore, every property yielded robust positive returns, regardless of the time held in the Fund. As shown in Table 2, every property achieved an Actual Internal Rate of Return (IRR) above the projection on its closing pro forma.

**Table 2: Overview of Investment Realized Returns\***

Property	Time Held	Investment	Multiple	Projected IRR	Actual IRR
Avaire (formerly Casino Lane)	1 year	\$2,427,969	1.24	13.56%	20.51%
Bridge at Volente	7 years	\$3,130,000	3.57	15.50%	24.32%
Winton (Carter) Manor	2 years	\$3,240,000	2.60	16.18%	70.52%
Centerville Pointe	5 years	\$4,895,655	2.74	14.14%	25.76%
Huntington Towers	7 years	\$1,938,000	3.26	14.19%	25.80%
Pine Crossing	6 years	\$2,070,000	3.90	13.90%	36.13%
Post Oak and East Ridge	4 years	\$3,500,000	1.75	13.64%	17.15%
Reserve at Northglenn	4.5 years	\$2,900,000	2.57	13.79%	25.62%
Ridgemont and Mountain Brook	2 years	\$3,500,000	1.38	14.11%	17.04%
Spyglass at Cedar Cove	5 years	\$5,000,000	2.37	13.54%	26.04%
Winfield	5 years	\$3,240,000	2.25	13.77%	20.73%
<b>Preservation Fund I Total</b>	<b>N/A</b>	<b>\$35,841,624</b>	<b>2.45</b>	<b>14.20%</b>	<b>28.08%</b>

\* Past performance is no guarantee of future results.

## Strong Financial Returns Stemmed From Effective Management and Favorable Market Conditions

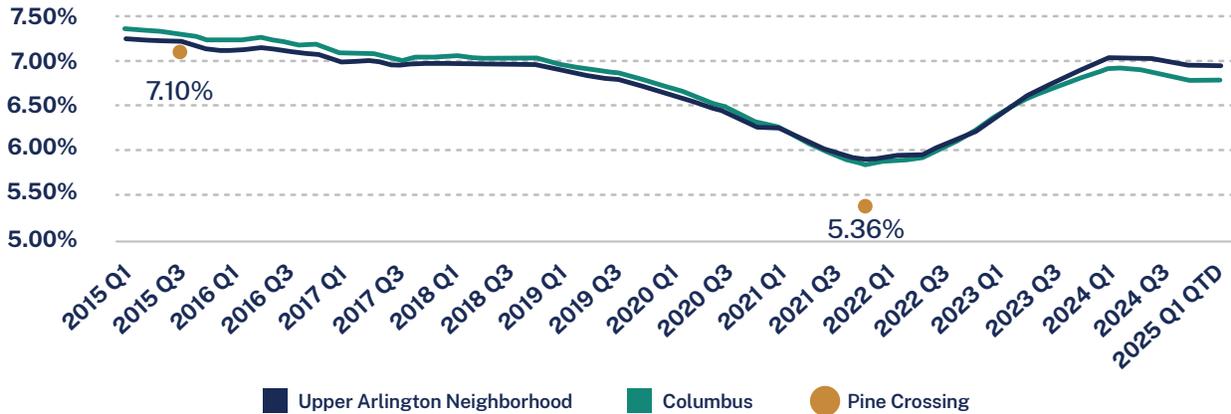
Some of the Fund's success is attributable to favorable market conditions at the time of acquisition and disposition, including rising property values, low interest rates, and low levels of competition during acquisition. These market conditions enabled the REE team to identify and invest in properties with high capitalization (cap) rates, offering strong income potential relative to their purchase price.<sup>2</sup> Enterprise and its investment partners successfully disposed of the Fund's assets at lower cap rates through strategic property improvements and market timing, reflecting increased property value.

Pine Crossing, in Columbus, OH, illustrates the role of the market in driving cap rates during the lifecycle of the Fund. The property was acquired with a cap rate of 7.10% in Q3 2015 and sold at a cap rate of 5.36% in Q4 2021. Over the same period, multifamily cap rates in Columbus fell from 7.29% to 5.84%. As shown in Chart 2 below, the cap rate in Q4 2021 was the lowest in the past ten years in Columbus, indicating that the disposition of Pine Crossing occurred at the ideal time to maximize returns.<sup>3</sup> Similar dynamics played out at other Fund properties — all but one of which had lower cap rates at disposition than at acquisition. While the same market dynamic may not always present itself within future funds, Enterprise has extended its fund life in subsequent funds from eight years to ten to allow it to monitor market cycles and optimize disposition timing.

<sup>2</sup> Capitalization (cap) rates are the ratio of a property's annual Net Operating Income (NOI) to its purchase price. Real estate equity performance is highly sensitive to market cap rates. Lower cap rates reflect higher asset values for a given Net Operating Income stream.

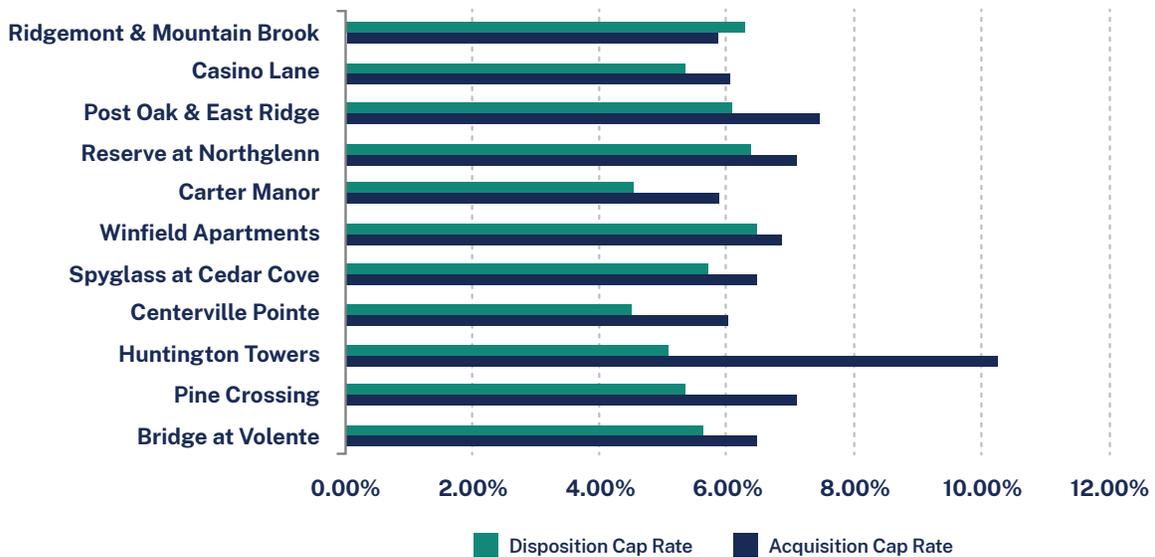
<sup>3</sup> CoStar data (market cap rates) and Enterprise Community Partners internal data (acquisition and disposition cap rates).

