



## ABOUT ENTERPRISE

# OUR VISION & MISSION

**OUR VISION** is a country where home and community are steppingstones to more.

**OUR MISSION** is to make home and community places of pride, power and belonging, and platforms for resilience and upward mobility for all.

SOCIAL ENTERPRISE

# OUR HISTORY

Enterprise is a national nonprofit with **40 years** of experience working with low- and moderate-income communities across the country. **Since 1982**, we have invested over **\$44 billion** in communities resulting in over:

- **781,000+** healthy, well-designed homes
- **16,200+** educational seats
- **576,000+** patient visits
- **500,000+** jobs



## A CLOSER LOOK

# ONLY END-TO-END AFFORDABLE HOUSING PLATFORM AT SCALE

## 360-degree perspective

### Full suite of capital products and a S&P “A+” rated CDFI

We helped create the Housing Tax Credit, are a **Community Development Financial Institution (CDFI)**, and have built a range of capital products, **investing \$61 billion and creating and preserving 793,000 homes**

### Own, operate and develop best-in-class communities

We own and operate 13,000 affordable units with more than **22,000 residents** – uniquely positioned to provide co-development opportunities to BIPOC-led development partners.

### Develop policy & programs that advance the field

We work with essential partners across the country to **innovate and scale best practices** in housing affordability, resilience and economic mobility, and advocate for transformative policies that change systems for the better.

### National scale with local presence

We have **on the ground** teams – together with **2,000+** housing and community development **partners** who build, test and implement policy, program and capital solutions that target systems change and impact.

# THREE STRATEGIC PILLARS



## INCREASE HOUSING SUPPLY

We invest in and advocate for the preservation and production of quality homes that people can afford.



## ADVANCE RACIAL EQUITY

Dismantling the enduring legacy of systemic racism in housing – in policy, practice and investment – has become central to the work we do.



## BUILD RESILIENCE & UPWARD MOBILITY

We strengthen people and places to prepare for and recover from shocks to ultimately promote stability, well-being and upward mobility.

