Making Well-Designed Homes Affordable
Leadership Letter ............................................. 6-9

Stories ................................................................. 8-37
Preservation Efforts Improve Resident Safety
Jane Perlman and Victor Walchirk Apartments | Evanston, Illinois
Long-Term Commitment Keeps Well-Designed Homes Affordable
Nuestra Senora | Guadalupe, Arizona
New Headquarters Creates Opportunities
The Lighthouse for the Blind and Visually Impaired | San Francisco
Health and Housing Transform Neighborhood Blight
Francis Grady Apartments and Stacy Kirkpatrick House | Jamaica Plain, Massachusetts

Progress .............................................................. 38-44
Capital
Solutions
Policy
Thought Leadership

Partners .............................................................. 45-47

Board Members .................................................. 48-51
Enterprise Community Partners
Board of Trustees
Enterprise Community Investment
Board of Directors

Financials ........................................................... 52-55
Statements of Financial Position
Statements of Activities
Statements of Changes in Net Assets

Donors ............................................................... 56-78
Individual Donors
Organizational Donors
“If we are serious about creating opportunity in America, we must address the shortage of affordable homes – the economic, health and educational benefits of doing so are clear.”

— Terri Ludwig, President & CEO, Enterprise Community Partners, Inc.
2016 marked another pivotal year for Enterprise and our partners. It was a year of tremendous progress: billions of dollars in capital invested in our communities; key policy changes at the federal, state and locals levels; innovative programmatic solutions on the ground. It was also a year of change, with one chapter closing in Washington, making way for a new era.

Working with our partners, Enterprise invested $6 billion last year – the most in our history – towards providing well-designed, affordable homes and other critical community assets. This investment led to the creation or preservation of over 24,000 affordable homes, 28,000 workforce homes and 18 million square feet of commercial and community space – as well as 43,000 jobs that were created as a result.

We built on our track record of integrated, cross-sector partnerships, which reached a new evolution in the form of the Strong, Prosperous and Resilient Communities Challenge (SPARCC). SPARCC, which challenges cities to ensure that new transit and infrastructure investments lead to equitable and healthy opportunities for everyone, reflects our guiding belief: that our communities’ challenges – from health to housing to education – are interconnected, so our solutions must be, too. We believe SPARCC represents a partnership model of the future.

On Capitol Hill and in city halls across the country, Enterprise helped advance transformative policy changes. On the national level, we advocated for key federal affordable housing legislation and released a bold national policy platform. Our efforts on the state and local levels were similarly effective, such as in Denver, where we co-led an advocacy campaign to create the city’s first permanent fund dedicated to affordable housing, which will lead to 6,000 more affordable homes in the booming region.

As always, however, the numbers only tell part of the story. We invite you to read the profiles in our annual report, which show you how our work is directly impacting lives. Learn about how Marcela Vega and her adopted grandchildren feel safer and happier than ever in their home at Nuestra Senora in Guadalupe. Or read about how in San Francisco, at the LightHouse for the Blind and Visually Impaired, Scott Blanks empowers visually impaired people to live independently and thrive.

We’re immensely proud of what we achieved last year, but we know that right now our mission is more critical than ever. A new political environment means new uncertainties and new challenges. Meanwhile, the housing affordability crisis continues to grow as wages continue to stagnate, and too many people remain disconnected from opportunity.
Enterprise is committed to meeting these challenges, both through new solutions and those that we already know work. We will continue to fight for policies that are proven, to drive impact capital into communities and to create bold and innovative programs with the potential to match the scale of the challenges. We will work with our national network of partners for integrated, cross-sector efforts, informed by data and accelerated by new platforms and technologies. We will lift resident voices so that they are central in shaping their communities’ futures.

None of this would be possible without you. Thank you, as always, for your support and partnership. It is more important than ever.

Sincerely,

Terri L. Ludwig
President & CEO
Enterprise Community Partners, Inc.

J. Ronald Terwilliger
Chairman of the Board
Enterprise Community Partners, Inc.
STORIES

Preservation Efforts Improve Resident Safety
Jane Perlman and Victor Walchirk Apartments
Evanston, Illinois

Long-Term Commitment Keeps Well-Designed Homes Affordable
Nuestra Senora
Guadalupe, Arizona

New Headquarters Creates Opportunities
The Lighthouse for the Blind & Visually Impaired
San Francisco

Health & Housing Transform Neighborhood Blight
Francis Grady Apartments & Stacy Kirkpatrick House
Jamaica Plain, Massachusetts
Preservation Efforts Improve Resident Safety
Jane Perlman and Victor Walchirk Apartments
Evanston, Illinois

Built over 30 years ago, the Jane Perlman Apartments and the Victor Walchirk Apartments needed significant upgrades. Leaky roofs had created water damage, and the apartments were filled with outdated appliances and worn floors. Making the upgrades even more urgent: the approximately 200 apartments were some of the only affordable homes available to seniors and residents with special needs in Evanston, Illinois, a suburb just north of Chicago.

To make such a large-scale rehabilitation possible, the Cook County Housing Authority (which owns the developments) converted the Section 9 public housing to a 20-year project-based rental assistance contract under HUD’s Rental Assistance Demonstration (RAD) program. RAD enables public housing agencies to leverage public and private capital to reinvest in – and preserve – public housing. Given the country’s $25.6 billion backlog of public housing capital improvements, RAD has quickly become an essential program.

After 16 months of work, during which the residents were temporarily relocated to parts of the buildings not being repaired, the updated Perlman and Walchirk are vibrant fixtures along a residential tree-lined street. Outside, new windows and doors add to the curb appeal. Inside, the safety and efficiency of the developments have been improved while residents enjoy upgrades like new flooring and appliances.

Richard Monocchio, the director of the Cook County Housing Authority, which oversaw the upgrades, says: “The fact that we made this $28 million commitment sends a strong message to communities that these buildings are going to stay. They’re going to stay for low-income seniors and disabled people for another 30 or 40 years.” He added: “People deserve to live in dignity.” Read Richard’s story in his own words on page 11.
After recovering from years of substance addiction, Lamar Adams found his home in the Perlman. “I’m batting 1,000,” says Lamar, who has lived in the Perlman for two years. “I feel at home now. I’m living in one of the best suburbs around Chicago. I can walk around. I can breathe. I can go outside. I’m grateful.” Read Lamar’s story in his own words on page 13.

May Morgan says her home “is a big turnaround, a 200 percent improvement” over her prior apartment. The new home is a welcome change from the tumult she faced earlier in her life. Abandoned by her father, mistreated by her foster family and abducted from her home, May has found a new level of solace. Read May’s story in her own words on page 15.

Close to Northwestern University and numerous shops, the Perlman and Walchirk are both transit-oriented developments in walking distance to Chicago’s elevated train and numerous bus stops. The area is pedestrian friendly with wide parkways and mature trees. Single-family homes, parks, schools, churches and libraries are abundant in the area.

Enterprise is proud to have been a partner of the Housing Authority of Cook County on the renovation of the Perlman and Walchirk developments:

- **Equity:** $15.6 million in Low-Income Housing Tax Credit equity (Bank of America was the investor)
- **Debt:** A $3.4 million mortgage loan from Bellwether Enterprise Real Estate Capital
- **Capacity Building:** Enterprise helped develop the capacity to undertake these large-scale renovations.
- **RAD:** Enterprise helped design the demonstration, advocated its importance to lawmakers and led efforts to lift RAD’s cap beyond its initial authorization.
- **Transit-Oriented:** The developments are in walking distance to train and bus stops.
“People Deserve to Live in Dignity”
Richard Monocchio, Housing Authority of Cook County Executive Director

“I grew up pretty poor on the South Side of Chicago, so I saw the tale of two cities, so to speak. That stays with you. It’s good not to forget where you came from. That’s one of the things that’s driven me.

“It’s much harder today because the erosion of the safety net has made it more difficult for families to survive – especially people who don’t have good jobs. There’s a lot of luck involved. That’s something people don’t realize. A lot of people make it in this country, but they make it for a reason: because there are lots of supports. The government has supported them along the way, be it through tax credits or student loans or infrastructure, so you can move your products. That’s been one of the biggest disappointments for me, to see how we’ve turned our back on too many of our fellow citizens.

“I’ve been involved in the production of probably 150,000 affordable apartments in some way, shape or form. If you don’t have a roof over your head you’re not going to flourish. Even when the country was in great economic shape there was still way too big of a gap between rich and poor. It really shows itself in the housing market. You’ve got people who have 10,000 square-foot homes. Then you have got people who don’t have a place. That injustice struck me early in my career, and ever since then I’ve really made a commitment to getting as many affordable apartments and houses built.”
“In many ways, our system, the way it runs, has accepted the fact there are going to be losers. It shouldn’t be that way. The wealth of this country needs to take care of some of these interim social problems we have. Period.

“At the Perlman, there are older folks that have lived in the same building for a long time with not many renovations. You see the joy on their face when they walk into their brand new apartment. People deserve to live in dignity. If somebody hadn’t had their apartment painted for six years, it might not sound like a lot to some, but to those folks who are there every day, it is. A new refrigerator is a big deal. Those are the kinds of things that really keep us going.

“Because of where the Perlman and Walchirk are located, there was a lot of talk that the buildings were going to be sold and people were going to be displaced. I think the fact that we made this $28 million commitment, it sent a huge message. They’re going to stay for low-income seniors and disabled people for another 30 or 40 years.

“RAD was huge. Next to Hope VI, RAD was the best program that HUD’s ever come up with. The beauty of it is its simplicity. All it said was, ‘Okay, Housing Authority: you can now act like the private marketplace.’”

“Without Enterprise, I don’t think we would have had RAD. But also, I’ve had experience with Enterprise for a long time in my career. I’ve always looked at Enterprise as the gold standard among not-for-profit housing development companies. Working with an organization that is really expert helped us. If you have smart people, they can learn from smart people, and it’s been a great partnership.”

— Richard Monocchio, Housing Authority of Cook County Executive Director
"I Heard the Devil Say, ‘I Got You Now’"

Lamar Adams, Jane Perlman Apartments Resident

“If I had to pinpoint when my life changed, I’d say it was when I was 13 and picked up my first drink. Richards Wild Irish Rose. I drank it up until about eight years ago. I tried vodka.

“When I was living on Belmont Avenue, this girl just asked me: did I want to get high? ‘Okay, yeah, sure.’ And I did. We started smoking crack cocaine. The drug does people differently. It’s like alcohol. When they say a person drinks and turns violent, that’s something that’s already in that person. I was never a thief and never tried to hurt people, but the thing was: I didn’t care about nothing. I didn’t care about your mother dying today. ‘I’m sorry your mother died, but did she give you any money? Can we get high?’ That was my attitude for about a good year and a half, two years. I lived like that, and I didn’t like myself. I’d smoked. I’d drank. I did all that stuff, but crack seemed to be the only drug that took my entire spirit away from me.

“One day, I tore up my apartment looking for a rock of crack that I knew did not exist. I knew it didn’t exist, but I thought: ‘I could be wrong.’ It could be in the closet. I could have stuffed it in a book. I tore up the apartment and everything was everywhere, and that’s when I heard the devil say, ‘I got you now.’ I got a duffle bag, put some clothes in and wound up in a recovery home. I stayed there a month. I woke up one day and they had to rush me to the hospital. I’d
gone unconscious and I came to when the ambulance arrived at the hospital. The doctor told me it was due to the drugs – I’d been clean for 30 days. I wasn’t getting enough oxygen to my brain. If I’d waited around another hour or two, I’d have been dead.

“After that, the only place that was free that I could get into was this religious place, House of Daniels, where they teach you about God. I’m like, ‘Okay, this is what I’ve got to go through. I’ll deal with it.’ I ended up forming their first choir. My best friend there – I was leery of him at first because he was always nice. I wasn’t used to that. I asked him one day, ‘Why are you so nice to me all the time?’ He said, ‘I don’t know nothing about this recovery thing and I’m a little scared. I saw how people treat you and how you treat them. You’re always giving cigarettes and stuff. I felt bad and didn’t want to do this by myself, so I asked God to send me somebody, and it was you.’ So, he wound up being one of my best friends in recovery. Come to find out, he was an actual ‘stick up’ man – he was a man for hire to kill people. He don’t do it no more, but he wound up being one of my best friends.

“After that, for 19 years I stayed in a studio apartment half the size of my home. I filled out an application for housing for Cook County and they told me I was approved. I put everything in boxes, signed my lease and moved in.”

“...I’ve been here ever since, and I love it. There’s people out there who wish that they had what I have. I’m batting 1000. I’ve got wooden floors. I’ve got a walk-in closet. I can walk around, I can breathe. I can go outside. I could walk through the alley at 12 at night. There are places in the city that once it gets dark, I’m not going to be out there. Here, I don’t have to worry about that. So, I’m grateful. The property manager’s great. The cleaning staff is great. Everybody’s cool.”