**Chart 2: Pine Crossing Acquisition and Disposition Cap Rates\***



In addition to improving market cap rates, the growth in property values was also attributed to positive Net Operating Income (NOI) growth over the investment period. Overall, **the portfolio reflected a 7% average annual increase in NOI among all properties in the portfolio.**<sup>4</sup> Properties achieved this increase by moderating operating expense increases and instituting modest rent increases. The portfolio also maintained strong physical and economic occupancy throughout the hold period, indicating strong demand and effective property management. Average year-end physical occupancy was 96.1%, and the average economic occupancy was 94.4%. Most properties maintained strong occupancy across the hold period, and several grew their economic occupancy: Pine Crossing steadily increased economic occupancy from 90% in 2015 to 97% in 2020, while Spyglass at Cedar Cove increased from 89% in 2015 to 96% in 2019. Only one investment (Ridgemont and Mountain Brook) saw a decline in economic occupancy during the hold period.

**Chart 3: Cap Rates at Acquisition and Disposition At Fund Properties**



\* Past performance is no guarantee of future results.

<sup>4</sup> Calculated using property-level rent and operating expense figures in Preservation Fund I annual meeting books, yielding a time series with 35 consecutive-year pairs. Year-over-year change was calculated as a percentage for each pair, and the presented result is a simple average of these 35 results. When properties were held for a partial first year, NOI is prorated to 12 months.

## Property Highlight: Huntington Towers

**Enterprise's \$1.94 million investment into Huntington Towers helped improve the property and keep rents affordable for 120 homes in New London, CT.**

Huntington Towers was the first investment made in Preservation Fund I. In 2013, the Fund partnered with Leon N. Weiner & Associates, Inc., an experienced for-profit affordable housing developer and operator, to purchase Huntington Towers in New London, CT, investing a combined \$2.28M in equity into the property. The property provides 120 affordable apartment homes to very low-income seniors and disabled residents. The property is conveniently located near I-95 and an Amtrak station and approximately 50 miles from New Haven and Hartford, CT, and Providence, RI. At the time of purchase, Huntington Towers's Section 8 Housing Assistance Payments (HAP) contract was renewed for a 20-year term through September 30, 2033, which limits tenant-paid rents to 30% of their income.

In addition to preserving and extending affordability, the property underwent a \$2.4 million (\$19,865 per unit) rehabilitation, incorporating green retrofits and upgrades that improved energy and water efficiency by more than 20% and contributed to the property's long-term value. Changes in utility consumption at the property were significant. Between 2013 and 2015, water and sewer (cdf) consumption decreased by 36%, electricity consumption (kw) decreased by 37% and gas (ccf) consumption decreased by 23%. These decreases represent major cost savings for both property owners and residents. Renovations also included updates to the property's common areas, including a community room allowing residents to participate in various activities simultaneously. Further, the partners restructured the resident social services program, contracting with a local third-party, that provided more extensive services at a lower cost.

At disposition, Huntington Towers was sold into a LIHTC structure sponsored by Leon Weiner & Associates that extended affordability, resulted in further property and resident services improvements, and provided continuity of ownership. Enterprise was the syndicator of the LIHTC deal, and Bellwether Enterprise was the lender, exemplifying the breadth of Enterprise's expertise and its unique ability to structure and finance preservation deals through a variety of funding mechanisms.

### Amenities:

COMMUNITY EVENTS

FITNESS CLASSES

BEAUTY PARLOR

TRANSPORTATION  
COORDINATION

HEALTH CLINICS

COUNSELING

## Property Highlight: **Spyglass at Cedar Cove**

**Preservation Fund I invested \$5 million to maintain long-term affordability for 152 homes in Lexington Park, MD**

Spyglass at Cedar Cove, located in Lexington Park, MD, was originally constructed in 1985 to serve the local workforce, including military households. Spyglass is one of the Fund's workforce housing properties, properties that are affordable to households with incomes at 80% of the area median. The property offers attractive amenities, including a clubhouse, fitness center, outdoor pool, tennis and volleyball courts, a dog park, and access to a private beach on the Chesapeake Bay.

When it entered the Fund, Spyglass at Cedar Cove was an older property at risk of further aging and deterioration or conversion to a Class A community with substantially higher rents. In 2015, the Fund partnered with Enterprise Community Development, an affiliated non-profit affordable housing developer and operator, to acquire the property and invest a combined \$5.88 million in equity in Spyglass at Cedar Cove and leveraged another \$16.5 million in debt financing from Bellwether Enterprise. More than \$2 million went into renovations (\$13,200/unit), including addressing deferred maintenance, interior renovations to units, and green retrofits.

During the hold period, the property performed better than pro forma, achieving high financial performance and sustaining 98% physical occupancy. At the time of acquisition, Spyglass operated without affordability restrictions, with rents affordable to those with incomes at 80% of the Area Median Income (AMI). An operating agreement covenant maintained affordability during the hold period. At the end of that time, the partnership sought to sell the property to a well-established owner/operator with an investment strategy similar to Enterprise's preservation goal of maintaining the community as high-quality workforce housing. Since the property's disposition, effective rent growth has been slightly lower than market comparables, allowing the property to continue serving its original population. Preserving affordable homes at Spyglass at Cedar Cove provides residents with long-term stability in an amenity-rich community.

### Amenities:

**CLUBHOUSE**

**POOL**

**TENNIS AND  
VOLLEYBALL COURTS**

**DOG PARK**

**PRIVATE BEACH**



## Preserving Affordability Amid Rising Costs

All of the investments made through the Fund took place in areas with a dire need for affordable housing.<sup>5</sup> Forty-three percent of renter households in these areas are cost-burdened, paying more than 30% of their household income towards rental housing costs and 21% are severely cost-burdened, devoting half or more of their household income towards housing costs.<sup>6</sup> These areas also suffer substantial housing shortfalls – more than 138,800 units – for households earning 0-50% AMI.<sup>7</sup> Preservation Fund I investments helped address these issues, maintaining or extending the critical supply of affordable housing in these areas.

The Fund preserved much-needed affordable housing for nearly 2,500 families, helping to ensure those families have the opportunity to thrive and mitigating displacement due to rising costs. Fund properties saw lower increases in rental costs than increases across the market in the same period, both while in the Fund and after disposition (see pg. 13-14). Lower costs make it easier for long-term residents to remain in the communities while still being able to afford other essentials, such as healthy foods, health care, and transportation.

### Various Funding Strategies Led To Sustained Affordability in Properties

Enterprise's REE team and the investment partners worked to ensure the long-term affordability of the Fund properties beyond the life of their investment by employing a range of funding strategies, including resyndication with Low-Income Housing Tax Credits (LIHTCs), renewal of Housing Assistance Payment (HAP) contracts, or other guaranteed restrictions.

- 906 units across 5 properties were resyndicated with new 4% LIHTCs upon exit from the Fund. These resyndications ensure that these homes remain affordable to households earning at or below 60% AMI for at least another 30 years.
- Of these homes, 390 were preserved at deeper affordability through renewals of their HAP contracts, either during the hold period or immediately after disposition. This lowered the income threshold required to qualify for the unit (to 50% AMI vs 60% AMI), and the HAP subsidy ensures that no tenant pays over 30% of their income on rent.<sup>8</sup>
- 96 of the 906 units are now governed by new LIHTC requirements due to a new 4% LIHTC syndication at Avaire (Casino Lane).
- A real estate tax exemption and long-term ground lease were secured on one previously unrestricted property, guaranteeing that at least 104 of its 208 units will remain affordable at or below 80% AMI.