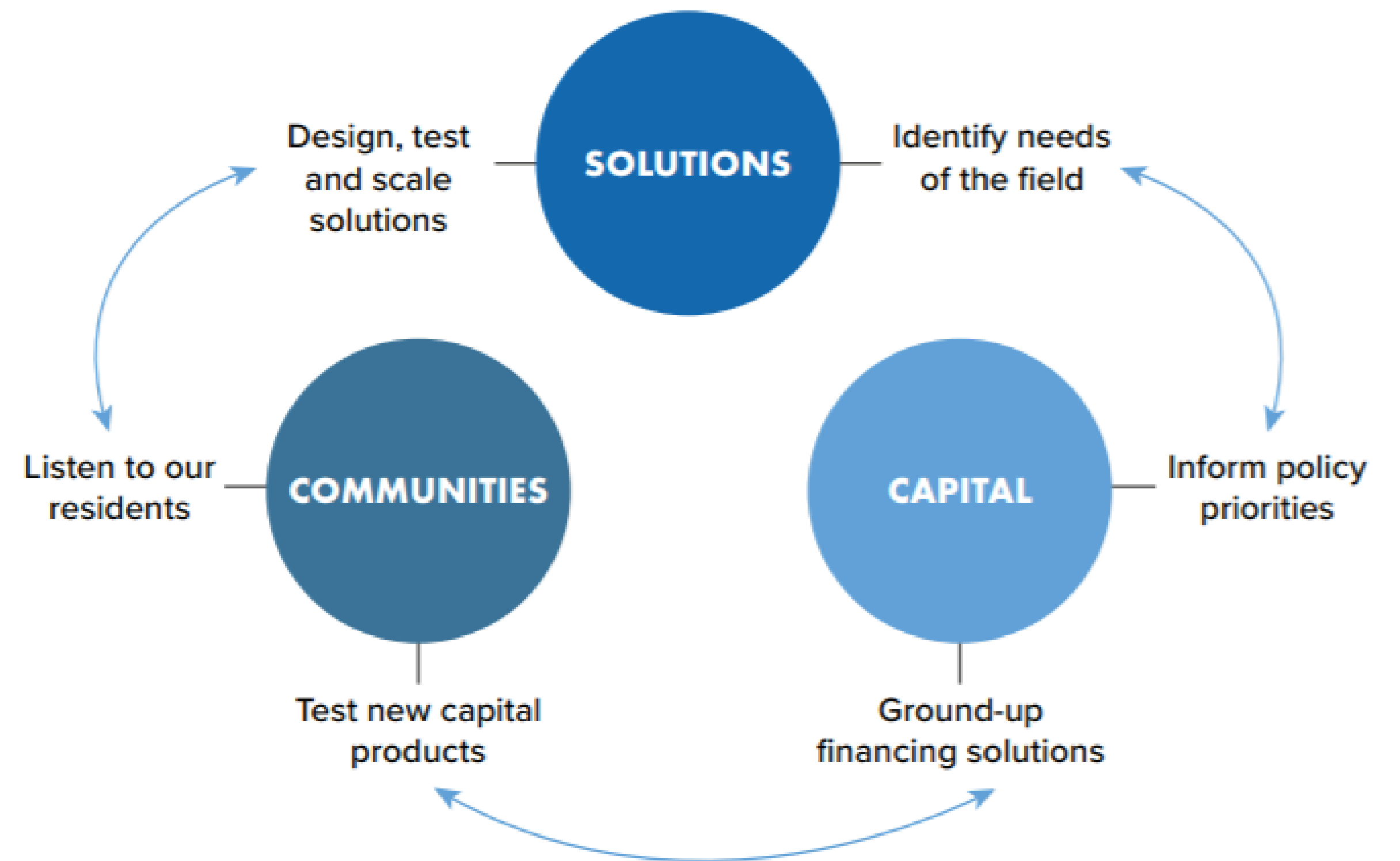
HOW WE WORK

# ORGANIZED FOR IMPACT

**What sets us apart is our end-to-end approach.**

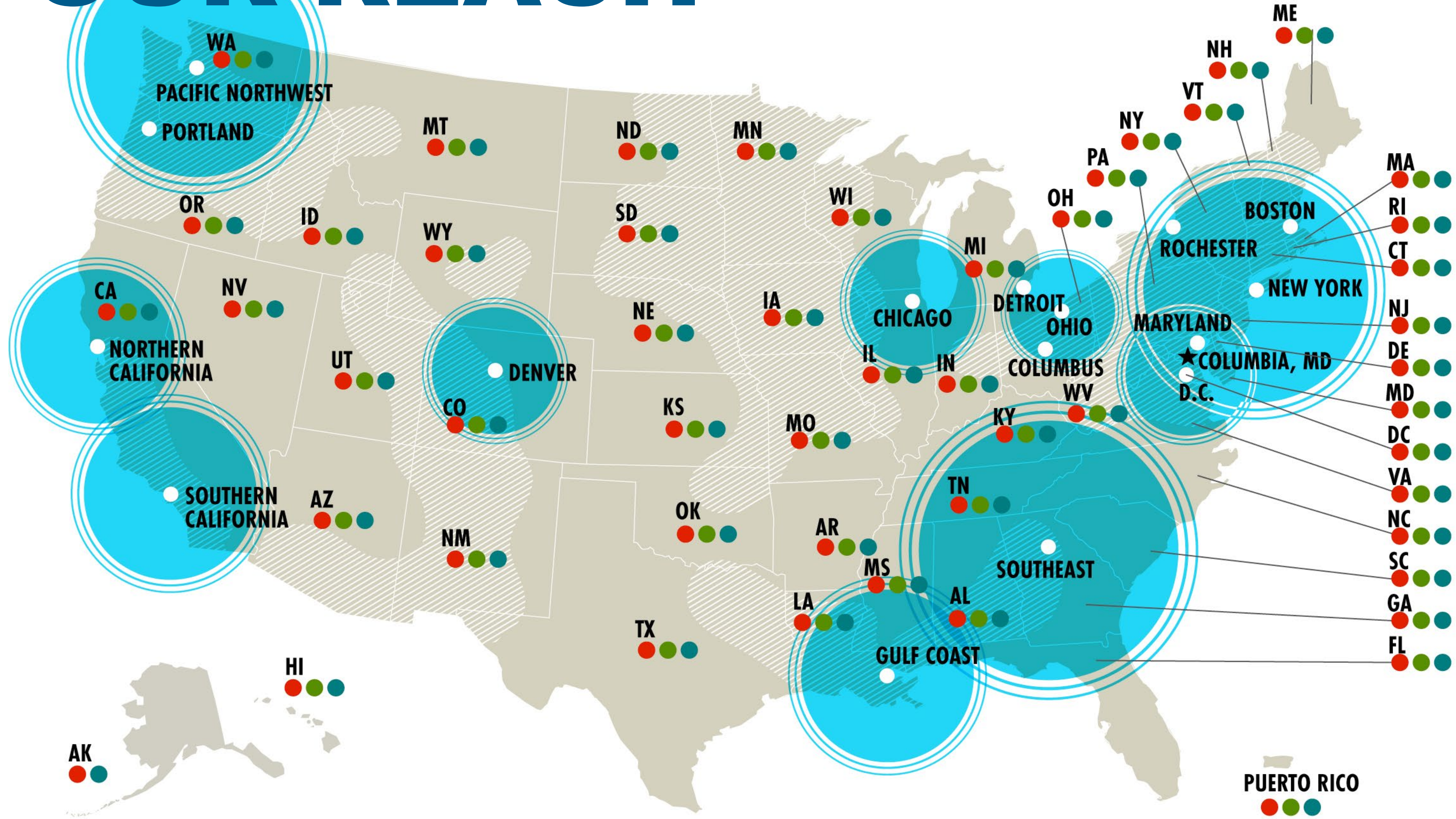
With three divisions – **Solutions, Capital and Communities** – Enterprise brings together in one organization the full range of capabilities to address America’s affordable housing crisis.

POSITIVE FEEDBACK LOOP: ALL UNDER ONE ROOF



NATIONAL FOOTPRINT

# OUR REACH



● BLUE CIRCLES INDICATE MARKET AREAS

○ WHITE CIRCLES INDICATE OFFICES

★ STAR INDICATES HOME OFFICE

▨ WHITE SHADING INDICATES RURAL INITIATIVE

INVESTMENTS IN 49 STATES, D.C. AND PUERTO RICO

● RED CIRCLES INDICATE EQUITY INVESTMENT

● GREEN CIRCLES INDICATE LOAN INVESTMENT

● BLUE CIRCLES INDICATE GRANT INVESTMENT

FUELING THE MISSION

# CAPITAL STRATEGIES



## INVESTING FOR IMPACT

Offering a wide array of opportunities that deliver responsible returns plus intentional, measurable impact in communities



## PUBLIC TOOLS FOR COMMUNITY INVESTMENT

Leading the sector with financial expertise and policy advocacy to shape and execute federally supported programs



## PHILANTHROPIC FUNDRAISING

Matching the interests and goals of corporations, foundations and individuals with outcome-driven programmatic activities nationally and in local markets

## CAPITAL OFFERINGS

# CAPITAL OVERVIEW

We're a leader in socially driven capital investment, pioneering new financial tools and matching investors with opportunities that yield economic returns alongside intentional and measurable impact for communities.

### Our Expertise

- Product Structuring
- Fund Management
- Real Estate Development
- Asset Management
- Property Management

### Placements

- Conventional Equity
- Low-Income Housing Tax Credits
- New Markets Tax Credits
- Historic Tax Credits
- Grants
- Permanent Financing
- Working Capital
- Mini-Perms

### Investment Areas

- Multifamily
- Commercial & Retail
- Mixed Use
- Single Family
- Supportive Housing
- Charter Schools
- Community Facilities
- Federally Qualified Health Centers





## **BUILDING CLIMATE SAFE HOUSING**

# Collaborating Partners: Federal, State, Local





# Climate Change Risks and Impacts

- Loss of Existing Affordable housing
- Displacement of Households;
- Impact to Workforce and Economy;
- Loss of Utilities (Water, Energy)
- Institutions (schools, hospitals)

# STRATEGIES FOR MULTIFAMILY HOUSING RESILIENCE

**Protection**  
*Strategies to reduce a building's vulnerability to extreme weather*

- 1 Wet Floodproofing
- 2 Dry Floodproofing
- 3 Site Perimeter Floodproofing
- 4 Resilient Elevators
- 5 Backwater Valves
- 6 Sump Pumps

**Adaptation**  
*Strategies that improve a facility's ability to adapt to changing climate conditions*

- 7 Envelope Efficiency
- 8 Elevated Equipment
- 9 Elevated Living Space
- 10 Surface Stormwater Management
- 11 Window Shading
- 12 Distributed Heating and Cooling

**Backup**  
*Strategies that provide critical needs for when a facility loses power or other services*

- 13 Maintaining Backup Power to Critical Systems
- 14 Emergency Lighting
- 15 Access to Potable Water

**Community**  
*Strategies that encourage behavior which enhances resilience*

- 16 Building Community Ties
- 17 Creating Community Resilience Spaces
- 18 Developing an Emergency Management Manual
- 19 Organizing for Community Resilience

# Getting Started

If you have experienced a damaging weather event or aim to proactively protect your residents and property from the impact of climate change, this section will help your team determine which retrofits are appropriate for your building.



