

Enterprise Community Loan Fund (Loan Fund) meets the critical capital needs of communities across the country. Loan Fund provides community developers access to financing, which may otherwise be unavailable for local projects such as affordable housing, charter schools and community health centers.

Loan Fund has invested nearly \$1.5 billion in communities across the nation as it strives to create opportunity by connecting affordable homes with jobs, transit, good schools, and quality health care services. Loan Fund is a leading Community Development Financial Institution (CDFI), deploying capital to underserved neighborhoods to create affordable homes, schools, health care clinics, and other community assets.

A Unique and Vital Resource

Enterprise Community Loan Fund is more than a lender. It leverages financial, technical and policy resources from across all of Enterprise's leading entities. This means we bring specialized expertise and innovative financing structures to support our borrowers' community development goals.

We're invested in more than the success of every development project – we're committed to building and preserving vibrant, sustainable communities by bringing solutions in the forms of capital, technical assistance and policy work.

Investing in Long-Term Solutions for the Homeless

In Los Angeles, the high cost of living and slow economic growth for low-wage earners has led to a 12 percent increase in homelessness since 2013. Pairing affordable homes with support services is the most sustainable solution for improving the lives of chronically homeless individuals. SRO Housing Corporation has seen tremendous success utilizing this permanent supportive housing strategy, and Loan Fund provided early stage capital to further their work with the construction of Gateways Apartments (Gateways).

- Loan Fund provided the capital needed to purchase the blighted corner lot where Gateways now stands.
- Permanent supportive housing projects in Los Angeles generate annual health care savings of \$19,000 per person.
- Gateways supports 70 full-time jobs, some filled by formerly homeless individuals.

Read more about Gateways Apartments in Loan Fund's [2015 Social Return on Investment](#) impact case study.



Loan Products

Loan Fund provides essential and flexibly designed loans offering financing for affordable housing and community facilities:

- Predevelopment loans finance pre-construction-related costs.
- Acquisition loans enable affordable housing developers and community development entities to take advantage of real estate opportunities.
- Bridge loans for both Low-Income Housing Tax Credit and Historic Tax Credit projects, as well as to government contracts/receivables.
- Mini-permanent loans provide interim capital for developers to acquire and hold affordable housing properties to reach stabilization or develop and execute a longer term recapitalization strategy.
- Permanent financing is available through the U.S. Treasury Department's CDFI Bond Guarantee Program, providing access to long-term capital for charter schools, health care facilities, multifamily rental housing and nonprofit organizations.

More details on Enterprise's products are available online at www.EnterpriseCommunity.org.

Target Borrowers

Loan Fund lends to mission-aligned organizations, both for-profits and nonprofits, with strong track records in community development. Enterprise provides loans to develop affordable housing and community facilities such as charter schools and health facilities.

Leadership

We are led by a four-member management team of finance professionals experienced in affordable housing and community development. Underwriters, analysts and loan servicers work out of Enterprise headquarters in Columbia, Md., as well as in Atlanta, Denver, New York City, San Francisco and Seattle.

Contact Us

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Entrepreneurs Find Space To Grow Their Business

The shortage of affordable homes in New York City has been well-documented, but all too often entrepreneurs face a similar struggle to find affordable space to operate their small businesses. 1102 Atlantic Avenue creates living-wage employment opportunities by providing affordable work space to small manufacturing businesses. In doing so, developer Greenpoint Manufacturing and Design Center (GMDC) is investing in New York's residents by ensuring that they can live in the neighborhoods in which they work.

- Loan Fund provided GMDC the capital needed to purchase the property in Crown Heights, Brooklyn.
- Rehabilitation of a former auto parts warehouse into a LEED Silver manufacturing space.
- Affordable space to expand fourteen small business, creating 54 full-time jobs.