<sup>5</sup> For data on the affordable housing gap in each investment geography, see Appendix IV.

<sup>6</sup> U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) data, derived from the American Community Survey (ACS), 2017-2021.

<sup>7</sup> One location (New London, CT) does not have a shortfall for the 0-80% AMI households, and one location (Louisville/ Jefferson County metro government (balance), KY) has a surplus of housing available for 0-80% AMI households.

<sup>8</sup> Tenants covered by these contracts must have incomes below 50% AMI.



Bridge at Volente in Austin, TX

At the time that the Fund was fully invested, it exceeded the affordability restriction targets outlined in its operating agreement. Twenty-one percent (21%) of the total housing units financed through the Fund were serving households at 50% or below AMI (target 20%) and 46% were serving households at or below 60% AMI (target 40%).

Today, 1,237 homes (50%) of the properties have long-term affordability restrictions tied to subsidies, ensuring the preservation of that affordability for years to come.<sup>9</sup> The Fund extended affordability requirements by an

average of 23 years for these 1,237 subsidized homes across the portfolio's properties.

**Of these 1,237 homes, 1,010 had additional years of affordability added via new contracts and resyndications as part of the Fund's preservation work.**

Table 3 describes the new or extended restrictions during and after the Fund's hold period to capture the number of new years of affordability created for residents through that preservation work.<sup>10</sup>

**Table 3: Additional Years of Affordability Added to Portfolio Properties**

Property	Years of Extension	Units
Avaire (Casino Lane)	<b>30:</b> New LIHTC to 2058 <sup>11</sup>	96
Bridge at Volente	<b>99:</b> Term of ground lease	104
Winton (Carter) Manor	<b>15:</b> From 2036 to 2051	270
Huntington Towers	<b>28:</b> From 2033 to 2051	120
Reserve at Northglenn Preservation	<b>18:</b> From 2032 to 2050	220
Reserve at Northglenn New Units	<b>30:</b> New LIHTC to 2050	40
Winfield	<b>15:</b> From 2033 to 2048	160

<sup>9</sup> Appendix II describes subsidy and affordability restrictions at each property.

<sup>10</sup> Years of extension are calculated as the difference between the latest subsidy expiration before and after EMOF's involvement. For example, Huntington Towers' previous HAP contract expired in 2033. A mark-to-market extended it to 2044, and new LIHTC restricts the properties rents through at least 2051. The difference between 2033 and 2051 is 18 years of affordability added. Properties with no affordability restrictions or at which restrictions were not extended are omitted.

<sup>11</sup> Based on the description of 40-year requirements in the Preservation Fund I case study.

## Properties in the Portfolio Provided Families With Increased Discretionary Income

The portfolio of properties generated an estimated average of \$968 per household in increased discretionary income per year and an estimated \$2 million in increased discretionary income for residents across the entire portfolio of properties, based on estimated market and contract rent comparisons at the time of acquisition.<sup>12</sup> These savings can significantly impact a family's ability to contribute to savings or emergency funds or pay for daily needs. For example, in Columbus, OH, \$968 can pay for a year's worth of monthly bus passes.<sup>13</sup> In Everett, WA, these savings could help offset high grocery prices, allowing families to purchase more goods.<sup>14</sup> Discretionary income benefits individual households and the broader community. With less money going to rent, families have more opportunities to support local businesses with greater spending power.

## Rent Increases at Properties Were Lower Compared To Market Averages During the Hold Period

As communities across the country became more expensive, rent increases at properties in the Fund were substantially lower than the market rent growth during the same periods as a share of initial rent.<sup>15</sup> Sixty percent of homes (1,478 homes) saw rents increase slower than the market on a percentage basis, while 10% (257 homes) saw increases comparable to the market-wide increase. Of the 2,488 rental homes in the Fund portfolio, only 18% (457 homes) saw their rents increase faster than the comparable median market rent increase over the same period (period of analysis based on the hold period for each property).<sup>16</sup> Without investments to preserve and extend affordability, residents with lower incomes would likely face higher living costs or displacement from their communities.

The portfolio of properties generated an estimated average of

**\$968**

PER HOUSEHOLD IN INCREASED DISCRETIONARY INCOME PER YEAR

- AND -

**\$2M**

IN INCREASED DISCRETIONARY INCOME FOR RESIDENTS ACROSS THE ENTIRE PORTFOLIO

As communities across the country became more expensive

**60%**

OF HOMES (1,478 HOMES) IN THE FUND SAW RENTS INCREASE SLOWER THAN THE MARKET ON A PERCENTAGE BASIS

- WHILE -

**10%**

(257 HOMES) IN THE FUND SAW INCREASES COMPARABLE TO THE MARKET-WIDE INCREASE

<sup>12</sup> Discretionary income is derived from an economic model developed by Enterprise. The model does not include homes that have Section 8 contracts and does not account for additional potential savings through utilities allowances.

<sup>13</sup> Central Ohio Transit Authority. <https://www.cota.com/riding-cota/fare-overview/>

<sup>14</sup> Conybeare, Will. (2024, January 16). Study finds these states spend the most on groceries in America. <https://thehill.com/changing-america/respect/poverty/4408043-study-finds-these-states-spend-the-most-on-groceries-in-america/>

<sup>15</sup> The hold period varied property by property. This analysis considers acquisition and disposition years to calculate comparable market rents.

<sup>16</sup> Data was unavailable or insufficient for valid market comparisons for 12% of the homes preserved by The Fund.



## Carter Manor Demonstrates the Value of Long-Term Affordability Restrictions

Carter Manor (now Winton Manor) in Cleveland, OH, demonstrates the critical need to preserve affordable housing as market-rate rents rise. Cleveland, OH, is a diverse city with the second-highest population in the state. The city's downtown areas have grown significantly in recent years, contributing to rising rental prices.

Carter Manor is subsidized with LIHTC and a HAP (Section 8) contract (each of which was in place at acquisition). The Fund held the property for two years, during which it improved financial performance and completed renovations, which included reactivation of 9,000 square feet of commercial space and green retrofits. After two years, the property was sold to mission-aligned buyers who secured a new 20-year HAP contract and sought new tax credits.

The deep subsidies provided by the property's HAP contract provide substantial cost savings relative to market rents. For example, in the last year of the hold period (2018), the average resident at Winton Manor paid 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<sup>17</sup> per year versus similarly sized homes elsewhere in the Cleveland metro area, or:

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

As a result, 270 households have retained access to high-quality, affordable housing in a highly desirable neighborhood of an increasingly high-cost city.

<sup>17</sup> Enterprise Community Partners analysis of American Community Survey 2018 1-year estimates and internal Preservation Fund I rent data.

## Properties Continue Renting at Lower Rents Than Comparable Properties After Disposition

Enterprise believes that the mission and business strategy of the organizations that own rental housing communities have a profound effect on the long-term affordability and stewardship of such communities. In many cases, the organizations that Preservation Fund I worked with to purchase the communities continue to own them to this day. In other instances, Enterprise works with trusted owners/operators and implements a robust due diligence process for potential buyers to ensure mission alignment. These processes have helped ensure long-term affordability and continued services at the Fund properties.