# ENTERPRISE PORTFOLIO PROTECT TOOL

To provide an overview of the existing risks associated with that specific location, the [Enterprise Portfolio Protect<sup>sm</sup> Tool](#) takes the building address and compares it with data from:

**The Center for Disease Control (CDC)**

**Federal Emergency Management Agency (FEMA)**

**National Oceanic and Atmospheric Administration (NOAA)**

**Additional resources**

The tool can process a one or more addresses, providing:



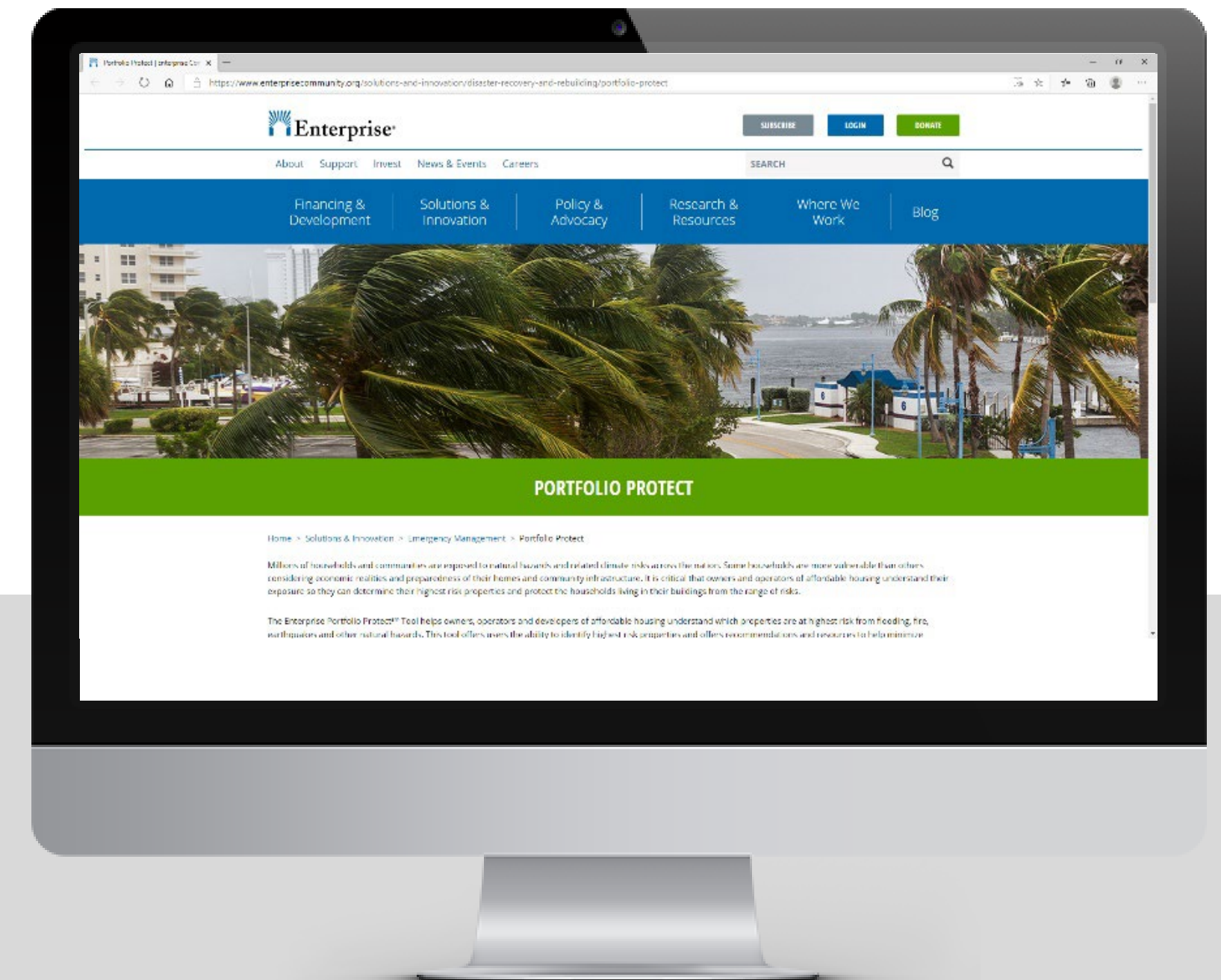
**A Visual Display of Risk  
in Quick Yet Detailed  
Portfolio-style Comparison**



**Associated Resources to  
Assist in Property  
Evaluation**



**Immediate  
Recommendations**



**Enterprise Portfolio Protect<sup>sm</sup> Tool**

# INDIVIDUAL RESULTS

Process of reviewing the results of individual properties is the same for one address or multiple addresses:

1. Select the blue **View Results** bar for detailed information about specific hazards related to the property

<input type="checkbox"/>	Action	Address	Risk Score	Range for USA
<input type="checkbox"/>	<a href="#">VIEW RESULTS</a>	3251 S Miami Ave, Miami, FL 33129, USA	30	0 - 96

2. Review overall property risk score and individual hazard results

**Action** **Address** **Risk Score** **Range for USA**

[HIDE RESULTS](#) 3251 S Miami Ave, Miami, FL 33129, USA 30 0 - 96

3251 S Miami Ave, Miami, FL 33129, USA

Total Risk

Total Risk Score: 30

We have calculated your risk score by multiplying your Social Vulnerability risk level by all your hazards.

- Risk score range for USA is 0 - 96

Social Vulnerability Index

Social Vulnerability (SVI) Risk Level: 2

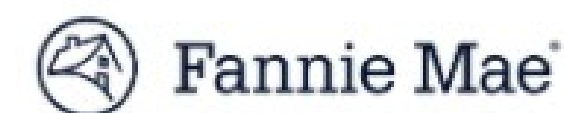
Hazards

- Earthquake Risk Level: 1
- Flooding Risk Level: 4
- Landslide Risk Level: 1
- Sea Level Rise Risk Level: 5
- Tornado Risk Level: 3
- Tsunami Risk Level: N/A
- Wildfire Risk Level: 1