— Lamar Adams, Jane Perlman Apartments Resident
“Before He Left for Milwaukee, My Father Split Us into Threes”

May Morgan, Jane Perlman Apartments Resident

“My mom died when I was 10. There were nine of us. Before he left for Milwaukee, my father split us into threes. Three siblings went here. Three went there. Three there. He put us with an old aunt of his, and she didn’t tell us until the night of. She said, ‘Get your clothes ready. There’s going to be two cars coming to get you tomorrow.’ There were six of us then – he’d already given away the other three. The next day, two cars pulled up. We weren’t allowed to say goodbye. We just got in the car. We drove with this young lady to Camden, Arkansas, which was about an hour away. Then we were greeted by the foster mother. The next day, she told us to get out of bed, that we’re going to pick some peas. She put us right to work. It made me industrious, but it was harsh on a foster child.

“What helped me the most back then and still to this day is the music. Country music like Roger Miller and Joe Diffie. That’s what I listen to. It’s peace. Willie Nelson, ‘Always on My Mind.’ The circus used to come to Arkansas and they would park, and I would hang around just to hear the music, and I talked to the people. Roger Miller was one of my favorite artists back then. ‘King of the Road.’
“My sister wanted to bring all the siblings up to Chicago, and she did, but she brought them up here to mistreat them. To try to turn them to prostitution, which never did work for me. She was 18, but she was passing for 36, believe it or not. I was 16. What my sister used to do was to bring someone to her apartment and ask me to babysit for her, and then she would leave and the guy would rape me. It’s a lot. To this day, I cannot tolerate her. If I were to sit here and tell you the whole story, you wouldn’t believe it.

“There were days I couldn’t come out of the house. It was depression. I didn’t know what it was then. I had depression. I’m like that now, but I’m able to overcome it. A therapist helped me. He was the first one to listen.

“I ended up in a transitional shelter in Rogers Park. I’d hurt my back. I worked for Sander Electronics for 20 some years as a mail clerk. The requirement was to load 50 pounds of mail, and I injured a disc. In 2000, they announced that they had applications for this building, the Housing Authority of Cook County. So I got on that train, got off at Davis, walked down to the library and I got my application. I took it back to the shelter and I filled it out. The following day, I went to the post office and I put a first class stamp on it. Other women were there putting priority, special delivery. I put a regular stamp on it. Within six months, they notified me. This was 2001. At the time, it wasn’t this building, it was another building down the block here, and they told me they had their quota, so do you want to redo your application a second time? I said, ‘Yes, I do.’ I kept redoing applications, so finally transitional had found me an apartment on Howard by the Red Line. I lived there from 2002 to 2005. Then I got the call to move here in 2006. I’ve been in Chicago, if I live to next July 4, 50 years. It seems like yesterday that I moved here.”

“My home since the rehab? It’s heaven now, because rain used to pour into our units. It had old floors, but it was still home. This is a big turnaround. This apartment is a 200 percent increase for me. The appliances … I’m a baker, and I had to work hours to make a couple of cakes. Now, I can put two cakes in at one time.”

— May Morgan, Jane Perlman Apartments Resident
Guadalupe, Arizona, is a small town between Phoenix and Tempe. With a little over 6,000 people, most of whom are Hispanic or Native American, the area is home to a cultural vibrancy that shows in its churches, murals, festivals and even its cemeteries. Pictured above, Yaqui Indian and Mexican Catholic churches attract large crowds of worshippers from the community.

The area is both culturally vibrant as well as economically disadvantaged. Nearly 27 percent of Guadalupe households are under the poverty line, and the median household income is less than $31,000. Compounding the problem, a tight housing market with few affordable options forces many residents to find less expensive alternatives away from Guadalupe.

In 2012, Nuestra Senora became the first (and remains the only) affordable multifamily housing development in the area. With 72 well-designed homes targeted to people earning between 40 and 60 percent area median income, the development’s been fully occupied since opening and retains a long waiting list.

Along with two parking spots for each apartment, Nuestra Senora features numerous amenities, including a large community room, a computer room, a basketball court, a playground, and picnic and barbecue area. Two-year resident Mark Timar (pictured at left) stands behind a book exchange program, available daily outside of the rental office.
Born and raised in Guadalupe, **Marcela Vega** has lived at Nuestra Senora since 2015 after adopting her grandchildren. “I don’t know where I would be without my home,” she says. “I had to find a place where I could be with the kids, a safe place where I could say, ‘This is my home.’ The kids know it too, because they say, ‘Oh, it’s good to be home,’ when we come back from a walk.” Read Marcela’s story in her own words on page 20.

After caring for her mother who passed away in 2015, **Linda Turley** wanted to return to Arizona from California to be with her family. Her sister offered her a place stay, but she wanted a home of her own. As soon as she learned about Nuestra Senora, she applied. “I’m glad I did,” she says. “I love it here. It’s safe. It’s beautiful. I just signed my lease for another year.” Read Linda’s story in her own words on page 22.

A 20-minute drive from Phoenix and Tempe, the development is well-located, with walking access to a bus stop, an elementary school, a mall and other shops.

The commitment of the Guadalupe Community Development Corp. board of directors (pictured at left) has been instrumental in Nuestra Senora’s success, as has the property management team, Tiempo.

“One of the things our board emphasizes is that this development is going to be here a long time,” says Gary Smith, executive director of the development corp. “We need to keep it clean, make it family friendly, and stay on top of it and have a quality, long-term development.”
Enterprise remains a proud contributor to the long-term success of Nuestra Senora. Having providing financing during the construction phase, we remain an active partner in the development’s sustainability.

- **Equity**: $8.8 million in Low-Income Housing Tax Credit equity (American Express was the investor)
- **Debt**: $1.3 million loan from Enterprise Community Loan Fund
- **Transit accessible**: A bus stop is walking distance a few blocks away.
- **Asset management**: Through site visits and regular analysis of financial performance, our Asset Management team helps ensure a consistent quality of life for the residents.
- **Rural and Native American**: Numerous Enterprise reports discuss the sustainability of Rural and Native American Housing.

Most of the Guadalupe Community Development Corp. board members are residents with deep roots in the area. Executive director assistant, Christina Campoy (pictured above), sits at the gravesite of her brother in one of the nearby Yaqui Indian cemeteries.
“They Needed a Second Chance of Surviving in This World”

Marcela Vega, Nuestra Senora Resident

“They used to cry in their sleep. In my mind, I went through a lot of stuff. How could these kids be treated like that in a foster home? ‘Grandma, we don’t want to go back. We’re safe here.’ Every night they knelt beside their beds and prayed. I could hear them, and they always prayed for me not to get sick.

“Social Services asked me if I wanted to take custody. They needed a second chance of surviving in this world. So I adopted them on January 4, 2016. Now they’re stable. They know they’re in a safe place.

“I make sure they’re in school, that they open the door for a lady or an older gentleman and respect older people. They have their own goals. ‘Grandma, we’re going to do this when we grow up.’

“I teach them to pray in the morning when they leave for school because you never know if you’re coming back. The guardian angel I really trust myself to is Saint Raphael. He’s the guardian of the people who go on journeys. When we’re going for a walk, my kids say,
'Come on Raphael, let’s go for a walk.’ When we get home, they always say, ‘Thank you Raphael. You brought us home safe and sound.’

“I’m a Native American. I’m a Yaqui. The healers and Jesus are the ones that are making me survive and be a good citizen in this community. If a family member or friend gets hurt, we pray to Our Lady of Guadalupe. If that person gets well, we come and light a candle in the shrine.

“I worked at a casino as a security officer for a lot of years, and one day in 2012, a drunk driver hit me. Every time I look at my grandson, it reminds me of the accident. He was 2 days old. We were driving him home to put up his crib when we were hit. They put pins in my elbow and my ankle and my ribs. They said I was lucky to survive.

“I had to quit my job, but I was given a second opportunity, and I gave my grandkids opportunity so they can learn and they can achieve their goals someday.

“I went through a lot. When I was younger, my husband was deported, so I was left in Guadalupe with two babies and I was three months pregnant. I couldn’t get him back. I wasn’t taking the risk of bringing him illegally over the border, so I said, ‘You stay.’ It wasn’t an easy thing to do, but we had our agreement. I raised my daughters by myself. I had to work a lot, and I was grateful for my mom and dad who helped me.”

“I don’t know where I would be without my home. I said, ‘I have to find a place where I can be with the kids. A safe place where I can say, ‘This is my home.’ The kids know it too, because they say, ‘Oh, it’s good to be home,’ when we go for a walk. This place has helped me because there are no other rents around here that are affordable. It’s a blessing that we found a place here.”

— Marcela Vega, Nuestra Senora Resident
“It Was a Struggle to Rebuild”
Linda Turley, Nuestra Senora Resident

“I dropped to 81 pounds. I went to so many doctors. I went through so many MRIs. They took liquid from me. I couldn’t even sign my name. I was working for the school district and I said, ‘I’m sorry, I have to go.’ I was throwing up from my headaches. I mean headache. I called 911. And the doctors said everything was normal. I said, ‘How can everything be normal?’ I sold my house. I lost all of my savings. I lost everything because I was really sick. My brother took me to Mexico to find a doctor. Even there I went to so many doctors. In Guadalajara, the doctor took one look at my irises, and he told me right away. ‘You have it so bad,’ he said. ‘It’s rare. That’s why it doesn’t show up in the MRIs.’ I had to take herbs and teas. The whole house would smell. The taste was awful. I drank that and took a couple capsules every day. And then I did it again with a different tea. I don’t remember what the herbs were. It looked like they were picked from the trees. Little pieces of leaves … I don’t know. It took about three months before I started to feel better. It went slow. But never again have I had another migraine. Now, even if I’m kind of old, I’m healthy. That’s what the doctor says.

“It was a struggle to rebuild. I went back to the school district and did custodian work because I needed more money, and they only offered me four hours to work in the cafeteria. I always got in trouble in the cafeteria. Always. There was a measurement. One-third mashed potatoes. They said, ‘That’s it, Linda, no more.’ But in high school, the boys are 6 feet tall! I would look at them and give them more. Corn dogs had a limit of one. I would give them two or three. We would just throw it all out afterwards, and I said, ‘That’s not right.’
“The job I really did like was at Costco. I love Costco. At first, I had to count how many members came in. Then I moved to clothing. I’m the type of person where I have to do something. At the door I was going to fall asleep. In the clothing department, they said, ‘Linda, how can you like this? You’re folding all these clothes when people come and mess them up.’ But at least I was moving, doing something. So I did that for 10 years and then I retired because of my mother. I had to take care of her back in California. My family was busy, so I said, ‘Okay.’ That’s why I ended up doing it myself. I wanted to take care of her. She passed away this past December. She was really bad off. Alzheimer’s. Dementia.

“After that, my sister said I could live with her, but no. I wanted my own place. My friend told me about Nuestra Señora, and I said, ‘Okay, let me see if I can afford them. Let me see if I qualify.’ So that’s why I came back. I’m glad I did. I just signed my lease for another year.”

“I’m always doing something. I walk to the mall every morning for a one-hour walk. That’s what I do, because I live here by myself. I like to clean my apartment. One of my friends says, ‘Linda, why do you keep it so clean? It’s not even yours. You’re going to leave it one day.’ I said, ‘I keep it clean because I sleep here, I eat here and I do everything in here.’

“Now I work at Costco a couple hours a week. I went back because I was sad about my mother, to tell the truth. My brother always asks me to come back to Mexico. I said ‘Not now. Maybe later.’ Because I love it here. I really do.”
New Headquarters Creates Opportunities
The Lighthouse for the Blind & Visually Impaired
San Francisco

Nearly half of the respondents to a recent Johns Hopkins survey said that losing their sight would be more detrimental to their health than losing their hearing, memory, speech or a limb. The decline in quality of life and loss of independence were cited as primary fears.

Born blind, **Scott Blanks** leads what he calls an “ordinary” but “fulfilling” life. He’s so tech savvy that he was interviewed by CNET. He’s active on Twitter (@blindconfucius). He loves hockey (he calls it the “most sonically beautiful sport”). He’s married with two kids. And daily, Scott takes the subway from Oakland to San Francisco to his job at the Lighthouse for the Blind and Visually Impaired. Read Scott’s story in his own words on page 27.

The Lighthouse, which promotes the independence, equality and self-reliance of blind or visually impaired people, provides blindness skills training and resources. As the organization’s senior director of programs, Scott says that the goal of LightHouse’s staff “is to work ourselves out of a job. If we get to a point where the person no longer needs us, that’s success.”

In 2015, the LightHouse moved into its new headquarters to expand its geographic range and triple the number of students served. With three floors totaling 39,000 square feet of space, the new LightHouse office provides hands-on training for every stage of someone’s journey to independence, from basic mobility tools to employment immersion programs to counseling and therapy.
Over 30 percent of the LightHouse staff is visually impaired. The architect of the new office, Mark Cavagnero, is blind and a board member. Joseph Chen (pictured at left, in LightHouse’s yoga and meditation studio), who was the board treasurer during the move to the new headquarters, says, “We couldn’t have moved into these new headquarters without Enterprise’s New Markets Tax Credit support.”

