



Preserving affordability

We work nationwide with a wide range of partners to keep housing affordable and create stability and impact for residents, landlords, developers, and communities.



Preservation: A Way Forward

“Use what you have” sounds simple. But in the affordable housing realm, preservation is an innovative strategy – the most cost-effective, sustainable way to protect and expand access to rental homes and preserve affordability where it exists.

Enterprise brings 40 years of experience – solutions, capital, and community development know-how – to inspire and support affordable housing preservation throughout the United States, so families and communities can stay intact and thrive.

Together with our private, nonprofit and philanthropic partners, we have rehabbed nearly 600,000 affordable homes and invested over \$38 billion in affordable housing preservation nationwide. Over the next decade, this work will ensure 10 million people have a stable home and a clear pathway to upward mobility. Join us.

1.2M

Affordable rental homes lost

between 2019-2021, one of the largest two-year declines of the last 15 years

52%

Decrease in earnings

among people who moved three or more times during childhood

66%

Preservation costs two-thirds less

than construction and has a smaller impact on the environment

OUR APPROACH

Support community development partners

We help maintain affordable rents and preserve buildings

- **Nationwide Impact** – Together with nonprofit and mission-aligned for-profit partners, we have rehabbed 590,000 affordable homes, investing over \$38B across all 50 states, Washington, D.C., Puerto Rico, and the U.S. Virgin Islands.
- **Training & Resources** – We created an in-depth [online toolkit](#) and lead regional and [rural training](#) academies for owners and operators featuring local and national experts. We are the largest technical assistance provider to organizations preserving and transferring USDA-subsidized rural homes.

Aggregate and invest capital

Our equity, debt, and tax credit products preserve homes

- **Preservation Equity** – With \$1.4B assets under management, our preservation funds improve and keep affordable and workforce homes accessible in communities nationwide
- **CDFI (Enterprise Community Loan Fund)** – We deliver high-impact capital where it's needed most, with \$2.6B invested
- **Tax Credits** – Our Low-Income Housing (\$19B invested) and New Markets (over \$1B allocations) tax credit business lines support preservation efforts across the United States



Advance bipartisan housing policy at every level of government

We advocate for sound policy to increase housing access and prevent displacement

- **Building Coalitions** – We engage government and private, nonprofit, and philanthropic sectors to mitigate displacement and promote wealth building
- **Expanding Resources** – We partner with government agencies and policymakers to increase and protect critical funding for preservation
- **Investing in Prevention** – We advocate for proven tenant protections that increase financial stability and divert families from housing court, such as right-to-cure and just-cause eviction

Build, preserve, and manage communities

We prioritize preservation, reinvestment, and expansion of affordable housing

- **Increasing Housing Supply** – We have invested over \$1B to serve our 23,000 residents, making us the nation's fifth largest nonprofit affordable housing developer
- **Preserving Affordability** – We have acquired, developed, and preserved over 13,000 affordable homes in 100-plus communities across the Mid-Atlantic
- **Centering Residents and Community** – With our full slate of services and property management operations, we know home is a platform for resident and community well-being

Help us preserve affordable homes.

enterprisecommunity.org/impact-areas/preservation-and-production