Enterprise Community Partners tracked the most recent rent at Preservation Fund I properties (as of January 2025) to determine whether resident cost savings have endured past the Fund's close. The analysis found that Fund properties continue to offer savings compared to similar properties, even after exiting the Fund.<sup>18</sup> The average rent for the 2,102 homes in the Fund (for which analysis is possible) was **\$1,291 per month**, compared to **\$1,447 per month** at market-comparable properties.<sup>19</sup> As a result, the average household in a property that was part of the Fund portfolio pays \$156 (11%) less per month today than they would pay for rent at similarly desirable properties.

Modest cost savings persisted even at the five workforce and market rate affordable properties in the Fund. This is significant because Low-Income Housing Tax Credits, project-based rental assistance, or property tax abatements do not guarantee the continued affordability of these homes. These properties include Spyglass

at Cedar Cove, Post Oak, East Ridge, Ridgemont, and Mountain Brook. The 972 homes at these properties have shown modest cost savings after disposition. As of January 2025, the average rent at these five properties was **\$1,313 per month**, compared to **\$1,401 per month**. This represents savings of \$88, or 6%.



### Median Rent at Properties Grew at a Slower Rate Than Their Markets

Median rent at Preservation I Properties rose **12%** (from \$718 at acquisition to \$807 at disposition), compared to **35%** (\$816 to \$1,100) in the same markets.

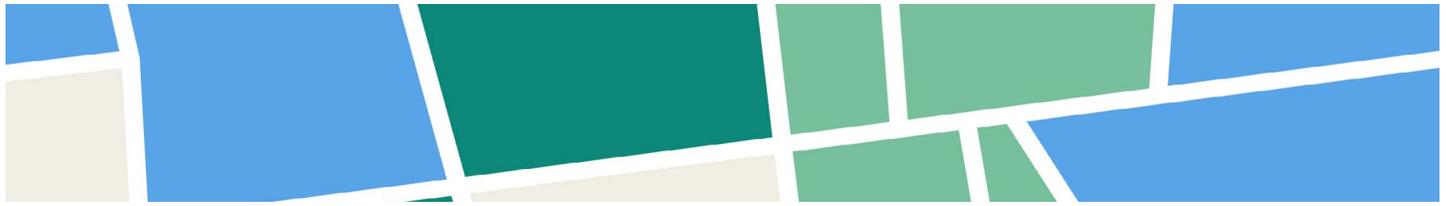
#### Key Benefits of slower rent growth include:

- Predictable housing costs
- Staying in place longer
- Fewer evictions
- Increased spending power

Note: Weighted median market rent is tabulated using ACS data from **each property's acquisition and disposition year**. Acquisition and disposition years vary. Data is weighted to match the bedroom number composition and geographic distribution of Preservation Fund I properties.

<sup>18</sup> This analysis compares rents at Preservation Fund I properties to rents at comparable properties for a subset of 2,102 Preservation Fund I units. Comparison properties are selected by CoStar, a real estate market data provider who identifies properties in similar locations and of similar properties. The analysis employs data from the "Rent Comparables by Bedroom" page of CoStar generated underwriting reports from January 8th, 2025, for each property. This sample excludes Carter (Winton) Manor and Huntington Towers, each of which is entirely covered by project-based rental assistance, making effective rents an improper measure of tenant costs. It also excludes 38 4-bedroom units at Centerville Pointe for which no appropriate comparison properties are available.

<sup>19</sup> This analysis generates a hypothetical comparison property for each of the Funds' properties with the same unit size distribution as the Fund property and rents derived from its CoStar comparison properties. The portfolio-wide analysis is a weighted average of these property-level results.



## Ancillary Benefits

The benefits of Preservation Fund I extend beyond affordability. Capital investments included improvements designed to lower energy costs, preserve natural resources, and expand property resident services. These ancillary benefits go beyond keeping housing affordable, improving the housing quality, and providing extra benefits to residents at these properties.

### Sustainability and Green Infrastructure

Capital investments in the Fund's portfolio included projects targeting improvements designed to lower energy costs and preserve natural resources. Ten of 11 properties received green improvements during rehab, including low-cost and high-impact retrofits designed to lower consumption, benefit the environment, and reduce operating costs. Seven properties included energy-efficient lighting and appliance installation, eight included water efficiency measures such as low-flow fixtures and toilets, and one implemented a new recycling program. Highlighting the impact of these green retrofits is Centerville Pointe, which reported a 40% reduction in water usage in the first six months of implementation, a savings of approximately 9.5 million gallons of water.

### Resident Services

Two properties in the Fund's portfolio — Bridge at Volente and Huntington Towers — provided resident services. The Fund's investment helped expand and improve resident services at both properties.

Enterprise partnered with Texas Housing Conservancy (TxHC), a local 501c3 social impact fund, to prioritize resident impact at Bridge at Volente. The rollout of a credit-reporting service at the property helped residents establish or improve credit scores through regular rent payments; 21 residents established new credit scores, and 213 residents improved their scores. Credit reporting is now widely utilized across Enterprise's portfolio of properties. The property also offers finance and wellness workshops, access to digital reading materials, and referrals to other support services for residents. To support these programs, the property reserves a rental unit as a home for a staff member to coordinate resident services and events.

In 2023, the property was sold into the Enterprise Renter Wealth Creation Fund\*, an innovative investment fund that emphasizes wealth-building opportunities for tenants. Benefits of this program include expanded resident service programming provided through TxHC that is focused on upward mobility. The program also provides cash back for monthly on-time rent payments and may provide a share of the appreciation of the property if sold or refinanced and the property appreciates.<sup>20</sup>

**\* The Renter Wealth Creation Fund is not part of Enterprise's Preservation Fund line, has different fund features and objectives, and is closed.**