Transit-accessibility was a driving force behind the location of the new site. Overlooking UN Square near City Hall, the LightHouse is located across the street from a subway station and numerous trolley and bus stops along Market Street.

Liz Klein, whose sight has progressively declined in recent years, is both a student and volunteer at the LightHouse. In this picture, she is learning how to sauté vegetables from Sydney Ferrario, a Kitchen Skills teacher. An on-site kitchen allows Sydney to teach everything from where to set down a knife (at the 12:00 position), to how to chop vegetables (with the knuckles folded in), to cleaning up and washing the dishes. Read Liz’s story in her own words on page 29.
A dedicated staff provides braille translation, audio recordings and large-print production services. Restaurant menus, business cards, maps and graphics and Apple user guides are some of the more common texts translated into braille. At left, Julie Sadlier inserts paper into a braille printer.

Learning braille starts with feeling how the tennis balls are positioned in a muffin tin. Each letter and number consists of one or more “bumps” within a possible six-bump frame (two columns, three rows). Above, LightHouse instructor Divina Carlson teaches Rudy Borja that tennis balls in the two upper spots represent the letter “C.”

To serve students from out of state or attending multi-day programs, the LightHouse provides short-term dorms for intensive on-site training. The LightHouse also features Adaptations, a store of tools, technology and other solutions for blind and visually impaired people.

**Enterprise is proud to have supported the LightHouse’s move and expanded resources with a $15 million New Markets Tax Credit investment.**
“Our goal is to work ourselves out of a job”

Scott Blanks, LightHouse for the Blind and Visually Impaired
Senior Director of Programs

“I have congenital blindness through glaucoma. At birth I might have had some light perception and even the ability to see some shadows for the first few weeks of my life, but of course that’s not a memory that I hold. After that, it was light perception for a number of years, meaning I could turn my head in a direction and know if there was a light source in front of me. Around age seven, the one eye where I was able to recognize where light was coming from, I lost that because I got hit with a tennis ball. After that, I had no functional vision, and really never have.

“I live a full life. I have a wife and twin boys, and I have a wonderful job here at the LightHouse for the Blind, and a social life that I enjoy. I have access to the things I want to consume: books and movies are things that I love, and there’s an abundance of access to books now for people who can’t see through audio and braille form, and even movies and TV are much more accessible these days. So any feeling of wanting it to be different is not something that happens often. I’m fortunate to have grown up in California, where there are pretty strong educational supports for people who are blind.

“All that said, there are still a number of challenges that one encounters going through the educational system: getting access to materials, being able to assimilate into a class, to feel comfortable with your peers, many of whom may never have known a blind person before and maybe don’t know how to act or what to say. The older you get, the more uncomfortable you are around something you don’t know.
“That’s why for the majority of the LightHouse students – who are experiencing blindness midstream as life is happening – it’s really challenging, because what we’re talking about is somebody who’s been used to a certain way of life – employment, family, recreation. All of those things are still possible, but it’s learning how to interact with them and adapt to do the things that you’ve done before. You can still parent. You can still work. These things are going to be accomplished in different ways now, but they’re still possible. Yet for the person experiencing it, it can be a terrifying experience.

“\n
When somebody comes to the LightHouse, what we want them to be able to do is to understand that there is a world where you can function and exist as a blind person or somebody with a visual impairment. It doesn’t have to be a separate world. You’re not shut off from everyone else. We want people to integrate back into their particular communities. We want them to be back at work. We want them to be able to have a barbecue with their neighbors and play with their kids.\n
“We’re here to help and support and empower blind people to reach their individual goals. We believe that they all can have whatever goals they want. If they want to work 40-hour weeks and they want to do it in an office, or they want to do it in a warehouse, or they want to do it outside or inside, they can do it. We’re here to help people find whatever that path is and help them understand how to navigate it.

“‘Coming out’ – being able to accept and be comfortable holding the cane in your hand, to walk down the street and know that you’re using it not only to help yourself get around, but to send a message to people around you that says, ‘I have a visual impairment, this is just to make you aware’ – when you’re comfortable enough to say ‘I’m sick of squinting at my computer screen, maybe I should use a program that lets me enlarge the text on the screen’ – those things are empowering beyond description. But the person has to know when they’re ready. We can help them get to that point.

“Our goal is to work ourselves out of a job. So if we get to a point where the person no longer needs us, that’s success.”
“They think I’m supposed to come and sit in a chair and do nothing”

Liz Klein, The LightHouse for the Blind and Visually Impaired Student and Volunteer

“Over the last few years, my sight’s gotten really bad to where I’m insecure about going down steps. I had a cornea transplant, which they figured would help out some. It did for about two years. Since then it’s been creeping downwards. I still have a little sight left, but who knows how long that’ll last?

“Having someone at the LightHouse teach me makes me feel safer going up and down stairs. Especially with how to use my cane properly, to put it out there so I don’t step off in midair. Going up isn’t such an issue, but going down, if you miss a step, you can go flying. I ride public transportation, so that’s the ultimate test – being careful of stairs and crossing streets. A LightHouse instructor showed me to find the banister with my right hand, and then take my left hand and put the cane a certain way and see that I’m coming to step off.

“I worked as a secretary for 20 years in a doctor’s office and retired five years ago. Software really helped me do my job. One program is totally audio. It talks to you and tells you what’s on your screen. Another program makes things bigger on the screen.”
“When I retired, I asked myself what I was going to do now. I’ve always been grateful there’s a LightHouse, so I decided to volunteer. On Mondays and Wednesdays we have senior groups. I fetch things if we go on outings, and if someone needs a little help I’ll talk with them.”

“I have friends that drove cars up into their 40s and 50s and then lost their sight. Some don’t take it very well. It’s a hard thing. Since I’ve always had a problem, it’s nothing for me. But I can put myself in their place. Sometimes we get people here we can help. Sometimes people don’t want to accept their vision lost. It’s a very personal thing. With the visually impaired and blind, there’s a whole stigma to it. There are some who are trying to learn. I had the luxury of going to the blind school. So that taught me to be very independent.

“Sometimes when I go to someone’s house for a family gathering, their idea of a blind person is very frustrating. They think I’m supposed to come and sit in a chair and do nothing. They think that’s what blind people do. Raising my son is what I’m most proud of in life. I’ve had people ask me, ‘How did you take care of your son when he was a baby?’ I tell them, ‘Just the same as everybody else does.’ You just do. You know? By your instincts, or you learn. I was a single mom and I worked full time. He’s a registered nurse now. He’s my pride and joy. He asked me one day, ‘Would you ever do anything different in your lifetime? Would you make different choices?’ I said, ‘No.’ He said, ‘That was a fast answer.’ And I said: ‘If I’d made different choices, you wouldn’t exist.’”
Health & Housing Transform Neighborhood Blight
Francis Grady Apartments & Stacy Kirkpatrick House
Jamaica Plain, Massachusetts

Jamaica Plain – or JP as the locals call it – sits just half an hour from downtown Boston on the T, Boston’s subway line. JP is a diverse community, including 22 percent Hispanic and 13.5 percent black residents. The neighborhood around Francis Grady Apartments features a sprawling park, tree-lined streets and easy access to public transit. But it’s one of the most expensive communities in Boston, with just 26 percent of homes considered affordable to households earning at or below 30 percent of area median income.

Once a blight on the neighborhood after lying vacant for eight years, this former nursing home reopened in 2016 as Francis Grady Apartments. No longer an eyesore, the building is an architectural statement, adding to the color and liveliness of the community. The completely renovated community contains 30 studio apartments for formerly homeless residents, all of which are affordable to people making at or below 30 percent of area median income, with rent supported by Massachusetts Rental Vouchers.
Francis Grady is more than just a home for its 30 residents. In the warmer months, residents gather on the patio to grill, while year round they meet in the community room and kitchen. Pine Street Inn, an organization that helps homeless people, and a key partner on the development, provides on-site social services to help residents transition, including case management, crisis intervention, assistance in daily living skills, job readiness and basic budgeting skills.

This building’s history as Boston Health Care for the Homeless Program’s (BHCHP) medical respite facility and nursing home naturally lent itself to a creative combination of health care services and housing for homeless and formerly homeless Bostonians. The first floor now houses the Stacy Kirkpatrick House, a 20-bed medical respite facility operated by BHCHP for medically-vulnerable homeless adults.

After living in the same apartment for 15 years, **Annette Rascoe’s** life was thrown into upheaval when she suddenly lost her home. But moving into Francis Grady was the fresh start she needed to get back on track. “The day I moved in here, I was so excited I couldn’t even sleep. Because it was quiet. You know ... being in a shelter with all the noise and the fighting and the arguing. I couldn’t even sleep because I wasn’t used to the peace and quiet,” she says of her transition back to a stable home. Read Annette’s story in her own words on page 34.

For **Warren Magee**, who has cerebral palsy, calling Francis Grady home has meant a different kind of stability. Of the transition to a permanent home, Warren says, “Now that I live here, getting health care is definitely convenient. When I was homeless, I just had my health card, and if I got sick, I went to the ER. That’s how it is for 90 percent of anybody who’s homeless because they don’t trust anybody and everybody.” Read Warren’s story in his own words on page 36.
Matt Henzy, a senior project manager with Jamaica Plain Neighborhood Development Corporation, who developed Francis Grady, says he is most proud of being able to provide access to homes for residents who may not have had stability since childhood. But he believes the residents are the ones who should be most proud, saying, “It’s not just handed to them. These are people who, with support and help, got themselves here. They just needed somebody to meet them halfway.”

Enterprise is proud to have partnered with Jamaica Plain Neighborhood Development Corporation to renovate and redesign Francis Grady Apartments:

- **Equity:** $5.1 million in Low-Income Housing Tax Credit equity (UnitedHealthcare was the investor)
- **Transit accessible:** Francis Grady is a five-minute walk to the bus and a five-minute bus ride to the T, Boston’s subway line.
- **Health & Housing:** Enterprise has produced a series of reports showing how better housing improves health and saves money.
“I Was So Happy I Cried”

Annette Rascoe, Francis Grady Apartments Resident

“I lived in the same apartment for 15 years until my youngest son – he’s 26 now – got us evicted. He got into a conflict with someone on our property, and the rules state that that’s automatic eviction. So we went to court. I fought, and I fought, and I said to the judge, ‘Your honor, I wasn’t involved. My other son wasn’t involved. Why can’t we stay?’ So he said, ‘We can’t break up the family. You all came in here together, so all three of you have to leave.’ So all three of us got evicted.

“That hurt me. Fifteen years, you know? Always paying my rent on time, very nice apartment. I didn’t know what to do. So that’s where my journey started. I had to put everything that I owned in storage. Then I lost everything in storage – everything that I had – because I couldn’t keep up with the payments. So I had to start all over again.

“I was at a shelter for 10 months. It was just really hard leaving every day, walking the streets, and leaving the shelter by 8 every morning. Couldn’t get back in the shelter until 3. It was just so hard. But I was lucky. I was only there for 10 months. There was people that had been there two, three, four years. I was really lucky.

“When I went in that shelter, I said to myself, ‘I’m here for one thing only. I have to do what I have to do, and what I need is to get out of here.’ And I started doing the footwork the day I went in there. I wasn’t there to make friends, I wasn’t there to mess around, I was there to get an apartment and get out of there.
“And that’s what I did from day one – filling out applications, I didn’t care where they were from. I just filled out applications every day. I walked to the library; I looked at newspapers. I looked on a computer. If I walked down the street and saw a sign that said ‘one bedroom available,’ I went in there and I filled out the application. I did what I had to do.

“One day at the shelter they announced the application [for Francis Grady Apartments], so I filled it out. It was a lottery. And my case manager called me in the office and he was smiling. I’m like, ‘What are you smiling about?’ He hands me an envelope, and I was number 13 on the waiting list – lucky number 13.

“I was like, ‘Oh my God.’ Out of everybody in the shelter that filled out the application I had the lowest number. I was so happy. Because until then I just knew I was going to be in that shelter for two or three years. My dad used to say, ‘Hang in there, something’s coming.’ So when I got that letter, I called my family right away.”

“"When they called me and said that I got the apartment, I was so happy I cried. The day I moved in here, I woke up in the middle of the night and looked around, like, ‘Oh my God, I really have my own apartment. I can’t believe it.’ So the thing in my life I’m most proud of is myself for having a roof over my head. I’ve overcome a lot.”

— Annette Rascoe, Francis Grady Apartments Resident
“I Wasn’t Supposed to Live Longer than Six Months”

Warren Magee, Francis Grady Apartments Resident

“I was born with cerebral palsy. I weighed one pound, three ounces when I was born. I wasn’t supposed to live longer than six months, and I am 47 years of age, and I am truly blessed. I suffered a spinal cord injury the summer of ’98, and that pretty much tells it all.