## TOOLKITS AVAILABLE FOR YOUR USE

# READY TO RESPOND: DISASTER STAFFING TOOLKIT

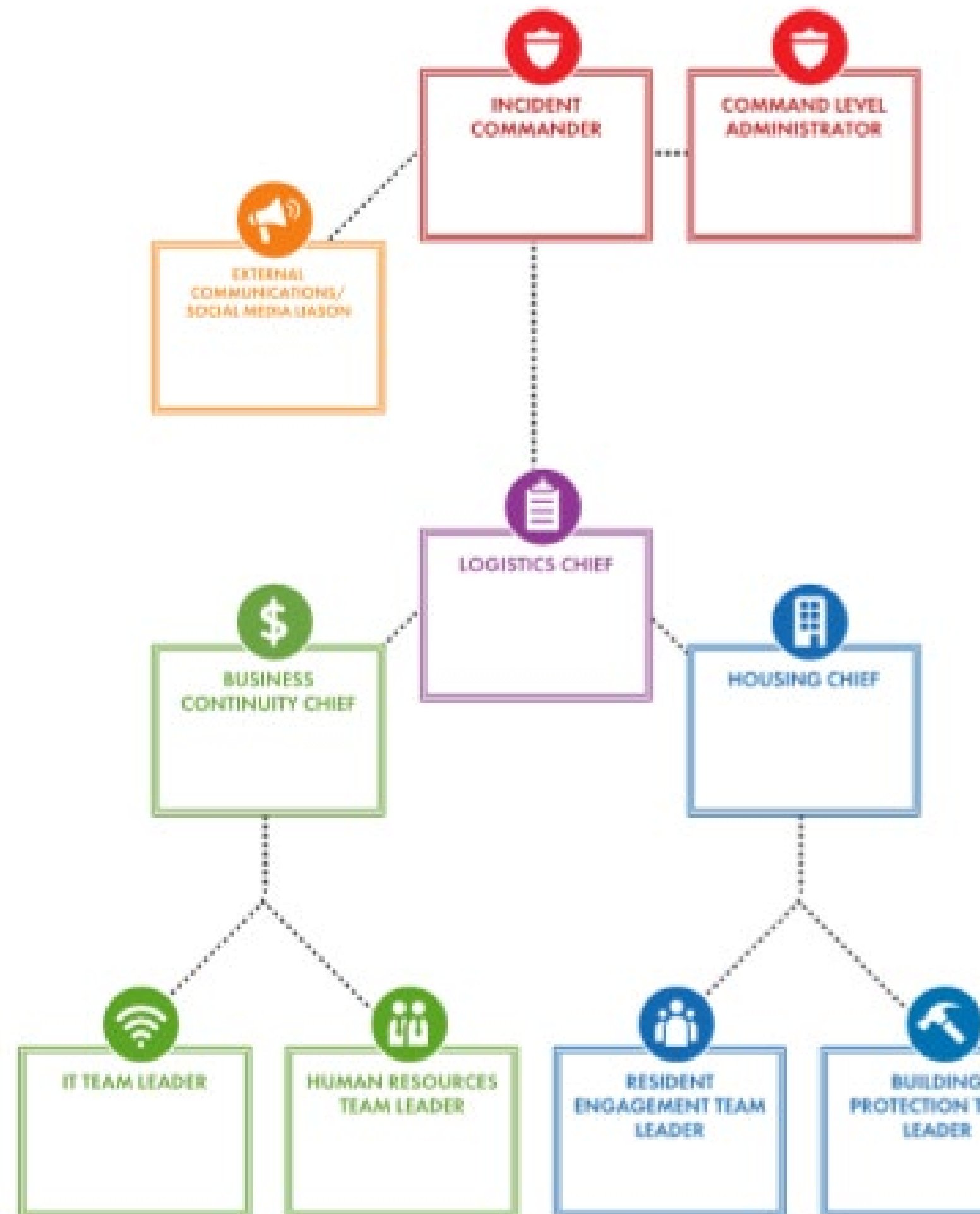
- The Ready to Respond: Disaster Staffing Toolkit is a guide developed for affordable multifamily housing organizations.
- It is designed to help organizations develop comprehensive disaster staffing plans to protect buildings, engage residents and continue business operations in the event of a disaster.
- By using the toolkit to develop a disaster staffing plan, your organization will be able to:
  - Minimize building damage and ensure quick return to service
  - Support the safety, preparedness and recovery of residents
  - Maintain key business operations throughout a disaster
- <https://www.enterprisecommunity.org/solutions-and-innovation/disaster-recovery-and-rebuilding/ready-respond-disaster-staffing-toolkit>





## Staffing Chart

This Staffing Chart shows the recommended Disaster Response Roles to be filled by staff in your org. Staffing Chart is based on a chain of command led by the Incident Commander.



## READY TO RESPOND DISASTER STAFFING TOOLKIT Building Readiness Report

This report organizes key information about your building.

Building Information			
Building name			
Address		Evacuation zone	
Building Protection Team Leader			
Name			
Phone		Email	
Permission to use payment card	<input type="checkbox"/> Yes <input type="checkbox"/> No	Payment card limit	\$
Facility Superintendent or Property Manager			
Name			
Phone		Email	
Residential / Commercial Use			
Number of floors		Residential units	Vacant units
Number of residents		Commercial units	
Primary contact for commercial space (Agency)			
Building Critical Systems			
Number of Elevators		On-site generators available	<input type="checkbox"/> Yes <input type="checkbox"/> No
Boiler hookup available	<input type="checkbox"/> Yes <input type="checkbox"/> No	Generator hookup available	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sufficient fuel stored for 3 days	<input type="checkbox"/> Yes <input type="checkbox"/> No	Bump pumps on site	<input type="checkbox"/> Yes <input type="checkbox"/> No
Post Event			
Emergency Kit available and in place	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Damage assessment			
Notes			



# BUILDING PROTECT WITH FIT<sup>QM</sup>



- ▶ **Building Hazards and Resident Preparedness**
  - > Flooding
  - > Extreme Wind
  - > Extreme Heat
  - > Unhealthy Housing
  - > Community and Operations
- ▶ **Self-guided assessment of your building**
- ▶ **45 Unique Strategies**