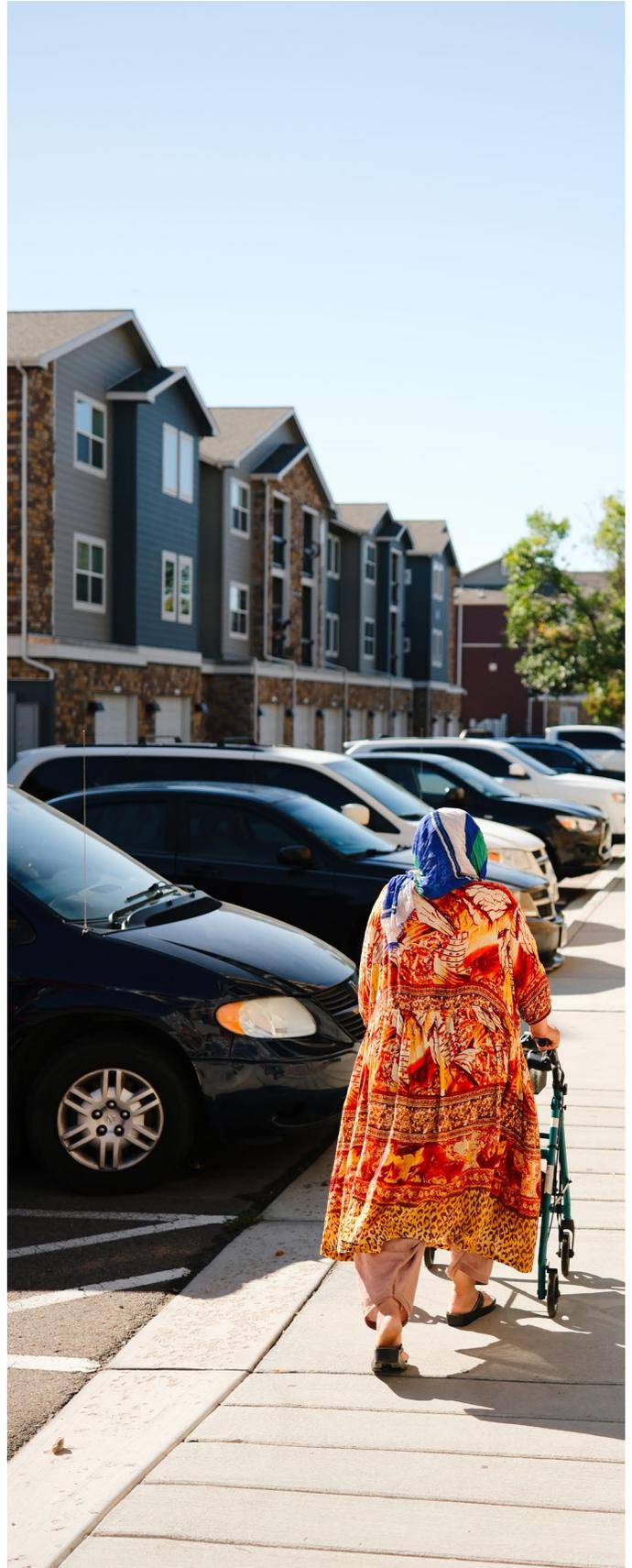
<sup>20</sup> <https://www.enterprisecommunity.org/impact-areas/upward-mobility/renter-wealth-creation>

Inclusion in the Fund also significantly enhanced the resident services provided by Huntington Towers. With the Fund's investment in the property, the partner expanded resident services to provide more thoughtful and targeted programming at a lower cost through a third party. Huntington Towers was sold into a LIHTC structure that allowed continuity of ownership so improvements to resident services could be maintained, and residents experienced minimal disruption. Today, the property has an onsite coordinator who provides health and wellness workshops, social events, and referrals to third-party support services for residents.

Preservation Fund I demonstrated the value resident services can bring to an affordable housing community. The REE team continues to prioritize the well-being of residents and communities. Today, 70% of the properties in Enterprise's preservation funds connect residents to needed services.

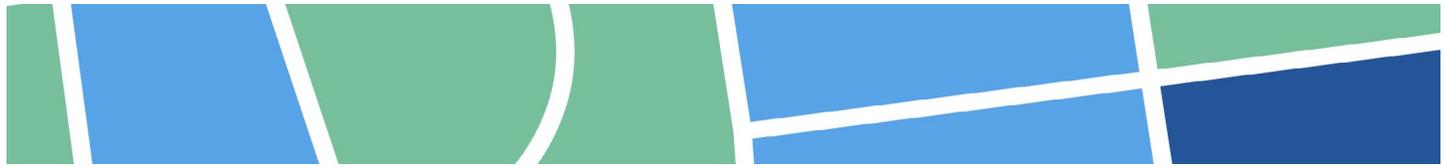
## Jobs and Tax Revenues

Affordable, high-quality housing improves tenants' lives, but the benefits of the investment in the Fund extend beyond the properties themselves. Property rehabilitation and maintenance generate economic activity, including jobs, local spending, income and revenue for local governments. Nearly \$14 million was spent in rehabbing the 13 properties included in the Fund's portfolio. Based on a 2020 study completed by the National Association of Homebuilders, a rehabilitation investment of this scale generates approximately 105 jobs and \$4.2 million in tax revenue.<sup>21</sup>



Reserve at Northglenn in Northglenn, CO

<sup>21</sup> [Building 1,000 Homes Packs an Economic Punch | NAHB](#)



## A Replicable Investment Model

Enterprise's Real Estate Equity team's vision for and creativity in designing and implementing Preservation Fund I was key to its success. The Fund served as a proof of concept — *Could an investment fund offer both financial and social returns, benefitting investors, communities, and residents?*

The Fund's approach positioned it as a valuable vehicle for addressing affordable housing needs and delivering consistent returns to investors. While market conditions have fluctuated over time, the [Enterprise Real Estate Equity Preservation Investment Funds](#) continue to positively impact communities across the country by preserving affordable housing and resourcing resident services and green improvements.

Enterprise leverages existing relationships with industry partners and colleagues aligned with its emphasis on social impact and who are looking to be more purposeful with their investing. As the catalog of mission-driven partners has grown, it has been easier to increase the standards of impact that Enterprise can seek to achieve through its investments.

The Fund also served as a launch pad for REE's commitment to both financial\* and social returns. Over the past decade, REE has refined its strategy for maximizing the impact of investment funds and recently underwent an independent verification of its impact framework and management system. Preservation Fund I was followed by Preservation Funds II-V. Together, these funds are working to preserve more than 15,000 homes across the country and embed the principles first embraced in Preservation Fund I.

\* **Past performance is no guarantee of future results.**

† **The Renter Wealth Creation Fund is not part of Enterprise's Preservation Fund line, has different fund features and objectives, and is closed.**

Experience gained through these preservation funds has also led the REE team to create thematic funds in which investors are interested in improving outcomes in specific areas, such as resident health or economic mobility. The most recent of this fund type is the Renter Wealth Creation Fund (RWCF)†, which seeks to provide renters with wealth-building opportunities traditionally limited to homeowners. Drawing from lessons learned in Preservation Fund I, the RWCF includes resources for resident services, rewards residents for on-time rent payments through monthly cash back and the opportunity to improve credit scores through on-time rent reporting and offers the potential for profit-sharing upon the sale or refinancing of the property.

Preserving affordable housing is crucial for ensuring that individuals and families can access safe, stable, and healthy living conditions regardless of income level. Investment funds like Preservation Fund I are a unique model for preserving affordable housing. Enterprise's preservation funds deepen and extend existing affordability at subsidized properties and prevent unsubsidized affordable housing from being converted into market-rate. Historically, these funds have paid financial returns to the investors and social dividends to the families within the properties and their communities.

**Table 4: Real Estate Equity – Track Record of Core National Preservation Funds\***

	Fund I	Fund II	Fund III	Fund IV	Fund V
<b>\$ Capital Raised</b>	\$35 M	\$71 M	\$109 M	\$229 M	\$182 M
<b>Final Closing</b>	2015	2017	2018	2021	2024
<b># Investors</b>	11	2	20	13	10
<b>% Capital Invested</b>	100%	100%	100%	100%	33%
<b># Investments</b>	11	35	16	21	9
<b># Homes Acquired</b>	2,488	3,472	4,154	5,975	1,439
<b># Dispositions</b>	11	7	8	3	0
<b>Avg Occupancy</b>	N/A (Liquidated)	96%	95%	93%	95%
<b>Target IRR</b>	9-11%	9.60%	8.63-10.63%	8.67-10.67%	9% -11%

All data as of YE 2024

\* Past performance is no guarantee of future results.



