Enterprise in the Southeast

Enterprise is providing capital, solutions and policy assistance throughout the Southeast in Ga., Fla., N.C., S.C., Ala. and Tenn. to create and preserve affordable homes and communities. Since 1992, Enterprise Community Partners has invested more than $125 million in the Southeast and leveraged an additional $470 million, contributing to the development of 6,200 affordable units.

Local Efforts

Transit-Oriented Development: The Atlanta TOD Collaborative is a 13-member partnership of nonprofits and government agencies aimed at removing barriers to, and advancing incentives for, equitable transit-oriented development (TOD) in the Atlanta region, while increasing public understanding and awareness around the benefits of TOD. The Enterprise Southeast office co-led the creation of the collaborative.

Production and Preservation: Preserving the affordability of multifamily homes for Atlanta’s low- and moderate-income families is critical toward ensuring the success of our most at-risk communities. Through our Proactive Preservation through Partnerships program, Enterprise seeks to preserve the affordability of 200 distressed or at-risk multifamily homes in key locations in Atlanta annually. Our partnership with numerous agencies, developers, managers and investors will enable us to proactively identify the properties and communities at risk of losing affordability and preserve them before it is too late.

Homeless Housing Initiatives: The Atlanta Real Estate Collaborative (AREC) is a group of private individuals with extensive real estate experience who seek to address housing needs of homeless individuals through housing placement, real estate acquisition, development and advocacy. AREC has housed over 1,705 individuals in approximately 1,080 apartments using our network and resources. Enterprise supports this initiative through funding, partnership development and technical assistance.

Harvard House

Preserving Affordable Housing: In response to foreclosure and the preservation of affordable housing, Carrfour Supportive Housing in Miami, in partnership with the National Housing Trust/Enterprise Preservation Corporation, purchased Harvard Houses, a 56-unit building for very low- and low-income families. The preservation will involve temporary relocation of residents to conduct a $50,000 per unit rehab using Enterprise Green Communities rehab measures contributing to green, health and energy efficient units.

Capacity Building: Enterprise supports the organizational and capacity needs of local government and affordable housing organizations by providing technical assistance and resource grants. The Quest Community Housing Development Organization, with Enterprise funding, developed a 28-apartment building that is now home to previously chronically homeless men, women and veterans in Atlanta.

Our Priorities

- Production and Preservation of Affordable Housing
- Supporting Transit-Oriented Development
- Homeless and Supportive Housing Initiatives
- Building Capacity for Affordable Housing Development

Proactive Preservation through Partnerships

Preserving 500 affordable units over three years

- Proactive Identification of Properties—LIHTC, expiring HUD units, existing and planned transit communities, special needs populations, low-income residents, physical distressed and agency pipeline properties
- Property Review—Assess physical, financial, market, regulatory and occupancy
- Intervention Implementation Strategy—Stabilize and strengthen the ongoing operations or identify alternative strategies in planning
- Multifamily Preservation Building Capacity & Training—Use tools and resources to evaluate property operations and physical conditions
- Connecting Investors & Partners—Leverage funds to provide financial stability and strengthen the long-term life of the property

“We believe that housing is one of the most crucial components in a self-sufficient lifestyle, coupled with supportive services such as addiction counseling, medication management, job readiness, computer training and financial management.”

— Leonard L. Adams, president & CEO, Quest Communities
ABOUT ENTERPRISE

Enterprise was built on a simple premise: Housing is more than just shelter. It’s a platform – the critical first rung on the ladder of opportunity.

Since 1982, Enterprise has created nearly 340,000 homes and invested $18.6 billion. Our work has touched millions of lives and helped connect people and communities to opportunity nationwide.

The key to our success is public-private partnerships, with organizations, businesses, governments and philanthropists working together toward shared goals with mutual accountability. Few entities have Enterprise’s unique capacity and breadth of knowledge and experience. It’s what makes us a trusted advisor to so many.

A Comprehensive Approach

Enterprise is the only housing organization in the U.S. with deep expertise in each of the three catalysts for systemic change: impact capital, innovative solutions on the ground and transformative public policy. In short, Enterprise delivers the capital, develops the programs and advocates for the policies needed to create and preserve homes that people can afford.

Impact Capital

Enterprise is a recognized leader in socially driven capital investment, having delivered more than $18.6 billion to low-income communities across the U.S.

Innovative Solutions

We work with local partners to test and scale new solutions to some of the most pressing housing and economic problems facing low-income communities.

Transformative Public Policy

Enterprise is a crucial voice for America’s low-income communities with a strong presence in Washington, D.C., and city halls across the country.