“I became homeless around 2011 due to infidelity in my marriage. Things didn’t work out. She decided to put me in the street. I had maybe three days of clothing and $15 to my name. That led me to just surviving for myself. My mother – God rest her soul – taught me how to provide for myself. So, that’s what kept me going.

“I slept in cars, at train stations. It was tough. Waking up to somebody standing over you and you don’t know who they are, you’re like ‘Whoa, what the heck is this?’ Then you have to find a spot to lay your head and stay warm at the same time, and then worry about somebody robbing you or possibly doing bodily harm to you. Did I sleep well at night? No. Same thing with living in a shelter. They wake you up at 4:30 in the morning. They put you out at 7. I wouldn’t wish none of what I went through on my worst enemy. If my story can inspire people, so be it.

“I stayed at the shelter about a year and a half. You name it, I went through it all. I even suffered a stroke there, so they shifted me to Barbara McInnis, which is part of Boston Health Care for the Homeless. I spent about one or two months there getting better. Then I went to a nursing home in West Roxbury. I was there for three years waiting on housing to come through.
“I wouldn’t wish being homeless on anybody. To make it even more challenging, being disabled is one thing, being a minority and being disabled – that’s a double whammy. You’ve got to fight for every little thing that you want. It doesn’t matter what gender you are.

“Grand total, I was homeless for six years. March 14, 2016 is when I moved into Francis Grady.

“My relatives, my loved ones, they’re happy. They’re happy I’ve finally got a roof over my head. They watched me go through it. Even though they couldn’t take me in at the time, I have no ill feelings toward that. I have a 16-year-old daughter, and everything I’m doing, I do it for her. I don’t do it for myself.

“Now that I live here, getting health care is definitely convenient. That’s what I can pretty much sum it up as. I’ve got a roof over my head. I’m not complaining. When I was homeless, I just had my health card, and if I got sick, I went to the ER. That’s how it is for 90 percent of anybody that’s homeless because they don’t trust anybody. The one thing I learned about living in the street, you have nobody to trust but yourself.

“Most of the tenants in here, we all come from the same population, being homeless. A lot of us go to Health Care for the Homeless, so if anything happens health wise, they’ve got the staff downstairs, next door, to come do whatever they need to do.

“If you quote me on anything, quote me saying, ‘When one journey ends, another journey begins.’”

““What I’m most proud of in my life is that I’m able to wake up every morning and know that I’ve got a roof over my head. To me having a home means redemption. Everything I went through. Francis Grady Apartments, what it means to me, comfortability, stable foundation, and just living.”

— Warren Magee, Francis Grady Apartments Resident
Last year, Enterprise directed more capital into communities than at any other point in our 35-year history, achieving record results.

We invested over $6 billion in 2016, creating or preserving more than 24,000 well-designed affordable homes and 18.3 million square feet of commercial and community space.
Investments

<table>
<thead>
<tr>
<th>Category</th>
<th>Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workforce Housing</td>
<td>$2.98B</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>$1.40B</td>
</tr>
<tr>
<td>Total Commercial &amp; Community Facilities</td>
<td>$1.56B</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>$150M</td>
</tr>
<tr>
<td><strong>Total Investment</strong></td>
<td><strong>$6.09B</strong></td>
</tr>
</tbody>
</table>

Results

Our investments in 2016 will help create or preserve:

- **24,599 Affordable Homes** (an increase of more than 35% over 2015)
- **28,000 Workforce Homes**
- **18.3M Square Feet of Commercial & Community Space**
- **43,531 Construction Jobs**
- **10,600 Patients**
- Health Services for Low-Income Communities

Compliance and affordability for 106,000 homes through effective asset management.
Our 2016 Progress & Results

Thanks to your support and partnership, we multiplied the impact of our work, creating well-designed, affordable homes connected to vital resources.

National Initiatives

- The Strong, Prosperous and Resilient Communities Challenge (SPARCC) – a 3-year, $90 million initiative – focuses on the areas of health, climate resilience and racial equity to shape stronger, more inclusive communities. SPARCC is an initiative of Enterprise, the Federal Reserve Bank of San Francisco, the Low Income Investment Fund and the Natural Resources Defense Council, with funding support from the Ford Foundation, The JPB Foundation, The Kresge Foundation, the Robert Wood Johnson Foundation and The California Endowment.

- Enterprise Community Loan Fund and Enterprise Green Communities developed the PACE loan product to finance clean energy building upgrades.

- Enterprise’s seventh annual Affordable Housing Design Leadership Institute (AHDLI) in Detroit brought together developers, designers and city agencies to discover how better collaboration can meet the needs of residents and strengthen the fabric of neighborhoods.
Our Markets

- In Chicago, a new water conservation program initiated at 14 multifamily housing developments is expected to help property owners manage rising water costs, saving $20,257 per building over five years.

- In Denver, we partnered to create the new Social Impact Bond program, providing permanent housing and supportive services to at least 250 chronically homeless individuals.

- The Gulf Coast team created the Louisiana Disaster Assistance Relief Fund, to provide $205,000 for flood recovery.

- The Mid-Atlantic and Loan Fund teams created the Our Region, Your Investment platform, which raised nearly $11 million in its first year to preserve housing affordability in the greater D.C. area.

- In New York, the NYC Acquisition Fund made an additional $135 million available for affordable housing for years to come.

- The Northern California team helped secure key funding, including $100 million for preservation and anti-displacement efforts in Oakland.

- In Ohio, the Enterprise-led Cuyahoga Earned Income Tax Credit Coalition put, on average, $1,613 in refunds back in the pockets of 15,684 low-income families.
• The Pacific Northwest and Transit-Oriented Development teams worked with Enterprise Community Loan Fund to launch the REDI fund, which will provide $21 million to support affordable housing in Seattle’s transit accessible areas.

• In the Southeast, 726 formerly homeless people moved into homes thanks to Atlanta’s Open Doors program.

• In Southern California, the New Generation Fund surpassed the $100 million milestone for its investments in the creation and preservation of affordable housing in Los Angeles.

Capacity Building

Enterprise has built the capacity of its partners to deliver:

- **Housing stability** to **4,500 households** through projects that closed financing in 2016.

- **Improved health** through a reduction of more than **15,000 tons** of CO₂ emissions annually from use of the GreenTRIP tool.

- **Greater opportunity for economic mobility** through an increase in discretionary income of nearly **$24 million** annually as low-income households avoid housing cost burden.

• Enterprise received $14.2 million in Section 4 funds to support capacity building efforts.

• Enterprise Advisors provided capacity building and technical assistance to more than 300 cities, housing agencies and nonprofits, including more than 200 Public Housing Agencies, more than 50 cities through the National Resource Network and 10 jurisdictions that submitted their first Assessment of Fair Housing.

• Our Design Initiatives team placed six Enterprise Rose Architectural Fellows in organizations working across the United States.

• Through a collaboration between our Rural/Native American team and the Corporation for National and Community Service, up to 160 AmeriCorps VISTA members will be placed in 55 tribal communities over the next three years to support resilience and sustainable energy efforts.
Policy & Advocacy

ACTING AS A TRUSTED ADVISOR

- Released new **National Policy Platform**.
  Assisted local jurisdictions in the Gulf Coast, Mid-Atlantic and Ohio market areas with the development of comprehensive housing plans to address the need for affordable housing.
- Submitted written testimony and comments on federal actions related to affordable housing.

- Enterprise and the ACTION Campaign worked closely with Senators Cantwell and Hatch to introduce the Affordable Housing Credit Improvement Act of 2016.
- We helped secure $100 million in annual funding for affordable housing for the D.C. Housing Production Trust Fund.
- More than 70 Enterprise staff met with members of Congress during Enterprise’s annual Lobby Day.
- Enterprise helped create $3.6 billion in new local resources to support affordable housing through nine Enterprise-endorsed ballot initiatives in California, Maryland, Oregon and Washington.
- In Denver, Enterprise co-led a successful multi-year advocacy campaign to create the city’s first permanent revenue source dedicated to affordable housing – the program will generate an estimated $150 million for affordable housing initiatives over the next 10 years.
Thought Leadership

Enterprise created and shared key expertise with our partners in affordable housing and community development and in other critical industries, like health care. Our papers, guidelines, reports and toolkits produced in 2016 were downloaded more than 13,000 times.
We’re grateful to all of our committed partners who help us multiply the impact of affordable housing. Together, we make well-designed homes affordable and create communities where people thrive, with connections to resources like health care, schools, jobs and transportation.
To view the videos of each partner, please see our annual report online at: www.enterprisecommunity.org/annualreport2016.

“Enterprise looks at a very complicated problem and instead of trying to simplify it and come up with easy answers, they recognize how difficult it is and come up with innovative solutions. They’re constantly thinking and rethinking their approaches, and I think that’s the most effective way to deal with an extremely difficult problem.”

— David Cavalier, Chairman
Aeolus Pharmaceuticals

“I’m always impressed by the vision, commitment, and intelligence of the Enterprise staff. Whenever I have the opportunity to interact with an Enterprise employee, I always walk away feeling like I’ve learned something important.”

— Lesley Palmer, Managing Director & Head of Community Relations
Mizuho Bank, Ltd.
“What inspires me about working with Enterprise is the breadth and depth of the initiatives they’re able to get involved with. You don’t see many organizations that are able to be involved, not only in helping deliver affordable housing, but also helping deliver solutions for really vulnerable individuals and families, to deliver solutions around sustainability, to deliver solutions around how public housing can work more effectively.”

— Todd Gomez, Senior Vice President
Bank of America Merrill Lynch

“America is a very generous country, and philanthropy is done often with people coming in from outside with money supporting things and being helpful. But if you don’t have an on-the-ground partner, it’s been my experience that four or five years later there’s not much left over. Somebody there has to own it and carry it on and build off of it. That was a central belief of [Enterprise co-founder] Jim Rouse.

— David Callard, Senior Wealth Advisor
Eaton Vance Investment Counsel
Our board members help set Enterprise’s vision while leading a broad range of industries, programs, markets, and policy and strategic initiatives across the country. We are grateful for our board members’ guidance and commitment to our mission.
Enterprise Community Partners
Board of Trustees

J. Ronald Terwilliger
Chairman – Enterprise Community Partners, Inc.
Vice Chairman – Enterprise Community Investment, Inc.
Chairman Emeritus – Trammell Crow Residential
Oyster Bay, N.Y.

Terri Ludwig
President & CEO – Enterprise Community Partners, Inc.
Chair – Enterprise Community Investment, Inc.
New York, N.Y.

Donald S. Falk
Executive Director – Tenderloin Neighborhood Development Corporation (TNDC)
San Francisco, Calif.

Priscilla Almodovar
Managing Director and Co-Head – Real Estate Banking – JPMorgan Chase
New York, N.Y.

Gregory A. Baer
President/Executive Vice President & General Counsel
The Clearing House
New York, N.Y.

Maria F. Barry
Community Development Banking National Executive
Bank of America Merrill Lynch – Bank of America, N.A.
Providence, R.I.

Bill Beckmann
President & CEO – MERSCORP Holdings, Inc.
Mortgage Electronic Registrations Systems, Inc.
Reston, Va.

Christopher Collins
Co-Founder & Managing Partner – First Atlantic Capital, LLC
Boston, Mass.

Lance Fors
CEO – LFI Properties
Los Altos Hills, Calif.

Carol J. Galante
I. Donald Terner Distinguished Professor in Affordable Housing and Urban Policy
Faculty Director – Terner Center for Housing Innovation,
University of California, Berkeley
Co-Chair – Policy Advisory Board, Fisher Center of Real Estate and Urban Economics, University of California, Berkeley
Berkeley, Calif.

Dora Leong Gallo
CEO – A Community of Friends
Los Angeles, Calif.

Renée Lewis Glover
Founder and Managing Member – The Catalyst Group, LLC
Atlanta, Ga.

Rick Lazio
Senior Vice President – alliantgroup, Of Counsel, Jones Walker L.L.P.
Former Member – U.S. House of Representatives
Former Chairman – House Subcommittee on Housing and Community Opportunity
New York, N.Y.

Patrick McEnerney
Managing Director-NCOU – Deutsche Bank Securities
New York, N.Y.

Beth Myers
Partner – The Shawmut Group
Chestnut Hill, Mass.
Edward Norton
Lifetime Trustee – Actor, Producer and Director
New York, N.Y.

Barbara Poppe
Principal – Barbara Poppe & Associates LLC
Columbus, Ohio

Ronald A. Ratner
President and CEO – Forest City Residential Group
Cleveland, Ohio

Jonathan F.P. Rose
President – Jonathan Rose Companies, LLC
Katonah, N.Y.

Tony M. Salazar
President – West Coast Division – McCormack Baron Salazar
Los Angeles, Calif.

Megan T. Sandel
Associate Professor of Pediatrics – Boston University School of Medicine
Boston, Mass.