# KEEP SAFE

A GUIDE FOR RESILIENT HOUSING DESIGN IN ISLAND COMMUNITIES

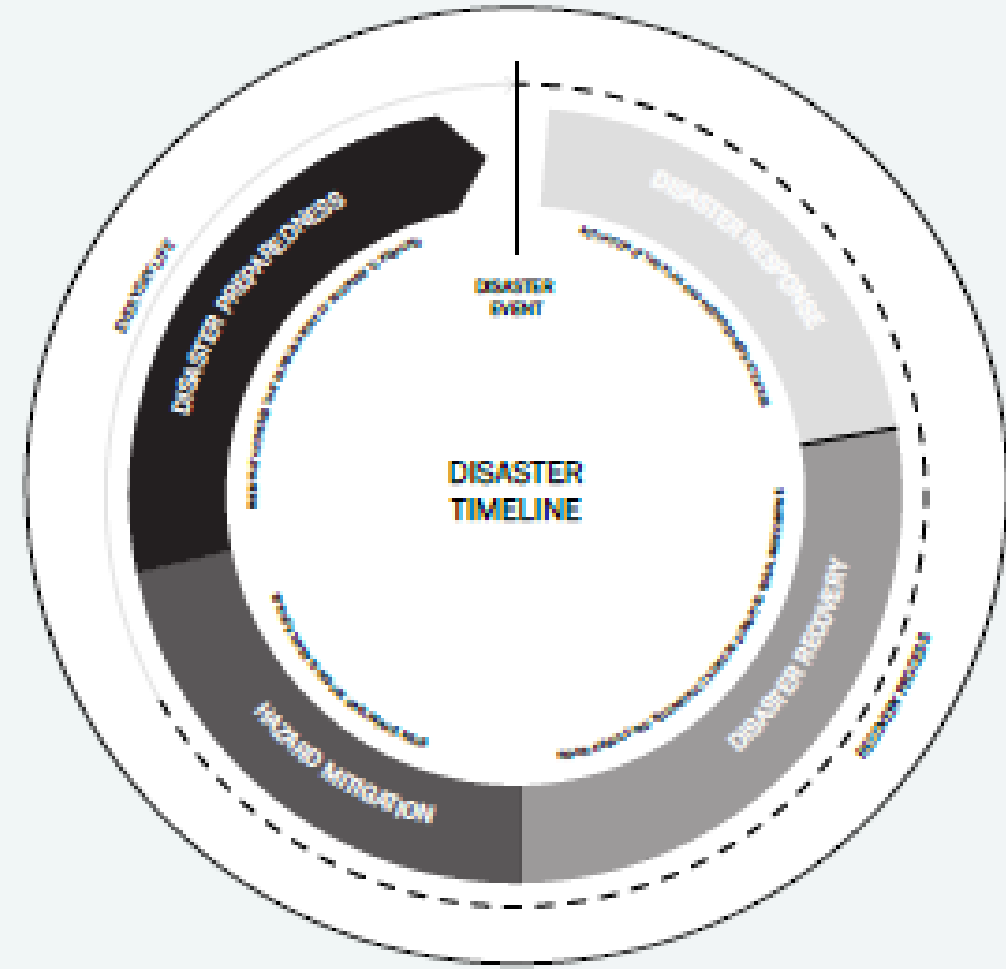


# MANTÉNGASE SEGURO

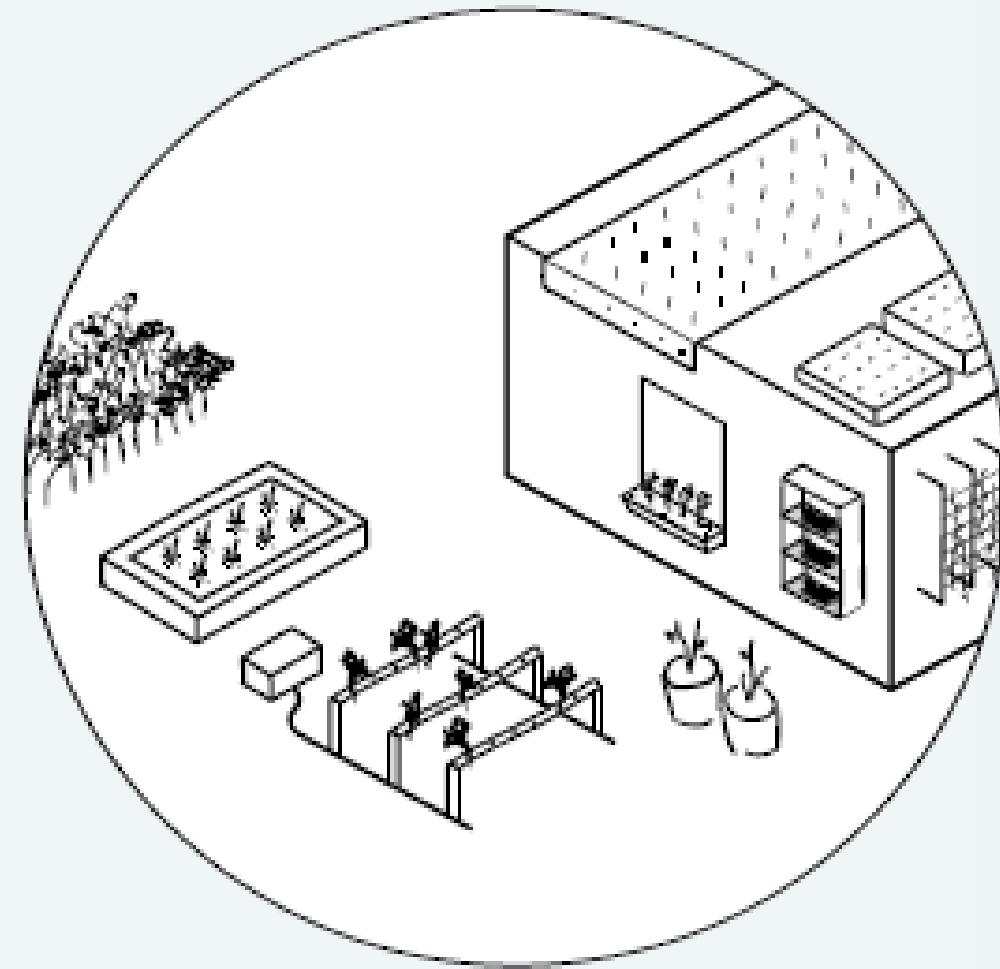
UNA GUÍA PARA EL DISEÑO DE VIVIENDAS RESILIENTES EN COMUNIDADES ISLEÑAS



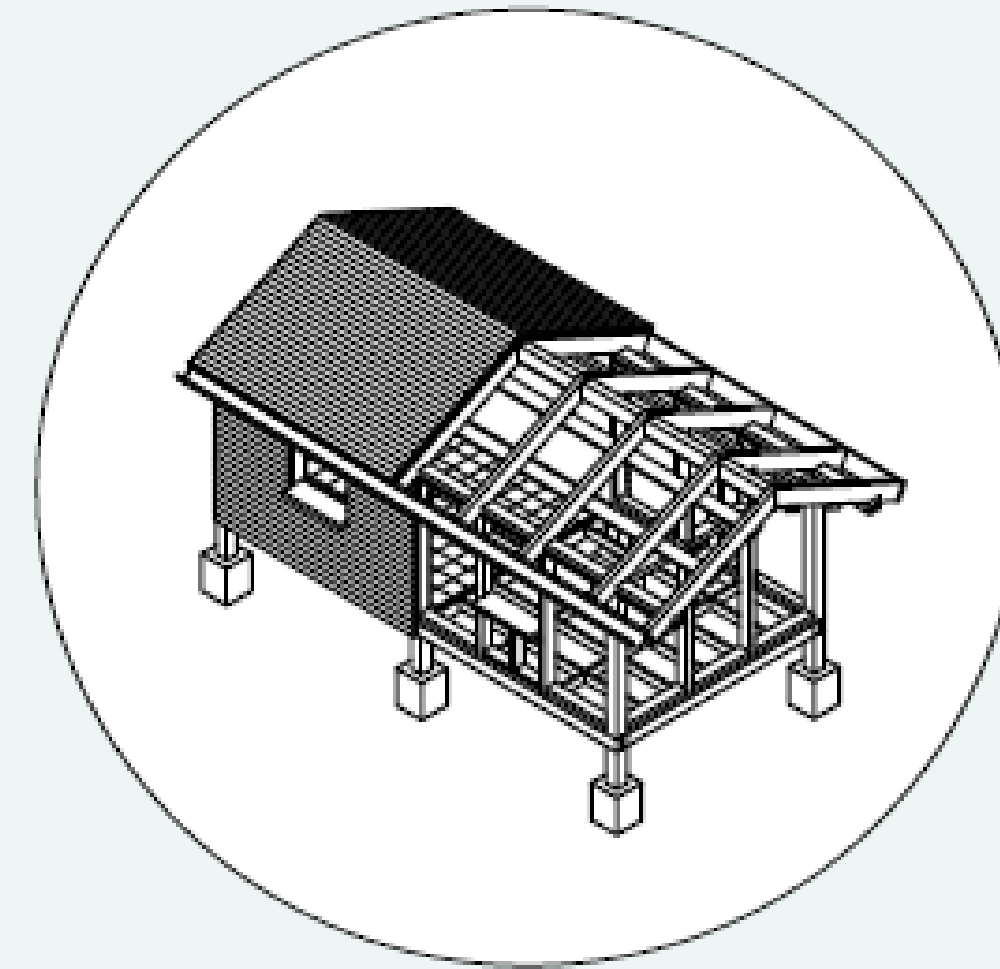
# KEEP SAFE



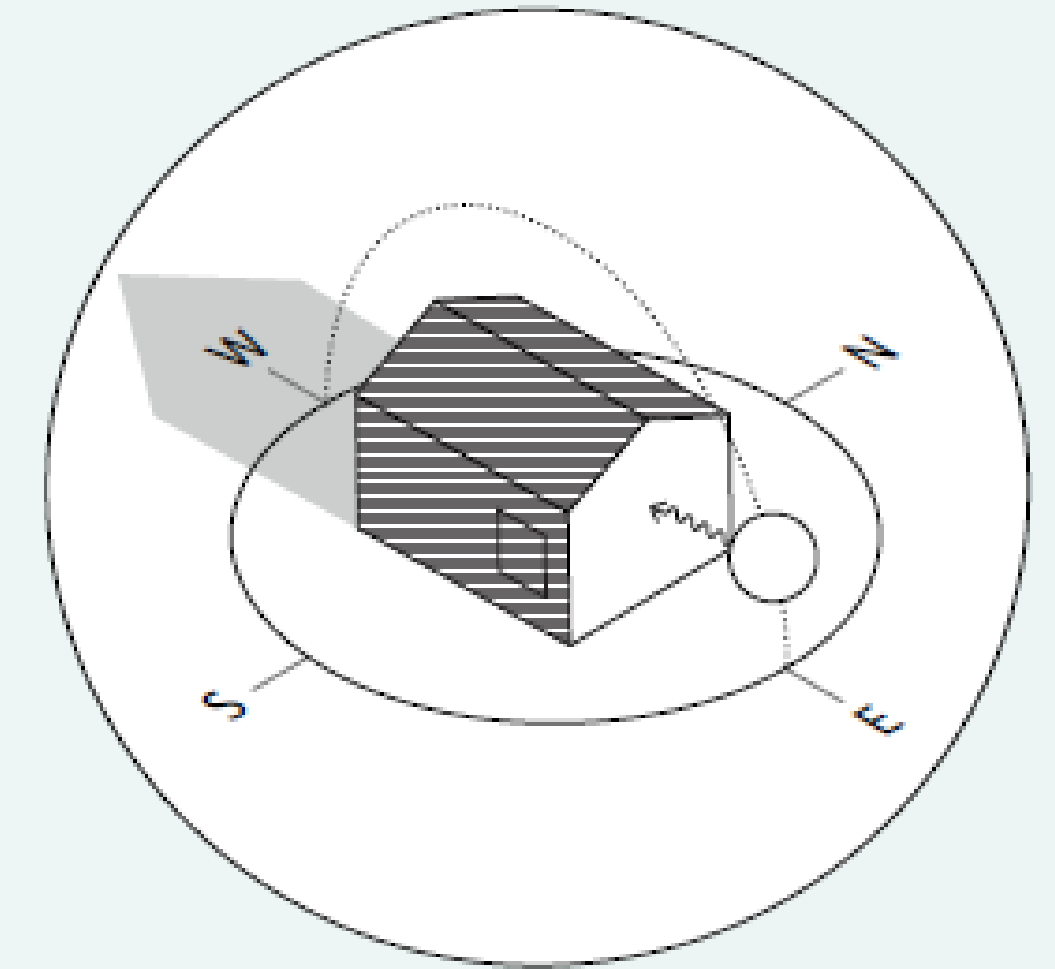
**Introduction**



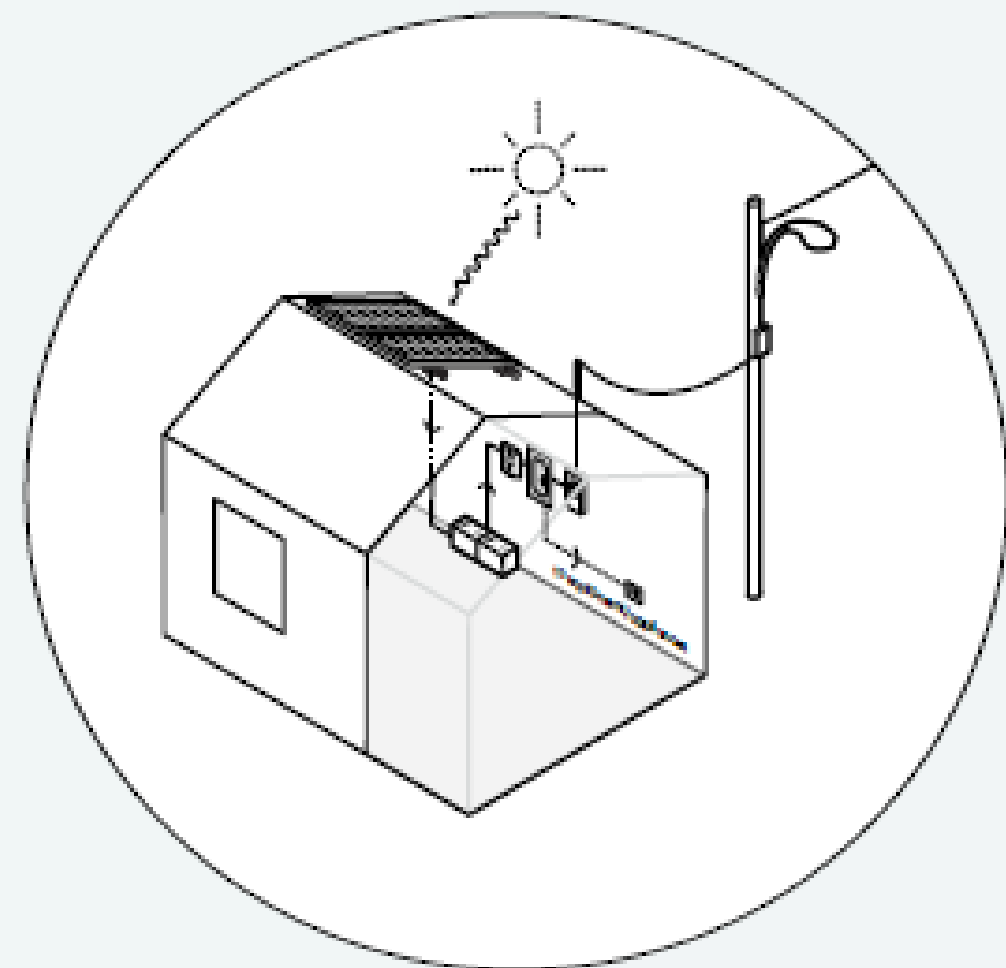
**Chapter 1: A Safer Site**



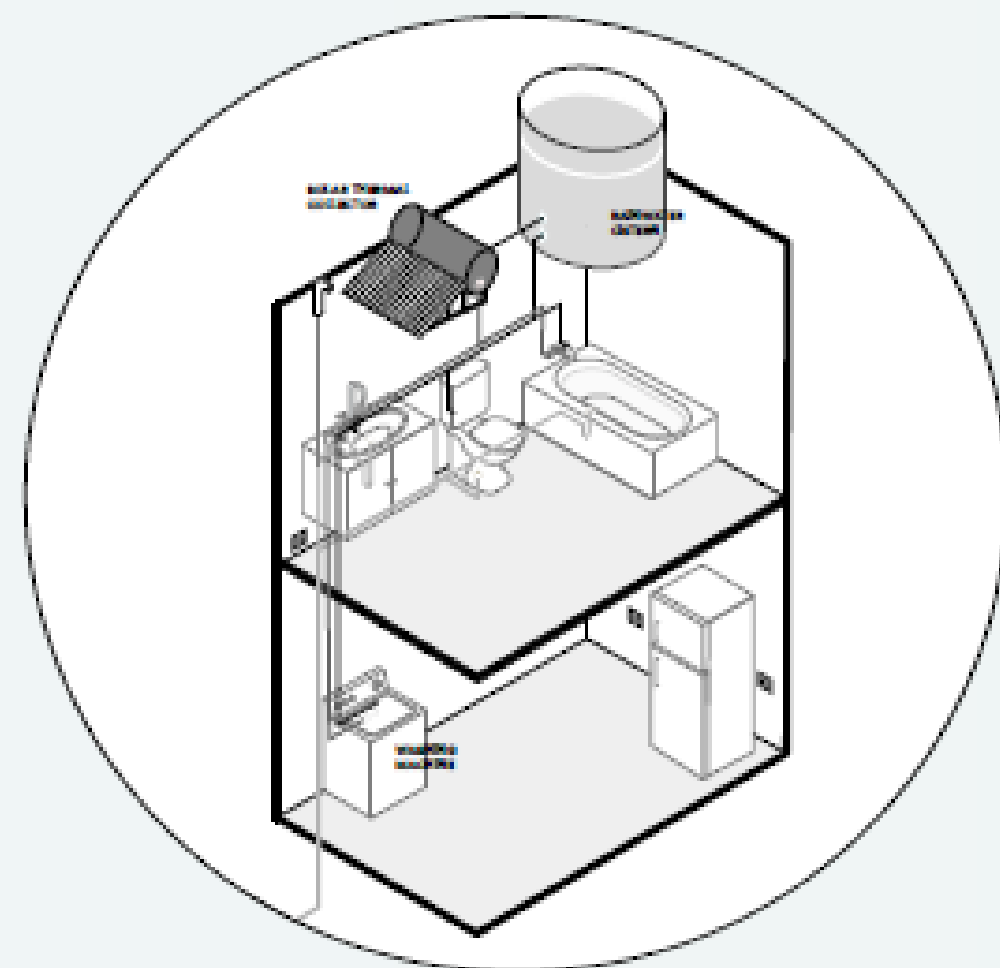