Reserve at Northglenn in Northglenn, CO

# Appendix I. Investment Objectives and Goals

The following are Preservation Fund I's objectives and impact goals, defined at the creation of the Fund.

## Investment Objectives

- Invest in real estate projects that will preserve and improve the existing inventory of affordable and workforce multifamily housing.
- Provide investors with a 7% annual cash-on-cash yield and a 10% to 12% internal rate of return (IRR) over the life of the Fund, after payment of Managing Member fees and other Fund expenses.
- Invest a portion of the capital commitments in project investments that receive positive consideration in the Community Reinvestment Act (CRA) evaluation process for the benefit of some members.
- Invest a portion of the capital commitments in project investments that will offer social services to residents that are designed to connect them to new opportunities in their lives.
- Invest a portion of the capital commitments in project investments that will include targeted improvements designed to lower energy costs, enhance indoor air quality, and/or preserve natural resources.

## Social and Environmental Impact Goals

- Facilitate the preservation and recapitalization of existing affordable housing resources, such as properties originally financed utilizing the LIHTC of project-based Section 8 subsidy.
- Facilitate the acquisition of privately owned, unsubsidized, B and C class properties by qualified operators, thereby encouraging long-term stewardship and avoiding investor "flipping."
- Make strategic physical improvements to the properties, including green retrofits, which will benefit both the owners and tenants.
- Encourage the use of social services as a means of providing residents with an opportunity for a better life.

## Appendix II. Summary of Pre- And Current (Post-Disposition) Subsidy Status

This table indicates the status of each of Preservation Fund I's eight **subsidized** properties as reflected in public records in December 2024. Dark green cells represent subsidies applied to all units in a property.

■ Partial subsidies applied to some units at the property
 ■ Subsidies applied to all units at the property
 ■ Partial subsidies that have been lost from the property

Summary of Subsidy Status			
Property	LIHTC Status	HAP Contract Status	Other Subsidies
<b>Bridge at Volente</b>	The former 4% LIHTC on 90 of 208 units was removed in 2007 foreclosure.	N/A	<b>104 units (of 208):</b> 100% real estate tax exemption requiring 50% of units <80% AMI secured. Deeper affordability was created through the exit to the Renter Wealth Creation Fund (RWCF).
<b>Winton (Carter) Manor</b>	<b>270 units:</b> All units are currently subject to restriction, and new buyers have secured new 4% credits on all units.	<b>270 units:</b> Preserved through 2041 by new buyers who renewed the HAP contract.	N/A
<b>Avaire (Casino Lane)</b>	<b>96 units:</b> New 4% credits secured on all units, facilitating the property's exit from the Fund in 2017.	N/A	<b>96 units:</b> Washington 80/20 bonds reported on all 96 units in NHPD.
<b>Centerville Pointe</b>	<b>150 units</b> (of 250) covered by 4% credits with an ongoing 40-year affordability period through 2038.	N/A	N/A
<b>Huntington Towers</b>	<b>120 units:</b> New 4% credits secured on all units, facilitating the property's exit from the Fund in 2021.	<b>120 units:</b> Extended in 2013 and recently re-extended through 2044 with discretionary markup to market.	N/A
<b>Pine Crossing</b>	<b>77 units</b> (of 192) covered through 2027 with 4% credits.	N/A	N/A
<b>Reserve at Northglenn</b>	<b>260 units:</b> New 4% credits secured on all units facilitating the property's exit from the Fund in 2018, adding 40 new units and preserving 220 units through 2050.	N/A	N/A
<b>Winfield</b>	<b>160 units:</b> New 4% credits secured on all units facilitating the property's exit from the Fund in 2019, extending restrictions for 30 years.	N/A	N/A

# Appendix III: Subsidy Status Updates After Disposition

This section provides updates on the subsidy status of properties previously held by Preservation Fund I. Status updates are based on the National Housing Preservation Database, with supplemental information drawn from internal sources (Investment case studies and Salesforce database/system of record) and public records (state-level reporting of LIHTC applications, the federal LIHTC database, and county permit records). These public data sources are generally retrospective, and recent updates to subsidy status may not be captured in the accounts here.



## Bridge at Volente

Bridge at Volente was initially built as a 208-unit mixed-income property, with 90 units (43%) funded with 4% Low-Income Housing Tax Credits (LIHTC). The tax credit allocation was secured in 1999, and affordability restrictions were slated to run until 2029,<sup>22</sup> but the property went through foreclosure in 2007 and terminated LIHTC requirements.<sup>23</sup> With its investment in 2016, Enterprise helped the property secure a real estate tax

exemption through 2115<sup>24</sup> and improve its performance.<sup>25</sup> In 2023, Enterprise collaborated with the sponsor, the Housing Authority of the City of Austin, and Affordable Central Texas (ACT) (now Texas Housing Conservancy (TxHC)) to recapitalize the asset with a new Enterprise investment, the Renter Wealth Creation Fund (RWCF). As part of the RWCF, the property deepened its affordability with a new 60% AMI set aside, began renovations, and launched a Renter Loyalty Program which provides cash back for monthly on-time rent payments and may provide a share of the appreciation of the property if sold or refinanced and the property appreciates.<sup>26</sup>

## Pine Crossing

Pine Crossing was built as a market-rate property in 1975 and renovated with 4% LIHTCs in 1997. The property was held in partnership with the Fund and Cohen-Esrey Real Estate Services from September 2015 to November 2021 and sold to a buyer who intended to seek new tax credits to achieve 100% affordability and substantial renovations. As of 2024, the current 4% LIHTC requirements remain active until 2027, but there is no evidence in Ohio public records that the property has secured new tax credit financing,<sup>27</sup> and no new tax credit allocation appears in the National Housing Preservation Database (NHPD).<sup>28</sup> In March 2022, Pine Crossing experienced a 3-alarm electrical fire in a 30-unit building on the site.<sup>29</sup> Pine Crossing LP sought and received a series of building permits and inspections related to post-fire recovery between June 2022 and November 2023,<sup>30</sup> and received a partial certificate of occupancy in November 2023.<sup>31</sup>

<sup>22</sup> NHPD, 12/4/2024

<sup>23</sup> Preservation Fund I Full Investment Case Studies

<sup>24</sup> Salesforce profile of Bridge at Volente

<sup>25</sup> Preservation Fund I Full Investment Case Studies

<sup>26</sup> Personal knowledge of RWCF

<sup>27</sup> [Pending Applications & Funded Projects](#)

<sup>28</sup> NHPD, 12/4/2024

<sup>29</sup> [Pine Crossing apartment fire caused by electrical wiring | 10tv.com](#)

<sup>30</sup> [City of Columbus - Online Portal](#) (Parcel ID 560115541)

<sup>31</sup> [City of Columbus - Online Portal](#) (Record PCO2348669)

## Huntington Towers

Huntington Towers was constructed in 1983 under the HUD Section 8 program. The Fund partnered with Leon N. Weiner & Associates to acquire the property in 2013, and its project-based Section 8 contract was extended for 20 years (through 2033). The property exited the Fund in 2021 by selling its interest to a new 4% LIHTC partnership facilitated by the partner.<sup>32</sup> In 2024, the property sought and received a 20-year renewal of its Section 8 contract based on Discretionary Authority Eligibility Mark-Up-To-Market authority. This contract covers all 120 homes in the property through 2044, preserving long-term deep affordability.<sup>33</sup>