Roy Swan
Managing Director – Global Sustainable Finance – Morgan Stanley
New York, N.Y.

Attorney

Michael I. Sanders, Esquire
Blank Rome, LLP

Senior Advisors

Susan Baker
National Alliance to End Homelessness

Paul Brophy
Brophy & Reilly LLC

David Callard
Eaton Vance Investment Counsel

Raymond Christman
Trust for Public Land

Sheila Crowley
Retired – National Low Income Housing Coalition

Ronald Grzywinski
Retired – ShoreBank Corporation

Carol J. Parry
Corporate Social Responsibility Associates

Franklin D. Raines

Barry Zigas
Zigas and Associates, LLC
Enterprise Community Investment
Board of Directors

Terri Ludwig
Chair – Enterprise Community Investment, Inc.
President & CEO – Enterprise Community Partners, Inc.
New York, N.Y.

J. Ronald Terwilliger
Vice Chairman – Enterprise Community Investment, Inc.
Chairman – Enterprise Community Partners, Inc.
Chairman Emeritus – Trammell Crow Residential
Oyster Bay, N.Y.

Charles R. Werhane
President & CEO – Enterprise Community Investment, Inc.
Columbia, Md.

Bill Beckmann
President & CEO – MERSCORP Holdings, Inc.
Mortgage Electronic Registrations Systems, Inc.
Reston, Va.

Michael D. Berman
Principal – Michael Berman Consulting, LLC
Miami Beach, Fla.

Barry C. Curtis
Owner & President – Best Fence, LLC
Glen Burnie, Md.

Carol J. Galante
I. Donald Terner Distinguished Professor in Affordable Housing and Urban Policy
Faculty Director – Terner Center for Housing Innovation
University of California, Berkeley
Co-Chair – Policy Advisory Board, Fisher Center of Real Estate and Urban Economics, University of California, Berkeley
Berkeley, Calif.

W. Kimball Griffith
Retired Vice President – Multifamily Affordable Sales & Investments
Freddie Mac
McLean, Va.

Ronald Grzywinski
Retired Chairman – ShoreBank Corporation
Chicago, Ill.

Arlene Isaacs-Lowe, CPA, CFA
President – Moody’s Foundation
New York, N.Y.

David D. Leopold
Vice President – Affordable Sales & Investments
Freddie Mac Multifamily
McLean, Va.

Judd S. Levy
Former Chairman – New York State Housing Finance Agency and State of New York Mortgage Agency
New York, N.Y.

Barry Libert
CEO – OpenMatters
Dover, Mass.

Sal K. Mirran
CEO – Meiners Partners LTD
LaGrange, Texas

Shekar Narasimhan
Managing Partner – Beekman Advisors, Inc.
McLean, Va.

Tony M. Salazar
President – West Coast Division – McCormack Baron Salazar
Los Angeles, Calif.

Elizabeth M. Stohr
Director – New Production Affordable Housing Tax Credit
Investments – U.S. Bancorp Community Development Corporation
St. Louis, Mo.
As one of the first social enterprises, we recycle every dollar we earn back into our mission to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities.
## Statements of Financial Position (in Thousands)

<table>
<thead>
<tr>
<th>Assets</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash, cash equivalents and investments</td>
<td>$96,395</td>
<td>$110,415</td>
</tr>
<tr>
<td>Restricted cash, cash equivalents and investments</td>
<td>$109,042</td>
<td>$84,058</td>
</tr>
<tr>
<td>Accounts and other receivables, net</td>
<td>$129,085</td>
<td>$140,221</td>
</tr>
<tr>
<td>Loans receivable, net</td>
<td>$148,290</td>
<td>$117,753</td>
</tr>
<tr>
<td>Mortgage loans held for sale</td>
<td>$126,867</td>
<td>$119,762</td>
</tr>
<tr>
<td>Investments in unconsolidated partnerships</td>
<td>$92,790</td>
<td>$19,376</td>
</tr>
<tr>
<td>Other assets, net</td>
<td>$112,235</td>
<td>$112,620</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$814,704</strong></td>
<td><strong>$704,205</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Liabilities &amp; Net Assets</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Liabilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts payable and accrued expenses</td>
<td>$49,390</td>
<td>$44,798</td>
</tr>
<tr>
<td>Capital contributions payable</td>
<td>$81,713</td>
<td>$15,658</td>
</tr>
<tr>
<td>Indebtedness</td>
<td>$334,406</td>
<td>$331,475</td>
</tr>
<tr>
<td>Other liabilities</td>
<td>$43,114</td>
<td>$47,268</td>
</tr>
<tr>
<td><strong>Total Liabilities</strong></td>
<td><strong>$508,623</strong></td>
<td><strong>$439,199</strong></td>
</tr>
<tr>
<td><strong>Net Assets</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net assets, attributable to Enterprise</td>
<td>$276,491</td>
<td>$238,641</td>
</tr>
<tr>
<td>Net assets, noncontrolling interest</td>
<td>$29,590</td>
<td>$26,365</td>
</tr>
<tr>
<td><strong>Total Net Assets</strong></td>
<td><strong>$306,081</strong></td>
<td><strong>$265,006</strong></td>
</tr>
</tbody>
</table>

| Total Liabilities & Net Assets              | $814,704 | $704,205 |
## Statements of Activities (in Thousands)

<table>
<thead>
<tr>
<th>Revenue &amp; Support</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gains from mortgage banking activities</td>
<td>$72,210</td>
<td>$47,469</td>
</tr>
<tr>
<td>Contributions</td>
<td>$52,610</td>
<td>$24,774</td>
</tr>
<tr>
<td>Syndication and consulting fees</td>
<td>$39,077</td>
<td>$37,406</td>
</tr>
<tr>
<td>Grants and contracts</td>
<td>$28,844</td>
<td>$33,689</td>
</tr>
<tr>
<td>Asset management fees</td>
<td>$21,899</td>
<td>$22,457</td>
</tr>
<tr>
<td>Interest income</td>
<td>$15,924</td>
<td>$13,610</td>
</tr>
<tr>
<td>Other revenue</td>
<td>$31,258</td>
<td>$31,560</td>
</tr>
<tr>
<td><strong>Total Revenue &amp; Support</strong></td>
<td><strong>$261,822</strong></td>
<td><strong>$210,965</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenses</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program activities</td>
<td>$193,267</td>
<td>$174,170</td>
</tr>
<tr>
<td>Management &amp; General</td>
<td>$13,064</td>
<td>$11,077</td>
</tr>
<tr>
<td>Fundraising</td>
<td>$4,913</td>
<td>$5,430</td>
</tr>
<tr>
<td>Income Tax expense (benefit)</td>
<td>$3,310</td>
<td>($4,540)</td>
</tr>
<tr>
<td><strong>Total expenses</strong></td>
<td><strong>$214,554</strong></td>
<td><strong>$186,137</strong></td>
</tr>
</tbody>
</table>

| Change in net assets                                   | $47,268  | $24,828  |
| Changes in net assets, attributable to noncontrolling interest | ($9,418) | ($3,221) |
| Changes in net assets, attributable to Enterprise      | $37,850  | $21,607  |
### Statements of Changes in Net Assets (in Thousands)

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net assets, attributable to Enterprise, beginning of period</td>
<td>$238,641</td>
<td>$216,300</td>
</tr>
<tr>
<td>Changes in temporarily restricted net assets, attributable to Enterprise</td>
<td>$32,321</td>
<td>$8,197</td>
</tr>
<tr>
<td>Changes in unrestricted net assets, attributable to Enterprise</td>
<td>$5,529</td>
<td>$13,410</td>
</tr>
<tr>
<td>Other changes in net assets, due to acquisition</td>
<td>-</td>
<td>$734</td>
</tr>
<tr>
<td>Net assets, attributable to Enterprise, end of period</td>
<td>$276,491</td>
<td>$238,641</td>
</tr>
<tr>
<td>Unrestricted</td>
<td>$175,750</td>
<td>$170,221</td>
</tr>
<tr>
<td>Temporarily restricted</td>
<td>$100,741</td>
<td>$68,420</td>
</tr>
</tbody>
</table>

Please go to www.enterprisecommunity.org to view our full financial statements.
We thank and recognize our valued donors for their contributions and pledge payments in 2016. We also thank those donors who wished to remain anonymous. The commitment and generosity of our donors helps create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities.
The James W. Rouse Society* recognizes individual donors who contribute $1,000 or more annually to Enterprise. Members help us to honor the memory of Mr. Rouse, Enterprise founder and visionary thought leader in the affordable housing and community development movement.

| *$1,000,000+ | Fran & J. Ronald Terwilliger |
| *$50,000-99,999 | Jean Clark |
| | Christine & Jaime Yordán |
| *$25,000–$49,999 | Kathleen L. & William P. Beckmann |
| | Mary R. Morgan & David J. Callard |
| | The Magistro Family |
| | Andrew Mays |
| | Jonathan Rose |
| | Paul Vetter |
| *$10,000–24,999 | Alex S. Avitabile |
| | Shirley Sagawa & Gregory A. Baer |
| | Helen & Robert Bernstein |
| | Margaret & Anthony Browne |
| | David Cavalier |
| | Mathew L. Comfort |
| | Randy Lee Comfort, Ph.D. |
| | Elizabeth R. & Derek R. Cribbs |
| | Marian Heiskell |
| | Terri Ludwig & Nick Mautone |
| | Catie & Don Marron |
| | Lee Lowry & T. Malcolm McComb |
| | Linda Hambleton Panitz |
| | Will Paterson |
| | Ronald A. Ratner |
| | Tony M. Salazar |
| | Ariel & Adam Zurofsky |
| *$5,000–9,999 | Christopher W. Collins |
| | Catherine Dolan |
| | Dora & Grey E. Gallo |
| | Janet Marie Smith & F. Barton Harvey III |
| | Louise Hirschfeld & Lewis B. Cullman |
| | Doris W. Koo & Edward N. Chu |
| | David Outcalt |
| | David Pedowitz |
| | Franklin D. Raines |
| | Ellen R. & Bruce I. Rothschild |
| | Kathie & Charles R. Werhane |
*$2,500–4,999*
Priscilla Almodovar
Teresa Altemus
Susan G. & James A. Baker III
Mary Jo Barranco
Maria F. & Thomas W. Barry
Justin Berman
Mary Catherine Bunting
Arthur Cohen
Helen & Tony Di Spigno
Matthew Dowling
Todd Gomez
Sally Rudney & Scott A. Hoekman
Jennifer Koen & Mark J. Horowitz
Rick Lazio
Christine Madigan & Stephen Callahan
Karen A. & Craig A. Mellendick
Beth Myers
Ritta Rosenberg
Jennifer & Robbert Vorhoff
Louise Wells
Jodie Levin-Epstein & Barry Zigas