**Chapter 2: Building Protection**



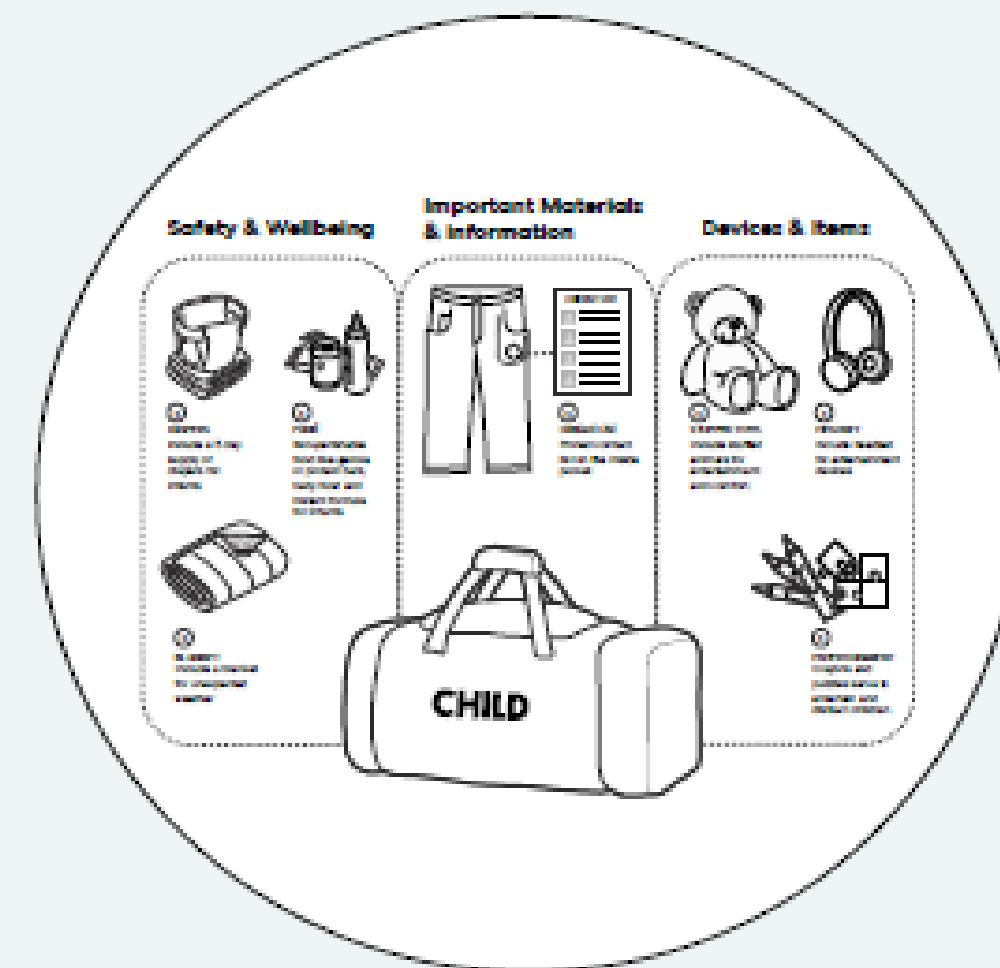
**Chapter 3: Passive Habitability**



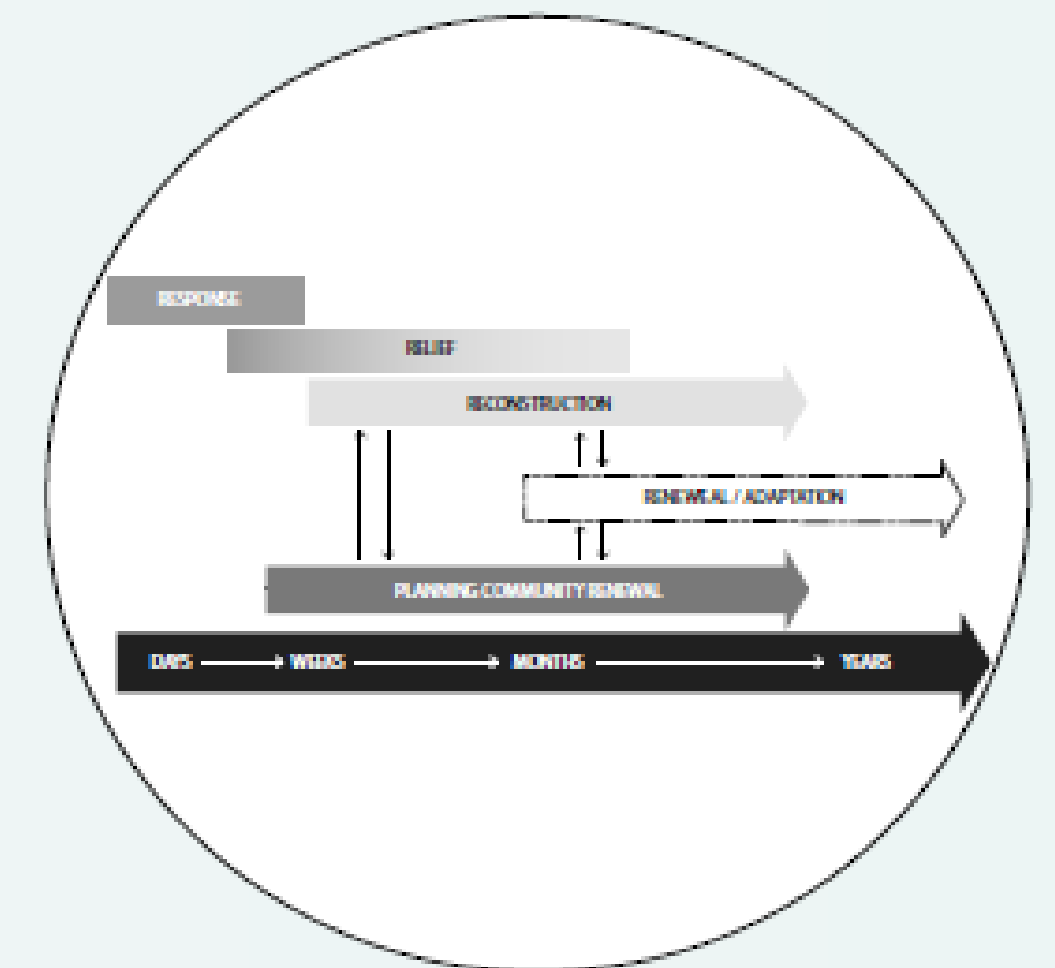
**Chapter 4: Energy Generation**



**Chapter 5: Water Management**



**Chapter 6: Household Preparedness**



**Chapter 7: Community Engagement**

# KEEP SAFE FLORIDA

## Improving Resilience of Affordable Housing

*Keep Safe Florida is a comprehensive technical support system created to help affordable housing owners in the Miami, Orlando and Tampa regions with the tools and resources to assess and address threats from climate change and natural disasters.*

- Set Your Priorities
- Assess Your Building Climate Risks
- Act and Fund
- Learn from Your Peers

**Partners and Supporters**



The image displays a collection of logos for the partners and supporters of the Keep Safe Florida program. At the top is the TRUIST logo, featuring the word "TRUIST" in a bold, sans-serif font next to a square icon containing the letters "HH". Below this are five smaller logos: the official seal of the City of Miami, Florida; the City of Orlando logo with a stylized sun and water; the Tampa Bay Regional Planning Council logo with a bridge graphic; the Florida Housing Coalition logo with a house icon; and the IBTS logo with the letters "IBTS" and a red arrow pointing right.





**Laurie Schoeman**  
**Director, Climate and Sustainability**  
**Capital Division**

**[lschoeman@enterprisecommunity.org](mailto:lschoeman@enterprisecommunity.org)**