



Promoting inclusive and equitable  
development in Opportunity Zones

# END-TO-END AFFORDABLE HOUSING PLATFORM AT SCALE

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

We helped create the Housing Tax Credit, are a **Community Development Financial Institution (CDFI)**, and have built a range of capital products, **investing \$53 billion and creating and preserving 662,000 homes.**

- Our capital platform provides unmatched transaction sourcing, enables unique investment strategies and gives us deep loan servicing & asset management expertise.

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

We own and operate 13,000 affordable units with more than **20,000 residents** – uniquely positioned to provide co-development opportunities to BIPOC-led development partners.

- Our experience owning and managing properties informs our capital products, policy efforts, residential services and programmatic offerings.

## Develop policy & programs that advance the field

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

- Our policy efforts create resources for making housing more affordable and improving communities systemically.

## National scale with local presence

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

- Our on-the-ground offices in 11 local markets and investment in all 50 states give us unique and deep relationships in communities.

ENTERPRISE: OPPORTUNITY ZONES

# ABOUT US

Enterprise brings together an unmatched combination and deep expertise in each of the three catalysts for systems change – a blend that allows us to uniquely deliver on the promise of Opportunity Zones.

## CAPITAL.

Our capital platform enables us to tap new sources of private capital for eligible projects and investments, targeting double/triple bottom line and impact in the communities we serve.

## SOLUTIONS.

We work with public, private and nonprofit sector partners on the ground to implement capacity-building solutions that leverage Opportunity Zones incentives for responsible, inclusive community investment.

## POLICY.

At the national level we are a leading voice for the thoughtful design of the Opportunity Zones tax incentive, while at the state and local levels we are an advisor and partner to policymakers around implementation.

# OUR APPROACH

## OBJECTIVE

Promote Inclusive and Equitable Development\* of Underserved LMI Communities Nationwide, with a Goal to:

### Increase Housing Supply

- Multifamily focus - Affordable and workforce housing (60-120% AMI) in supply and/or capital constrained communities
- Contra displacement

### Advance Racial Equity & Economic Mobility

- Local partnerships with anchor institutions, community orgs
- Minority and local partners
- Mixed-use projects including community facilities, live/work, MF with ground-level retail
- Master developments aligned with local priorities
- Employment - local hiring; procurement

### Build Resilience: Environmental & Cultural

- Enterprise Green Communities Criteria
- Transit-oriented development & master planning
- Development of underutilized assets, vacant sites
- Creative economy projects
- Building sense of community - community gardens, farmer's market, programmatic engagement

\* "Equitable Development" defined as development that blends economic development and community development goals and seeks to engage residents and local leaders in decision-making

# CONTACT INFORMATION

## ENTERPRISE COMMUNITY OPPORTUNITY ZONE FUNDS

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# ARCTARIS

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## IMPACT INVESTORS

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- No guarantee or representation may be made that the Fund will meet its investment objectives, or avoid losses.
- The Fund has no operating history.
- The Fund is dependent on the services of certain key personnel, and, were certain or all of them to become unavailable, the fund may prematurely terminate.
- An investment in the Fund is illiquid. There is no secondary market for a Company's limited liability company interests.
- The Fund's investment manager will receive performance-based compensation. Such compensation may result in riskier investments.
- The Fund is subject to certain conflicts of interest.
- There can be no assurance that the Fund will obtain a guarantee or First Loss Capital or that any guarantors will provide the First Loss Capital as agreed. Investors should not invest in the Fund with the expectation that such guarantee will be obtained and/or provided.

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# Arctaris Investment Philosophy: Doing Well By Doing Good

## ABOVE-MARKET RETURNS

Fund structure and investment approach aims to increase investor returns

## PRINCIPAL-PROTECTION

Arctaris Principal-Protection partners aim to mitigate risk and protect investor capital

## COMMUNITY IMPACT

Driving job growth, social/racial equity, and sustainability in underserved communities

## SELECT NATIONAL & REGIONAL PARTNERS



# History of Delivering Value for Investors and Communities

Arctaris has launched 6 investment funds over 12 years, focusing on high-quality opportunities in underserved communities throughout the U.S.



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# Opportunity Zone Incentive to Invest in Clean Energy, Efficiency Projects

- OZ investments in renewable energy projects and efficiency upgrades
- OZ investments in broadband fiber in rural communities (which reduces need to drive)
- OZ gives these investments uniquely attractive tax attributes (e.g. bonus depreciation)



# Future Outlook

- OZ taps into an unprecedented source of Medium-Term Capital for financing Renewables Infrastructure



# ARCTARIS

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# Executive Summary

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*Rural Colorado Opportunity Zone Fund focused thematically on building middle income housing across the state*

- Investment Thesis: Colorado's population growth is the underlying driver of our investments
- Multifamily housing makes up 80-90% of the Fund Portfolio
- Community oriented developments addressing the need for more housing supply across the smaller markets in Colorado

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Named Top Opportunity Zone Fund By



“Experienced practitioners like Four Points prove that OZs can generate both impact and returns.”

**FORTUNE**