*$1,000–2,499*
Scott Anderson
Barbara Benenson & Marc Warren
Heather & Jean-Paul Benveniste
Michael D. Berman
Raphael W. Bostic
David Bowers
John G. Brandenburg
Mary K. Reilly & Paul C. Brophy
John Chambliss
Mr. & Mrs. Brad Courts
Charlotte Crow
Charles Davidson III
Lynne Diamond & Gary Kates
Amy Dickerson
Jill Edwards & Jim Resnick
Richard Eisner
Ingrid G. & David Ellen
Daniella & Harry Etra
Donald S. Falk
Lois B. & Eugene M. Feinblatt
Caroline Finger
Sean Flynn
Shari & Lance Fors
Ann O. & William R. Frey
David A. Friedman
Tammy & Geoffrey Garlow
Tania Garrido
Elizabeth & Andrew E. Geer
Pamela B. & Jonathan M. Genn
Renee Lewis Glover
Claudio Gonzalez
Fredye W. & Adam A. Gross
Richard D. Gross
Sally S. & John M. Hebner
Robert Hellman
Robert Kadoori
Judith Kende
Timothy Kingston
Jeffrey Lantz
Charles Laven
David Lerner
Alfred Levitt
Jeremy Levkoff
Susan Z. & Judd S. Levy
Angela Littlejohn-Swan
Anne G. & Andrew M. London
<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suzanne F. &amp; John A. Luetkemeyer</td>
<td>Melinda J. Pollack</td>
</tr>
<tr>
<td>Brian MacLean</td>
<td>Barbara Poppe</td>
</tr>
<tr>
<td>Thierry Marbach</td>
<td>Katherine &amp; Philip K. Porter</td>
</tr>
<tr>
<td>Maria &amp; Timothy May</td>
<td>William Porter</td>
</tr>
<tr>
<td>Bobbi Reichtell &amp; Mark McDermott</td>
<td>Joan &amp; Nicolas P. Retinhas</td>
</tr>
<tr>
<td>Patrick McEneryne</td>
<td>Celia Roady</td>
</tr>
<tr>
<td>Mark Migliacci</td>
<td>Liz Rosen</td>
</tr>
<tr>
<td>Dona Moesel</td>
<td>Ken Sofge</td>
</tr>
<tr>
<td>Raoul Moore</td>
<td>Jeanne Tseng &amp; Colin Rust</td>
</tr>
<tr>
<td>Shekar Narasimhan</td>
<td>Nancy Schwartz Weinstock</td>
</tr>
<tr>
<td>Vivek Nayar</td>
<td>Joseph A. Wesolowski</td>
</tr>
<tr>
<td>Genevieve Nestor</td>
<td>Michelle K. Whetten</td>
</tr>
<tr>
<td>Beth O’Leary &amp; Brien O’Toole</td>
<td>Sue Wilson</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travis Acquavella</td>
<td>Barbara Ford Grant</td>
</tr>
<tr>
<td>Maria Anderson</td>
<td>Elizabeth F. &amp; W. Kimball Griffith</td>
</tr>
<tr>
<td>Pallavi Atluri</td>
<td>Audrey &amp; Ronald Grzywinski</td>
</tr>
<tr>
<td>Debra R. &amp; Marc Attman</td>
<td>Lucy Guffey</td>
</tr>
<tr>
<td>Mary Baudler</td>
<td>Kerri &amp; Chris Herrmann</td>
</tr>
<tr>
<td>Fred Beall</td>
<td>Lisa Hodges</td>
</tr>
<tr>
<td>Laurel Blatchford</td>
<td>Tina M. &amp; Chris Horn</td>
</tr>
<tr>
<td>Erin &amp; William O. Bond</td>
<td>Mary Kaiser</td>
</tr>
<tr>
<td>Angela Boyd</td>
<td>Gabrielle Kende</td>
</tr>
<tr>
<td>Barbara Briones</td>
<td>Ethel Klein</td>
</tr>
<tr>
<td>Karna G. &amp; Rafael E. Cestero</td>
<td>Ashley Kreisler</td>
</tr>
<tr>
<td>Margaret Chin</td>
<td>Kenneth Krug</td>
</tr>
<tr>
<td>James Domagalski</td>
<td>Jan M. Lawshe</td>
</tr>
<tr>
<td>Kari Downes</td>
<td>Alan Leung</td>
</tr>
<tr>
<td>Alexandra Doan Drucker</td>
<td>Cecilia L. Little</td>
</tr>
<tr>
<td>Andy Francis</td>
<td>Kerrie MacPherson &amp; David Gatchell</td>
</tr>
<tr>
<td>Carol Galante</td>
<td>Brigitte &amp; Donald Manekin</td>
</tr>
<tr>
<td>Darlene C. &amp; Jeff G. Galentine</td>
<td>Julie Massey</td>
</tr>
<tr>
<td>Lisa Zuckerman Gamshad</td>
<td>Madelyn Mejia</td>
</tr>
<tr>
<td>Cara L. Gold</td>
<td>Kevin Nazemi</td>
</tr>
<tr>
<td>Tracy Goodwin</td>
<td>Daniel Nissenbaum</td>
</tr>
<tr>
<td>Jane Graf</td>
<td>Joanne Oplustil</td>
</tr>
</tbody>
</table>
$500–999
(continued)
Glynn Owens
Susan Pappas
Sue & Mike Pitchford
Ramos-Ochs Family
Steve Sachs
Megan T. Sandel
Reina & Jeff Schaffer
Laura L. Sessums & Blake A. Biles
Lynne S. Shapiro & Aaron M. Lewit
Christina Sheng
Robert Simpson
Gina Sohn
Ali Solis
Michael Solomon
Ann & George C. Stuckey
Katie Swenson
Faith E. Thomas
Jannan Thomas
Thomas Vrobel
Jacqueline Waggoner
Linda & Chris Warren
Emmy & Aron Weisner
Karen Whitaker
Allison Knapp Womack
Diane Yentel

$250–499
Kerry Abbott
Scott Affens
Alexandra Alcoff
Douglas Apple
Mary Babb
Michael Bainum
Anne V. & George P. Barker
Iliza & Andrew Bartels
Julie A. Beecher & Patrick M. Costigan
Noreen Beiro
Celina Belizan
Manuela Blaney
Jill Bouquard
Carrie Brown
Danielle A. Bunting
Kimberly Butenhoff
Eileen H. & Raymond R. Christman
Shari Cooper
Carolyn S. & Dan A. Davis
Rosalee & Richard Davison
Laura DeGroot
Emmanuel Demos
Jim D’Innocenzo
John Egan
Debra Eleam
Diana Faust
Barbara Frey
Cathy & John Frey
M. Janet Frey
Denyse Galiothe
Joan Gasser & James Buckley
Lauren Glassberg
Kim Goodwin
Christina Graham
Christine Grounds
Joanna Hagan Rego
Doug Hastings
Rafael Hernandez
Lindsay Higgins
Matthew Hoffman
Sally Hogan
Bryan Hollander
Robin R. Hyerstay
F. Scott Jackson
Marc Jahr
Cassaudra Karnal
Caroline Kuperstock
Rusty Lawrence
Sarah Letts
Sara Maggio
Tiffany Manuel
Meredith McMullen
Gabe Mehreteab
Jeffrey Mion
Laura M. & Charles P. Moore
Sahr Muhammedally
Joseph Paul Muriana
Eugenia Murphy
Michael Myers
Linda Nethery
Lauren Silverstein-Netter & Paul Netter
Ben Nichols
Bernard Oleniacz
Pamela Patenaude
Charles Patrick
Jay Patrick
Katerina Pergola
Ashley Perkins
Leonard Piha
Mary Piper
Kelianne Ramos
Marc Rand
James Reilly
Naomi Sabel & Ben Newhouse
Andy Schneggenburger
Karen Schonfeld
Lynn & Robert B. Schwarz
Tina & Lee Sheller
Victoria Shire
Nick Shreiber
Mark Sissman
Hunter Smith
Cynthia Sparks
Cecilia Steingard
Brendan Sullivan
Taran B. & Roy Swan
Sandy Varela
Diane Walker
Salli & William Ward
Monica Warren-Jones
Linda M. Wheaton
Hamilton Williams
Carol A. & Mark A. Willis
Sydney & Ronald Wilner
Ellen & John Yates
Elizabeth Yingst
Alissa Zachary
Anna Zelinsky
Helen Judith Zurofsky
<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jennifer Aballo</td>
<td>Roberto Benejam</td>
</tr>
<tr>
<td>Daniel Adams</td>
<td>Barbara Benevento</td>
</tr>
<tr>
<td>Kara Adler</td>
<td>Prem Bhatia</td>
</tr>
<tr>
<td>Rabia Ahmed</td>
<td>Kelly Biscuso</td>
</tr>
<tr>
<td>Shara Alpert</td>
<td>Vanessa Bishop</td>
</tr>
<tr>
<td>Arundhati Amirapu</td>
<td>Diane Bitter</td>
</tr>
<tr>
<td>Susan Anderson</td>
<td>Jessica Blanch</td>
</tr>
<tr>
<td>Suzanne Antonelli</td>
<td>Ben Block</td>
</tr>
<tr>
<td>Josh Anzel</td>
<td>Laura Blossom</td>
</tr>
<tr>
<td>Madonna Archer</td>
<td>Jamie Blosser &amp; Drew Tulchin</td>
</tr>
<tr>
<td>James Arentson</td>
<td>David &amp; Nicole Bluestone</td>
</tr>
<tr>
<td>Chris Arlene</td>
<td>Brenda Bodian</td>
</tr>
<tr>
<td>Sara Arnold</td>
<td>James Bohovich</td>
</tr>
<tr>
<td>Cathryn A. Atria</td>
<td>Janice L. Brown &amp; Victor J. Smeltz</td>
</tr>
<tr>
<td>Bridget Atwell</td>
<td>Lee R. &amp; William R. Bone</td>
</tr>
<tr>
<td>Marcia Austin</td>
<td>Amanda Borden</td>
</tr>
<tr>
<td>Robert Bachmann</td>
<td>Lauren &amp; Jim Boss</td>
</tr>
<tr>
<td>Ellen Baer &amp; David Lebenstein</td>
<td>Mark Bourbeau</td>
</tr>
<tr>
<td>James Bahleda</td>
<td>Ronald Bowan</td>
</tr>
<tr>
<td>Peggy Johnson Bailey</td>
<td>Guenevere Bowman</td>
</tr>
<tr>
<td>Lydia Balson</td>
<td>Frederick Boyd</td>
</tr>
<tr>
<td>Mary Alice Bancroft</td>
<td>Sam Brannen</td>
</tr>
<tr>
<td>Victoria &amp; Sal Barreca</td>
<td>Pat Bregant</td>
</tr>
<tr>
<td>Vanessa Barrios</td>
<td>Adam Briones</td>
</tr>
<tr>
<td>Justin Barry</td>
<td>Kristi Brooks</td>
</tr>
<tr>
<td>Geoffrey Barton</td>
<td>Ayla Brown</td>
</tr>
<tr>
<td>Mary Victoria Basolo</td>
<td>Dave &amp; Julie Brown</td>
</tr>
<tr>
<td>Charles Beaudrot</td>
<td>Evie Brown</td>
</tr>
<tr>
<td>Renee &amp; Eric Beaver</td>
<td>Nancy Brown</td>
</tr>
<tr>
<td>Mary Becker</td>
<td>Tyrion Brown</td>
</tr>
<tr>
<td>Rheda Becker</td>
<td>Julia &amp; Charles Bryan</td>
</tr>
<tr>
<td>Kendra Beckford</td>
<td>Jerry Buchanan</td>
</tr>
<tr>
<td>Michael Beinenson</td>
<td>Josh R. Budiongan</td>
</tr>
<tr>
<td>Ron Beit</td>
<td>Jennifer Burdick</td>
</tr>
<tr>
<td>Disrael Bellamy</td>
<td>Brian Burke</td>
</tr>
<tr>
<td>Lee Ann Bellon</td>
<td>Kasey Burke</td>
</tr>
</tbody>
</table>
Janna Burnam
Marcia Burton
Susannah Butler
Ivy Cabrera
David Calhoun
Fred Caparoso
Diana Cardenas
Sam Carlsen
Brita Carlson
Julia Carpenter
Christine Carr
Gina Carson
Judy & Robert Carter
William Brad Carver
Sarah Charlop-Powers
Lori Chatman
Michael Chavez
Justin Chen
Kim Chenevey
Asuntha Chiang-Smith
Kristen Chin
Kelly Christian
Phuong Christian
Amber Christoffersen
Nick Ciarlante
Arnaud Cipierre
Candace Claster
Jaime Clifton
Zack Cloud
Carey Clouse
Allan Co
Ashley Coates
Stephen Cockrell
Steve Coe
Jamie Cohen
Kathleen Conneally
Denise Cooper
K. Copeland
Danielle & Michael Cosgrove
David Cranshaw
Sheila Crowley & Kent Willis
Sandra L. & Robert S. Curry
Marilyn M. & Larry H. Dale
Thelma Daley
Adrienne David
Katie Dean
Wanda K. Deane
Kate McGrath Deans
Baylee DeCastro
Raymond Demers II
Robert Denham
Eva Dewaelsche
Kristy DiRaddo
Rena Dirckx
KeAndra Dodds
Sara Dombrausky
Norma Dominguez
Brian Dooley
Nina Dooley
Kathleen Dorgan
Jeffrey Douglass
Andy Dunagan
Christian P. Duncan
Kate & Ray Durban
Robert Durso
Anita Dworkin
Brina Masi Eades
Rachel Anne Eberhard
Brian Edelstein
Cheryl Effron
Stanley Eichelbaum
Joseph Eisner
Jade Elias
Alissa Eller
Edmund Emerson
Mack Emerson
Jenny Eppich
Robert F. Erzen
Michele Eudy
Daniel Falcon
Valerie & Jonathan Faull
Amaris Fernandez & Jorge Cubero
Steven Ferrante
Suzanne Filla
Kevin Fitzgerald
Anna Foote
Matthew Forgione
Leroy Foster
Jaye Fox
Walker Frey-Orenstein
Heather Friedman
Karl Friedman
Ryan Friedrichs
Judy & Mike Frigo
Jodi Fry
Mayumi Fukushima
Carla Fuquene
Stephanie Fuss
Maureen Futtner
Gina Gabbard
Joshua Galloway
William Gambill
Nora Gannon-Slater
Brian Gately
Benjamin Gates
Claire Gauntner
Kaela Geschke
Harry Giallourakis
Shanzia Gilchrist
James Gillespie
Stephen L. Gimilaro
Elaine Gimmel
Mark Ginsberg
Leo Goldberg
Robert A. Goldstein
Paula Goldwyn
Dana Gordon
Sujit Govindraj
Beth Graham & Nick Sojda
Angelina Gray
Matthew Gray
Daniel Greenspan
Ginny Greiman
Taryn Gress
Aileen Gribbin
John Griffith
Geneva Gross
Johanna Gullick
Tay Gupta
Diana Gutierrez
Adam Guy
Mary Beth Guyther
John Habat
Carol Haislip
Danielle Hammann
Mark Hancock
Faye Harbottle
Jen Harrington
Lewis Hassett
Kaziah Haviland
Matthew Helminiak
Shawna Hemphill
Steve Herman
David Hern
Jorge Hernandez
Prentiss Higgins
Bill Highsmith
Jessica Hill
Erin Hillers
Heather Hood
Brian Hooker
Timothy Jay Houseal
Eva Howells
Paula Hubert
Anna Huff
Gail Huff-Brown
Cindy & Ned Huffman
Ray Hughes
Theresa Hwang
Catherine V. Hyde
Harriet Iglehart
Jennifer James
Laquisha Jean
Nicole Jepson
Ken Jimenez
Kathy Jin
Sheela Jivan
Teresa B. Johnson
Jina Johnson
Robert Johnson
Reginald Jones
Aurelija Jucaitis
Bomee Jung & Mehmet Bereket
Alexandra Kaplan
Jennifer Kass
Elina Kats
John Keaten
Elizabeth Keenan
Elaine & Steve Keller
Katya Keremidchieva
Markus Kessler
Julie Kimble
Jana King
Hillary Kinsey
Robin Kinsey