## Centerville Pointe

Centerville Pointe was built in 1998 using 9% LIHTC financing, with 150 of its 250 units (60%) covered by affordability restrictions at 50% and 60% of area median income. At the time of acquisition, affordability restrictions were to remain in place until 2038. The property was held in the Fund from 2016 to 2021. Currently, the property's 40-year LIHTC compliance period remains in effect through 2038.<sup>34</sup>

## Winfield

Winfield was built in 2003 using the 4% LIHTC financing program. In 2014, Enterprise partnered with Security Properties, Inc. to acquire partnership interest in the property, with the goal of pursuing a future tax credit re-syndication. The property received an allocation of 4% LIHTCs from the Colorado Housing and Finance Authority in 2019,<sup>35</sup> and the new LIHTC partnership led by Security Properties purchased Enterprise's stake in the property. This new LIHTC allocation extended affordability for an additional 30 years.<sup>36</sup>



## Carter Manor

Carter Manor was built as a hotel in 1915 and converted to 270 senior homes with 4% LIHTCs in 2005.<sup>37</sup> In 2016, when Enterprise partnered with Salus Development and RHM Real Estate Group to purchase a general partner interest in the property, all units were further subsidized through an existing project-based Section 8 contract.<sup>38</sup>

In 2018, Enterprise and its partners sold the property to third party buyers who intended to renew the Section 8

contract and recapitalize using 4% LIHTC financing.<sup>39</sup> In 2021, Evergreen Real Estate Development Group secured a new Section 8 contract on all units. This new contract lasts until 2041.<sup>40</sup> Evergreen also submitted a request for 4% LIHTC financing of \$1,983,131 per year over 10 years to fund "major updates to the building system, modernization of the elevator, repair of the façade and upgrade of unit kitchens, baths and flooring,"<sup>41</sup> and received an allocation of credits in 2021.<sup>42</sup>

<sup>32</sup> Preservation Fund I Full Investment Case Studies

<sup>33</sup> NHPD, 12/4/2024

<sup>34</sup> NHPD, 12/4/2024

<sup>35</sup> [State AHTC Report](#)

<sup>36</sup> Preservation Fund I Full Investment Case Studies

<sup>37</sup> Preservation Fund I Full Investment Case Studies

<sup>38</sup> Preservation Fund I Full Investment Case Studies

<sup>39</sup> Preservation Fund I Full Investment Case Studies

<sup>40</sup> NHPD, 12/4/2024

<sup>41</sup> [01. AHFA - Carter Manor](#)

<sup>42</sup> Enterprise Community Partners 2024 Social Return on Investment (SROI) Report



### Reserve at Northglenn

Reserve at Northglenn was built using 4% LIHTCs in 2001, with 219 of its 220 units subject to affordability requirements.<sup>43</sup> The Fund partnered with Security Properties to purchase an interest in the property in 2014, and Security Properties pursued and secured a new 4% LIHTC allocation from the Colorado Housing and Finance Authority.<sup>44</sup> This allocation supported a blend of preservation (on 220 units) and new construction (on

40 additional units), placing 260 total units under long-term affordability requirements through 2050.<sup>45</sup> The newly added homes include 24 two-bedroom and 16 three+ bedroom units.<sup>46</sup>

### Avaire (Casino Lane)

Casino Lane (now Avaire) was built in 1982 and has historically operated as market-rate housing. The Fund partnered with Shelter Resources, Inc. to purchase the property in 2016. The property was held in the Fund for one year until April 2017.<sup>47</sup> During this time, Shelter Resources secured 4% LIHTC financing, and the new LIHTC partnership purchased the Fund's stake in the property. All 96 units in the property are currently covered by LIHTC affordability restrictions through at least 2048, creating newly committed affordability in previously market-rate homes.<sup>48</sup>

*\* Spyglass at Cedar Cove, Post Oak and East Ridge, and Ridgmont and Mountain Brook are unsubsidized workforce housing and do not appear in subsidy databases.*

<sup>43</sup> NHPD, 12/4/2024

<sup>44</sup> <https://www.chfainfo.com/getattachment/dd9a3d23-c1cf-4142-9340-1ea865776ace/Statewide.xlsx>

<sup>45</sup> NHPD, 12/4/2024

<sup>46</sup> NHPD, 12/4/2024

<sup>47</sup> Preservation Fund I Full Investment Case Studies

<sup>48</sup> NHPD, 12/4/2024

# Appendix IV: Property and Metro Area Rent Increases During Hold Period

The table below compares the cumulative increases in average rents for each **Preservation Fund I** property to increases in median rents across the metropolitan area in which it is located.

Property	Period	Metro Area	Size	Units	Property Rent Increase	Metro Rent Increase <sup>49</sup>	Difference <sup>50</sup>
<b>Huntington Towers</b>	2014-2021	Norwich-New London, CT	1BR	120	10%	28%	-17%
<b>Reserve at Northglenn</b>	2014-2018	Denver-Aurora-Lakewood, CO	1BR	52	8%	76%	-68%
			2BR	132	13%	64%	-51%
			3BR	36	10%	67%	-58%
<b>Post Oak</b>	2014-2018	Louisville/Jefferson County, KY-IN	1BR	80	9%	32%	-23%
			2BR	46	10%	43%	-32%
			1BR	48	32%	32%	0%
<b>East Ridge</b>	2014-2018		2BR	112	24%	43%	-18%
			3BR	28	-13%	36%	-50%
<b>Ridgemont</b>	2014-2016	Chattanooga, TN-GA	1BR	126	8%	Unavailable	Unavailable
			2BR	100	12%	35%	-24%
<b>Mountain Brook</b>	2014-2016		1BR	170	31%	Unavailable	Unavailable
			2BR	110	29%	35%	-6%
<b>Winfield</b>	2015-2019	Colorado Springs, CO	2BR	80	24%	26%	-1%
			3BR	80	25%	11%	+14%
<b>Pine Crossing</b>	2015-2021	Columbus, OH	1BR	27	25%	27%	-2%
			2BR	141	32%	26%	6%
			3BR	24	32%	15%	+17%
<b>Spyglass at Cedar Cove</b>	2015-2021*	California-Lexington Park, MD	1BR	64	29%	49%	-20%
			2BR	88	31%	13%	+18%

<sup>49</sup> 2015-2023 data based on American Community Survey Table B25031: Median Gross Rent by Bedrooms. 2014 data based on Enterprise Community Partners tabulation of 2014 American Community Survey microdata accessed through IPUMS: Steven Ruggles, Sarah Flood, Matthew Sobek, Daniel Backman, Annie Chen, Grace Cooper, Stephanie Richards, Renae Rodgers, and Megan Schouweiler. IPUMS USA: Version 15.0 [American Community Survey 2014 microdata]. Minneapolis, MN: IPUMS, 2024. <https://doi.org/10.18128/D010.V15.0>

<sup>50</sup> Separate entries in the table are tabulated for each unit size at each property. The 16 entries for which Preservation Fund I rent increases were 10 percentage points or more below increases in the metro area median rent are shown in dark green, while the 4 with gaps of less than 10 percentage points are shown in light green. The 5 properties in the Fund where rent increases exceeded increases in the metro area median rent are shown in dark orange, while the 3 with gaps of less than 10 points are shown in light orange. Two entries had no gap, and 2 had insufficient data.

