



Transportation and Housing

About Enterprise

Enterprise Community Partners is a proven and powerful nonprofit that improves communities and people's lives by making well-designed homes affordable. For over 35 years, we've brought together the nationwide know-how, partners, policy leadership and investments to multiply the impact of local affordable housing development.

Our model creates opportunity for low- and moderate-income families by providing capital to support the construction and preservation of affordable housing in neighborhoods that are accessible to quality transportation, schools, jobs, and health care.

By partnering with other organizations and using data-driven analysis, Enterprise ensures that capital, community investments, and technical assistance are tailored to community needs. With work in all 50 states and more than a dozen offices nationwide, Enterprise has the capacity and footprint to influence federal and local policy priorities.

Since 1982, Enterprise has demonstrated its mission to create opportunity by investing a total of \$28.9 billion and financing 470,000 affordable homes nationwide.

Mobility Starts at Home

Whether it be getting to work, school or just picking up groceries at the store, reliable transportation is important for household success. However, access to public transportation depends on where someone lives. Often, affordable homes are located far from good jobs, schools, and health care, which means low-income families often spend more time and money on transportation getting to and from work and school.

In most households, transportation is the largest expenditure after housing, and together transportation and housing account for over half of an average family's budget. **Transportation and housing are key factors in a family's ability to climb the economic ladder and achieve economic stability.**



Equitable Transit-Oriented Development (eTOD)

For decades, transportation policy has prioritized building roads at the expense of improving and expanding public transportation. The result is too many households left unserved by quality transit. Similarly, declining federal investments in affordable housing means that fewer households have access to those homes at a time when increases in the cost of housing far outpace increases in wages.

Transit-oriented development (TOD) is an increasingly common planning approach that leverages investment and maximizes impact and has been shown to boost transit ridership, create jobs, limit sprawl, and minimize traffic congestion (This sentence has a lot of good stuff in it. What if we break it into two parts?). While new transportation lines expand economic opportunity and increase property values, increased demand for housing in adjacent areas typically leads to higher rents and housing costs and can price out families who would benefit most from transit access.

Nearly 12 million renter households in America spend more than half of their income on housing costs, often forcing them to make painful decisions, including moving to lower-opportunity areas in order to afford rent. **Equitable TOD (eTOD) helps development serve those who stand to benefit most through incorporating affordable housing close to public transportation.**

“Without a home, everything else falls apart.”

In Evicted: Poverty and Profit in the American City, writer and sociologist Matthew Desmond portrays families struggling to survive eviction, homelessness, and housing instability.

Spotlight: Denver

Regional eTOD Acquisition Fund

Enterprise, along with other Denver-area agencies, nonprofits and national foundations, launched a first-of-its-kind fund to create and preserve affordable housing along current and future transit corridors in Metro Denver. The goal: create or preserve 2,000 affordable housing units by 2024.

Denver’s residents need this planning. The region is undergoing one of the largest public transportation expansions in the country, with the additional of new light rail, commuter rail, and bus rapid transit (BRT) lines.

New public transportation lines bring economic opportunity, but they also place pressure on low-income households by increasing property values.

The \$24 million Denver Regional TOD Fund allows affordable housing developers (nonprofits, for-profits, and housing authorities) to acquire and hold strategic transit-accessible properties for preservation or future development purposes.

Since 2010, the fund as provided about \$20 million for the creation or preservation of more than 1,100 affordable homes and 100,000 square feet of community space at 13 transit-accessible properties in the Denver area.

Collaborating for Transportation and Housing

Across the country, Enterprise brings together community advocates, policy experts, and other stakeholders to help communities plan for their transportation and housing needs.

According to an analysis by the National Association of Realtors, TOD can increase property values by as much as 150 percent. If communities do not consider equity and affordability, the property value appreciation and benefits of TOD accrue largely to high-income communities and individuals.

We help communities plan so that new housing, transportation, education, health care, and job opportunities are available to those who need them the most. We:

- Award capacity building grants to local nonprofit organizations
- Invest in eTOD land acquisition and development funds
- Provide technical assistance
- Lead community engagement coalitions
- Conduct leading research on eTOD impact and best practices

Coordinated federal transportation and housing policies can help create more jobs, increase transit ridership, and promote economic stability in communities nationwide. Through **greater partnership and concerted advocacy**, we can more effectively make the case to Congress for aligned federal policies that invest in advancing public transportation while expanding the supply of affordable housing.

To learn more about how our organizations can work together, please contact Marion McFadden (mmcfadden@enterprisecommunity.org) or Susan Anderson (sanderson@enterprisecommunity.org). Read about Enterprise’s work and policy priorities by signing up for our daily newsletter, Community Developments, and bi-weekly rundown of federal policy news, Capitol Express. Follow Enterprise on Twitter [@EnterpriseNow](https://twitter.com/EnterpriseNow) and [@E_HousingPolicy](https://twitter.com/E_HousingPolicy).