Marie Kittredge
George Kleb
Ori Klein
Stephen Klimek
Megan Knighton
Rebecca Koch
Michael Kolinsky
Amy Konwerski
Annie Koo
Jackie & Al Kossow
Kristen Kounovsky
Steven Krause
Karen Krygier
Joseph Kunkel
Peter Laanisto
Sara LaChapelle
Sabra Ladd
Sarah Lagarde
Sue Lake
Ann L. & James D. Lano
Phyllis Lanzone
Margaret E. Larimer
Michael Laskey
Andrea Ledbury
Jessy Ledesma
Richard Lee
William L. Leffler
Kimberly Lehnert
Janet Lehrman
Julie Leitner
David D. Leopold, Jr.
Mark Lerner
Ali Levine
Brett Levy
James Lewis
David Loeffel
Cyb Long
Abbie Loosen
Derrick Lovett
Emily Marie Lundgard
Daniel Magidson
Georges Magloire
Patrick Maier
Andrea Maisch
Merle Malakoff
Susan Malus & Irwin Cohen
Emma Manson
Jenna & Michael Marchi
Tami Marmon
Maria Elena Marquez
Dave Marscocci
Sally Martin
Stephanie Martin
Holly Anne & Mark Matel
Connie E. Matheson
Ryan Mathew
Taro Matsuno
Kathleen Matthews
Scott Maxfield
Christopher Maxwell
Roxy McDonagh
Tess McElfresh
Bryan McFarland
Andrew McGarry
Owen John McGinty
Lisa & John McGovern
Michael McGuire
Nan McIntyre
Mark McKenzie
Sadie McKeown
Jillian McLaughlin
William McLaughlin
Shannon McNulty
Diane A. & Carl E. Meier
Ray Mendoza
Victoria Metzger
Rudy P. Milfort
Barbara Millard
Jordan Miller
Mary Miller
Shelley & Paul Miller
Holly Milway
Maria Minichello
Brian Minto
Sela Missirian
Danita Mitchell
Pat & Bruce Mitchell
Shira Mitchell
Stuart J. Mitchell
Ron Mitnick
Anjali Modi
Mary Beth & Brian Mohan
Caroline Montague
Maygen Moore
Geoffrey Morgan
Kathy Morgan
Madeline Morgan
Catherine Morgen
Janet Morgitu & Bob Buente
Brooks Morris
John G. Morris
Vanessa Morris
Carlton H. Morse, Jr.
Diedra Mosley
Michelle L. Mulcahy & Evan
Hellman
Ann Mullen
Kevin Mun
Kim Nelson
Patricia R. Neumann
Kaine Nicholas
up to $249

(continued)

Lois L. Nicholson
Carrie Niemy
Hilary Noll & Nathaniel Corum
Terri Buhluing North
Alquia Oates
John O’Callaghan
Kelsey Oesmann
Sean O’Hagan
Ceara O’Leary
Diane Olmstead & Matthew Slepin
Ashani O’Mard
Irene Figueroa Ortiz
Anna M. Ortiz
Jemima A. Otchere
Lea Oxenhandler & Evan Litvin
Robin Pagliuco
Kim Pancich
Karen Paneggiante
Charity Paul
Kate Pearch
Anne S. Perkins
Jennifer Peters
Lianna Petroski
Catherine Pierson
Warren Platt
Ellen Pollan & Dart Westphal
Amy Pollard
Tim Pollock
Katie Porter
Reese Porter
Dean Porter-Nelson
Frances Powell
Leo V. Quigley
Danielle Ragosa
Alina Ramos
Jana Ramsey
Robert Realmuto

Bob Reardon
Andrew Reicher
Corri Rene
Michael Rhim
Elizabeth Richards
Allison Riley
George Robbie
Teresa Robinette
Patricia A. & Neil A. Robinson
Pam Rockland
Adalia Rodriguez
Dorena L. Rodriguez
Erick Rodriguez
Tony Roehl
Debbie Rogan
Paola Roman
Josh Rosen
Tiffani Ross
Nikki Roth
George K. Rothman
Emily Roush-Elliott
Maria & Alex Rowan
Brittany Rowe
Joyce A. Rozas
Ann & Jeff Rubin
Delores Rubin
Kathryn Rubin
Susan Rubin
Erika E. Ruiz
Steven Russell
Michael Ryan
Dan Saacks
Alan Sage
Riad Sarif Sahli
Rebecca Salsbury
Courtney Sanders
Heather Sanders
up to $249
(continued)

Gilbert Sandler
Kaelie Sands
Brian Santa Barbara
Celeste Santoro
John Santoro
Kevin Sasser
Nick Satterfield
Wayne Saya
Tracey Sayres
Leah Schieck
Jane & Bob Schnetzer
Charles Scholl
Christopher Scott
Regina Scott
Shelly-Anne Tulia Scott
Jon Searles & Andrew Bellows
Dawn Sears
Danielle & Lenin Serrano
Ann Sewill
Don Shacknai
Neel Shah
Frank Shea
Rebecca Sheff & Ethan Stone
Jae Yun Shin
Laura Shipman
Tara Siegel
Laurie & Jim Silverstein
Robert Simoneau
Terry Simons
John Simpson
Wes Slagle
Amy Slater
Hugh Sloan
Don Slowinski
Alexis Lynn Smith
Sean, Aysnley and Robin Smith
Seslee Smith
Linda B. Sorden
Luz Soto
Barbara Spector
Gabriel Speyer
Myra Spoden
Pamela St Cyr
Michelle Stadelman
Margaret Stagmeier
Lisa Stanley
Katy Starfield
Louis Starks
Brian Steinberg
Jeffrey Stern
Michele Egan Sterne
Annette Stevenson
Bryan Stewart
Clare H. Stewart
Yoko Sugiooka
John Sullivan
Ellen Suprunwicz
Takao Suzuki
Richard Thal
Esther Thurman
John Tomlinson
Noel Toro
Sarah E. Torsell
Heather Tracey-Teeter
Phong Tran
Tray Traynor
Jennifer Trepinski
Tara Trimble
Rachel Tulchin
Jenny Turner
Lorijean Turner
Susann Undi
JoAnn Valle
Janice & Frank Vargo
Lisa Varon
Emily Vaughn
Athena Vekkos
Abbie von Schlegell
Ai-Lien Vuong
Stacey Wainwright & Paul M. Cummings
Caroline Wagner
Laycie Norris Wagner
Howard Wallick
Laura Walsh
Melissa Walsh
Amanda Walz
Lorrayne Ward
Jillian Watson
Nancy Weaver
Tracey Webb
Sarah Weiss
Kathy Wells
Christopher West
Diane Westcott
Harold Weston
Kara & Jason Wheeler

Tim White
Cheryl White-Hamby
Shelly Whitenburg
Ophelia Wilkins
Cindy Willhite
Katherine Williams
Nicole Simone Wilson-Millaud
Brian Wolak
Mark A. Wolf
George Wolodzko
Spencer Woodcock
Frances Wright
Hara Wright-Smith
Knox Wyatt
Rachel L. & J. C. Wynn
Carrie Young
Nella Young
Aaron Yowell
Elizabeth Zeldin
Kimberly Zera
Jess Zimbabwe
2016 Organizational Donors

$1,000,000+
Bank of America & Bank of America Foundation
Citi & Citi Foundation
Goldman Sachs Bank USA
The JPB Foundation
JPMorgan Chase Co. & The JPMorgan Chase Foundation
The Kendeda Fund
The Kresge Foundation
Robert Wood Johnson Foundation
Robin Hood Foundation

$500,000–$999,999
Deutsche Bank
Ford Foundation

$100,000–499,999
Barr Foundation
Branch Banking and Trust Company
The Morris & Gwendolyn Cafritz Foundation
Capital One
The Annie E. Casey Foundation
The Cleveland Foundation
The Community Foundation for the National Capital Region
The Denver Foundation
Dignity Health
Energy Foundation
E*TRADE Financial Corporation
M&T Bank & The M&T Charitable Foundation
John D. and Catherine T. MacArthur Foundation
Meyer Memorial Trust
Morgan Stanley Foundation, Inc.
NeighborWorks America
New York State Health Foundation
William J. & Dorothy K. O’Neill Foundation
OneWest Bank, a division of CIT Bank, N.A
The Pew Charitable Trusts
Rockefeller Philanthropy Advisors, Inc.
The Fan Fox and Leslie R. Samuels Foundation, Inc.
Santander Bank, N.A.
Sisters of Charity Foundation of Cleveland
State Farm Insurance Companies
Surdna Foundation, Inc.
United Way of Greater Cleveland
Wells Fargo Bank N.A., Wells Fargo Foundation & Wells Fargo Housing Foundation
<table>
<thead>
<tr>
<th>$50,000–99,999</th>
</tr>
</thead>
<tbody>
<tr>
<td>The 2030 Group, Inc.</td>
</tr>
<tr>
<td>Annenberg Foundation</td>
</tr>
<tr>
<td>California Community Foundation</td>
</tr>
<tr>
<td>CF Real Estate Services, LLC</td>
</tr>
<tr>
<td>Charles Schwab Bank</td>
</tr>
<tr>
<td>Searle Funds at The Chicago Community Trust</td>
</tr>
<tr>
<td>Community Trust</td>
</tr>
<tr>
<td>City National Bank</td>
</tr>
<tr>
<td>Cleveland Neighborhood Progress</td>
</tr>
<tr>
<td>The Colorado Health Foundation</td>
</tr>
<tr>
<td>The Cousins Foundation, Inc.</td>
</tr>
<tr>
<td>Kaiser Permanente</td>
</tr>
<tr>
<td>Mizuho Americas</td>
</tr>
<tr>
<td>The McKnight Foundation</td>
</tr>
<tr>
<td>The New York Community Trust</td>
</tr>
<tr>
<td>Nord Family Foundation</td>
</tr>
<tr>
<td>Ohio Savings Bank</td>
</tr>
<tr>
<td>Olive Bridge Fund</td>
</tr>
<tr>
<td>Providence Health Services</td>
</tr>
<tr>
<td>Saint Luke’s Foundation</td>
</tr>
<tr>
<td>The San Francisco Foundation</td>
</tr>
<tr>
<td>UnionBank</td>
</tr>
<tr>
<td>United Rentals, Inc.</td>
</tr>
</tbody>
</table>

"We are proud to support the Design Leadership and Green Communities Initiatives advance innovation and the capacity of young leaders to build affordable, healthy and green housing."