Property	Period	Metro Area	Size	Units	Property Rent Increase	Metro Rent Increase <sup>49</sup>	Difference <sup>50</sup>
Avaire (Casino Lane)	2016-2017	Seattle-Tacoma- Bellevue, WA	1BR	18	15%	10%	5%
			2BR	62	15%	9%	7%
			3BR	16	14%	4%	+10%
Centerville Pointe	2016-2021	Dallas-Fort Worth-Arlington, TX	2BR	96	20%	30%	-10%
			3BR	102	18%	31%	-13%
			4BR	52	19%	30%	-11%
Bridge at Volente	2016- 2023	Austin-Round Rock, TX	1BR	72	40%	48%	-8%
			2BR	104	37%	48%	-11%
			3BR	32	34%	47%	-13%
Winton (Carter) Manor	2016-2018	Cleveland-Elyria, OH	Studio	33	-7%	11%	-18%
			1BR	209	5%	5%	0%
			2BR	28	42%	4%	+38%

<sup>49</sup> 2015-2023 data based on American Community Survey Table B25031: Median Gross Rent by Bedrooms. 2014 data based on Enterprise Community Partners tabulation of 2014 American Community Survey microdata accessed through IPUMS: Steven Ruggles, Sarah Flood, Matthew Sobek, Daniel Backman, Annie Chen, Grace Cooper, Stephanie Richards, Renae Rodgers, and Megan Schouweiler. IPUMS USA: Version 15.0 [American Community Survey 2014 microdata]. Minneapolis, MN: IPUMS, 2024. <https://doi.org/10.18128/D010.V15.0>

<sup>50</sup> Separate entries in the table are tabulated for each unit size at each property. The 16 entries for which Preservation Fund I rent increases were 10 percentage points or more below increases in the metro area median rent are shown in dark green, while the 4 with gaps of less than 10 percentage points are shown in light green. The 5 properties in the Fund where rent increases exceeded increases in the metro area median rent are shown in dark orange, while the 3 with gaps of less than 10 points are shown in light orange. Two entries had no gap, and 2 had insufficient data.

## Appendix V: Supply Gap of Affordable and Available Housing by Income Level

This table indicates the number of households in each property's city or town (Census Place) with incomes placing them in each of three income ranges. It also notes how many homes are affordable and available to these households, along with the shortfall of affordable and available homes. Homes are considered to be "affordable and available" to a household below a given income threshold number if their rents are below 30% of the income threshold **and** they are either a) occupied by a household with income below the income threshold or b) vacant and available to rent. This mirrors the definition used in the National Low Income Housing Coalition's annual Gap report. Results in this table are calculated using 2017-2021 5-year Comprehensive Housing Affordability Strategy (CHAS) data.

Property	Place	Income Level	Households	Affordable and Available Homes	Shortfall	Affordable and Available Per 100 Households
Bridge at Volente	Austin city, TX	0%-30% AMI	43,130	7,345	35,785	17
		0%-50% AMI	74,920	27,890	47,030	37
		0%-80% AMI	124,835	119,985	4,850	96
Ridgemont and Mountain Brook	Chattanooga city, TN	0%-30% AMI	8,525	3,130	5,395	37
		0%-50% AMI	14,100	8,405	5,695	60
		0%-80% AMI	22,015	20,030	1,985	91
Winton (Carter) Manor	Cleveland city, OH	0%-30% AMI	40,055	18,220	21,835	45
		0%-50% AMI	59,390	49,350	10,040	83
		0%-80% AMI	76,150	76,085	65	100
Winfield	Colorado Springs city, CO	0%-30% AMI	13,085	2,280	10,805	17
		0%-50% AMI	25,385	8,925	16,460	35
		0%-80% AMI	42,845	36,340	6,505	85
Pine Crossing	Columbus city, OH	0%-30% AMI	48,560	12,585	35,975	26
		0%-50% AMI	82,145	52,460	29,685	64
		0%-80% AMI	127,965	127,355	610	100
Avaire (Casino Lane)	Everett city, WA	0%-30% AMI	6,365	2,180	4,185	34
		0%-50% AMI	11,015	6,250	4,765	57
		0%-80% AMI	15,695	15,530	165	99

Property	Place	Income Level	Households	Affordable and Available Homes	Shortfall	Affordable and Available Per 100 Households
Centerville Pointe	Garland city, TX	0%-30% AMI	5,535	725	4,810	13
		0%-50% AMI	12,040	4,200	7,840	35
		0%-80% AMI	19,420	18,680	740	96
Spyglass at Cedar Cove	Lexington Park CDP, MD	0%-30% AMI	760	450	310	59
		0%-50% AMI	1,395	575	820	41
		0%-80% AMI	1,980	1,980	0	100
Post Oak and East Ridge	Louisville/ Jefferson County metro government (balance), KY	0%-30% AMI	26,910	9,590	17,320	36
		0%-50% AMI	44,375	30,790	13,585	69
		0%-80% AMI	65,860	67,775	Surplus of 1,915	103
Huntington Towers	New London city, CT	0%-30% AMI	2,465	890	1,575	36
		0%-50% AMI	3,655	2,540	1,115	69
		0%-80% AMI	5,125	5,125	No shortage	100
Reserve at Northglenn	Northglenn city, CO	0%-30% AMI	1,025	240	785	23
		0%-50% AMI	2,635	795	1,840	30
		0%-80% AMI	3,820	3,550	270	93



## About Enterprise Community Partners, Inc.

Enterprise Community Partners, Inc., is the parent organization of the Enterprise family of companies and is a national nonprofit that exists to make a good home possible for the millions of families without one. Together, the organization supports community development organizations on the ground, aggregates and invests capital for impact, advances housing policy at every level of government, and builds and manages communities ourselves. Since 1982, we have invested \$80.9 billion and created 1 million homes across all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands — all to make home and community places of pride, power, and belonging. Join us at [enterprisecommunity.org](https://www.enterprisecommunity.org).

## Enterprise Community Investment, Inc.

Enterprise Community Investment, Inc. (Investment) is the investment arm of Enterprise Community Partners, Inc., and a nonprofit social welfare organization as described in Section 501(c)(4) of the Internal Revenue Code of 1986, as amended. It provides investment capital through Equity Preservation Funds, New Markets Tax Credits, and Opportunity Zone Funds. Founded in 1984, Investment is formerly known as Enterprise Social Investment Corporation, and is based in Columbia, Maryland.

## Enterprise Equities, Inc.

Enterprise Equities, Inc. (EEI), an affiliate of Enterprise Community Investment, Inc., acts as the placement agent for private placements in direct participation programs sponsored by Enterprise Community Investment, Inc. EEI is a broker-dealer registered with the U.S. Securities and Exchange Commission (SEC), a member of the Financial Industry Regulatory Authority (FINRA) and a member of the Securities Investor Protection Corporation (SIPC). For additional information on EEI, visit FINRA at [www.finra.org](https://www.finra.org). To learn more about SIPC, visit [www.sipc.org](https://www.sipc.org).