— Dena Kimball, Executive Director, The Kendeda Fund

“The Kendeda Fund is committed to helping people lead lives of dignity, and to supporting community sustainability. We see these values mirrored in the work of Enterprise Community Partners. We are proud to support the Design Leadership and Green Communities Initiatives to advance innovation and the capacity of young leaders to build affordable, healthy and green housing.” – Dena Kimball, Executive Director, The Kendeda Fund
$25,000-49,999

American Express Company
BBVA Compass Bank
Bellwether Real Estate Capital
blue moon fund, inc.
BNY Mellon
Bocarsly Emden Cowan Esmail & Arndt LLP
The Boston Foundation
Bronx Pro Real Estate Management
CohnReznick LLP
The Collins Foundation
The Community Preservation Corp
Cortland Partners
Entergy Foundation
Forsyth Street Advisors, LLC
Gallagher, Evelius & Jones, LLP
The Georgetown Company
Aaron and Angel Goldman Family Foundation
Walter & Elise Haas, Sr. Fund
Sally Mead Hands Foundation

The Heinz Endowments
HSBC Bank USA, N.A.
Leaves of Grass Fund
Lemle & Wolff, Inc.
Lincoln Property Company
Lostand Foundation, Inc.
The McGregor Foundation
John H. & Ethel G. Noble Charitable Trust
The Piton Foundation
The RADCO® Companies
Rose Community Foundation
Sartain Lanier Family Foundation, Inc.
SunTrust Bank & SunTrust Foundation
TD Bank through the TD Charitable Foundation
Third Federal Foundation
United Way of Greater Los Angeles
United Way of Central Maryland
Y&H Soda Foundation

“For more than 25 years, we’ve partnered with Enterprise to help address societal challenges facing low-income individuals and communities. Our partnership is based on a shared commitment to deliver financial tools and programs that create and preserve affordable housing, and help strengthen local community development organizations for the greatest impact.” – Kerry Sullivan, president, Bank of America Charitable Foundation
$10,000–24,999

America’s FHLBanks
The Arker Companies
Astoria Bank
Atlanta Real Estate Collaborative
BRP Development Corporation
CB Emmanuel Realty LLC
Citi Community Capital
Citizens Bank
CME Group Foundation
Community Capital Management
The James and Judith K. Dimon Foundation
Domus Development
Dougert Property Services, LLC
Dunn Development Corp
Enfold Properties
EURAMEX Management Group, LLC
Exact Capital
Fancy Hill Foundation
FG-PH Corporation
First Republic Bank
Fordham Bedford Housing Corporation
Bruno Frustaci Contracting, Inc.
Galaxy General Contracting Corp.
Grenadier Realty Corp.
Group Gordon
GTG Consultants, PC
Henry and Etta Raye Hirsch Family Foundation, Inc.
IBERIABANK
L+M Development Partners
Low Income Investment Fund, Inc.
McCormack Baron Salazar, Inc.
MDG Design + Construction LLC
Mega Contracting, Inc.
Metropolitan Transportation Commission
Eugene & Agnes E. Meyer Foundation
Monadnock Construction
The MUFG Foundation
New York Community Bank
Notias Construction, Inc.
Pier Sixty, LLC
PIMCO Foundation
PNC Financial Services Group & PNC Foundation
Pollack Shores
PWB Management Corp.
Savills Studley
Tim & Lauren Schrager Family Foundation
The George L. Shields Foundation, Inc
Signature Bank
Teague Investments, LP
Thalia and Michael C. Carlos Foundation, Inc.
Third Federal Savings
Triangle Equities
University of Minnesota Foundation Real Estate Advisors
US Tech Construction & Development Corp.
WinnCompanies
The Christine & Jaime Yordán Foundation
## $5,000–9,999

<table>
<thead>
<tr>
<th>Organization</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abode Communities</td>
<td>Gubb &amp; Barshay LLP</td>
</tr>
<tr>
<td>Amalgamated Bank</td>
<td>Huntington National Bank</td>
</tr>
<tr>
<td>Barker Management, Inc.</td>
<td>ICON Builders</td>
</tr>
<tr>
<td>Beneficial State Bank</td>
<td>Jones Hall</td>
</tr>
<tr>
<td>The Brewery on Half Moon Bay Inc.</td>
<td>Lettire Construction Corporation</td>
</tr>
<tr>
<td>BRIDGE Housing Corporation</td>
<td>LG Family Foundation</td>
</tr>
<tr>
<td>California United Bank</td>
<td>Mechanics Bank</td>
</tr>
<tr>
<td>CBRE</td>
<td>Mercy Housing, Inc.</td>
</tr>
<tr>
<td>Community Bank, N.A.</td>
<td>Morris, Manning &amp; Martin, LLP</td>
</tr>
<tr>
<td>The Community Development Trust</td>
<td>Nixon Peabody LLP</td>
</tr>
<tr>
<td>The Community Foundation for Greater Atlanta</td>
<td>Edwin D. Northrup II Fund through PNC Charitable Trust</td>
</tr>
<tr>
<td>Corporation for Supportive Housing</td>
<td>Pacific Western Bank</td>
</tr>
<tr>
<td>CrowdRise</td>
<td>Paul Hastings LLP</td>
</tr>
<tr>
<td>Cuore E. Mani Foundation</td>
<td>The Phipps Houses Group</td>
</tr>
<tr>
<td>Dollar Bank</td>
<td>Related California</td>
</tr>
<tr>
<td>D.P. Group General Contractors</td>
<td>RentPath, LLC</td>
</tr>
<tr>
<td>Emmes Asset Management Co. LLC</td>
<td>Silicon Valley Bank</td>
</tr>
<tr>
<td>Enterprise Community Investment, Inc.</td>
<td>TLM Associates, LLC</td>
</tr>
<tr>
<td>Sandra Erickson Real Estate, Inc.</td>
<td>University Neighborhood Housing Program</td>
</tr>
</tbody>
</table>

"In partnering with Enterprise, we seek to make a difference in the life trajectories of people who are poor, disadvantaged or underserved in fundamental ways. By infusing communities with art and culture, fostering sustainability and resilience, and removing systemic barriers that impede pathways to equality and achievement, we can provide residents with opportunities to fulfill a healthier, more successful life." – Regina R. Smith, managing director of The Kresge Foundation Arts & Culture Program
| $2,500–4,999 | Asian Americans for Equality, Inc.  
Atlanta Capital Group, Inc.  
City of Atlanta Department of Planning &Community Development  
Atlanta Regional Commission  
Boston Private Bank & Trust Company  
Broadmoor-Womack  
California Bank & Trust  
CAMBA Housing Ventures, Inc.  
Community Access, Inc.  
Fifth Third Bank  
First American Title Ins. Co.  
FirstMerit Bank, N.A.  
Gibbs Construction  
GlassRatner Management & Realty Advisors, LLC  
Highridge Costa Investors, LLC  
Hirschen Singer & Epstein LLP  
Hootie and The Blowfish Foundation Fund  
Integro Insurance Brokers  
The NHP Foundation  
PKF O’Connor Davies, LLP  
SEBCO Development, Inc.  
SRO Housing Corporation  
The John Stewart Company  
Tahl-Propp Equities  
Kenneth O. Wille and Associates, Inc. |
| $1,000–2,499 | AKRF  
Aquinas Housing Corp.  
The Ardent Companies  
Artlite Office Supply Company  
Atlanta Retirement Partners  
Banner Bank  
Benchmark Title Agency, LLC  
Bluestone Family Fund  
The Lois & Irving Blum Foundation, Inc.  
Bright Power  
Cahill Contractors, Inc.  
The California Endowment  
Calvary Manager LLC  
Catholic Charities of Brooklyn & Queens  
Chinatown Community Development Center  
Community Economics, Inc.  
Dart Group Foundation, Inc.  
Enterprise Bank and Trust  
Federated Title Services, LLC  
Goldstein Hall PLLC  
Guernsey, Inc.  
Harley Ellis Devereaux  
Hennessey Engineers, Inc.  
Hudson Companies  
Hunt Mortgage Group  
Jacobs Family Foundation, Inc.  
James Breen Real Estate LLC  
Jones Lang LaSalle, Inc.  
Jones Walker LLP  
Leverage Law  
Lindquist, von Husen & Joyce LLP  
Madison Construction Company  
Mithun, Inc.  
MWA Architects  
Neighborhood Partners, LLC  
Neuberger Berman LLC  
Northwestern Mutual Foundation  
Omni New York LLC  
The Oregon Community Foundation  
Owens & Owens CPA, PC  
Partnership for New York City |
### $1,000–2,499

- Proto Realty Services, LLC
- Rental Management Associates
- Richard Bowers & Co. | TCN Worldwide
- Seawall Development Company
- Shepardson Stern + Kaminsky
- SKA Marin
- Southside United HDFC
- STAT Architecture, PC
- Swerdlin & Company
- Terrex Development Corporation
- WegoWise
- West Realty Corporation
- Workforce Housing Group

### $500–999

- Association of NY Catholic Homes (Catholic Charities)
- Beulah HDFC
- Blitch Knevel Architects
- Camellia Trading Company
- Christian Church Homes of Northern California
- Comerica Bank
- Community Corporation of Santa Monica
- The Cornerstone Group
- Gabriel House Limited Partnership
- The Gorfine Foundation, Inc.
- The Green Engineer, Inc.
- Highbridge Community Development Corporation
- KeyBank, National Association
- Levine Management Group, Inc.
- Lower Eastside Service Center, Inc.
- MBD Community Housing Corp
- MetroStudio, LLC
- Mission Economic Development Agency
- PathStone Corporation
- PRB Realty Corp.
- Ridgewood-Bushwick Senior Citizens Council, Inc.
- Roth Law Firm, LLC
- Services for the Underserved
- Stratum Engineering, LLC
- Terra Search Partners
- TisBest Charity Gift Cards
- Togawa Smith Martin, Inc.
- Wartburg
- The Wynn Family Fund

### $250–499

- Association for Neighborhood and Housing Development
- Center for New York City Neighborhoods
- The Community Builders, Inc.
- Community League of the Heights, Inc.
- East Bay Asian Local Development Corp.
- Housing Trust Silicon Valley
- The Kapiloff Foundation
- LABC Institute
- Little Tokyo Service Center Community Development Corporation
- Lower East Side Peoples Mutual Housing Association, Inc.
- Marin Community Foundation
- Neighborhood Housing Services of Staten Island
- New Destiny Housing Corporation
- New Hampshire Republican Party
- NYS Homes & Community Renewal
- Rapid Response Delivery
- Restore Neighborhoods LA., Inc.
- Self-Help Federal Credit Union
- Spiti Housing Corp.
- Westhab, Inc.
<table>
<thead>
<tr>
<th>Company Name</th>
<th>Company Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>AmazonSmile Foundation</td>
<td>Prudential Insurance Company of America</td>
</tr>
<tr>
<td>California Community Foundation</td>
<td>PSE Credit Union Incorporated</td>
</tr>
<tr>
<td>CASA of Oregon</td>
<td>SP Bookkeeping Services, LLC</td>
</tr>
<tr>
<td>Coca-Cola European Partners</td>
<td>Surety Title Agency, Inc.</td>
</tr>
<tr>
<td>Eagle Point Hotel Partners LLC</td>
<td>TekStream Solutions</td>
</tr>
<tr>
<td>IMS Management Services, LLC</td>
<td>Thornton Communications</td>
</tr>
<tr>
<td>Legacy Community Housing Corporation</td>
<td>Thunder Valley Community Development Corporation</td>
</tr>
<tr>
<td>McKinsey &amp; Company, Inc.</td>
<td>Total Community Action Federal Credit Union</td>
</tr>
<tr>
<td>Neighborhood Progress, Inc.</td>
<td>United Way of Greater Cincinnati</td>
</tr>
<tr>
<td>Old Republic Title Holding Company, Inc.</td>
<td>Yeah! Burger</td>
</tr>
<tr>
<td>People’s Emergency Center CDC</td>
<td></td>
</tr>
</tbody>
</table>

“We partner with Enterprise to develop vibrant, sustainable cities that offer economic opportunities for low-income residents. There’s no one-size-fits-all solution for the complex social and economic issues facing communities, but together with residents, nonprofit partners, businesses and municipal agencies, we can dramatically increase the pace of progress for all.” – Brandee McHale, president, Citi Foundation
In-Kind Donors

Alimena Limousine
Atlanta Business Chronicle
Peter Barker
The Bazaar
Booker Promotions
Brasstown Valley Resort
Camp Southern Ground
Catalyst Fitness
Chateau Elan
Cheese Store of Silverlake
City Club of Buckhead
Zeea Daniele
Del Frisco’s Grille – Atlanta
Theresa Don Lucas and Sal Mendoza
Doubletree - Atlanta Northlake
Embassy Suites at Centennial Olympic Park
Embassy Suites Chattanooga
Equinox
Dora Gallo
Ana Gavin
Georgia Aquarium
Gladstones
Hilton Checkers
Huff Harrington Fine Art, Ltd.
Impact Specialty
Intercontinental Buckhead
Caroline Kuperstock
Le Meridien Hotel
Legacy Ventures
Lidny Lofts
Los Angeles Angels of Anaheim
Los Angeles Rams
Market Catering
Jill McCullough
Duncan Miller
Mom and Pop Shop
Noble Investment Group
Ocean Explorer Cruises in Newport Beach
Paula leDuc Fine Catering
Mona Pradhan and Kelly Sands
Red O
Royal Cup Coffee
SLS Hotel Beverly Hills
Seslee Smith
Gil Sotelo
Soul Cycle
Southern Botanics
Sindy Spivak
Star Limo
Take Me Out Tickets
Jacqueline Waggner
Louise Wells
Wines for Humanity
Ariel Zurofsky
Enterprise is a proven and powerful nonprofit that improves communities and people’s lives by making well-designed homes affordable. We bring together the nationwide know-how, partners, policy leadership and investments to multiply the impact of local affordable housing development. Over 35 years, Enterprise has created nearly 470,000 homes, invested $28.9 billion and touched millions of lives. Join us at www.EnterpriseCommunity.org.