Enterprise is a leading advocate for the Section 4 Capacity Building for Community Development and Affordable Housing (Section 4) program. Over the past 10 years, Enterprise has distributed approximately $80 million in Section 4 grants and loans to more than 900 local nonprofit organizations across 48 states and Puerto Rico. These organizations develop affordable housing, finance small businesses, revitalize commercial corridors, and help address local health care, child care, education and safety needs.

Section 4 is the only federal program that is exclusively focused on increasing the effectiveness of these organizations. Through grants, loans, training and guidance, Section 4 provides local organizations with the staffing, program development and financial resources to maximize the impact of the services they provide and ensure the long-term sustainability of their investments.

With Section 4, organizations develop core skills that strengthen their ability to implement HUD programs, raise capital for community development and affordable housing, coordinate on cross-programmatic, place-based approaches, and facilitate knowledge sharing.

**Spotlight on Section 4 Grantee: Carrfour Supportive Housing**

Founded in 1993 by the Greater Miami Chamber of Commerce, Carrfour Supportive Housing (Carrfour) is a nonprofit community development corporation (CDC) and community housing development organization (CHDO) with a mission to confront homelessness by developing affordable housing and providing supportive services as a pathway to self-sufficiency.

As the leading nonprofit provider of supportive housing in Florida, Carrfour has supplied homes to more than 10,000 formerly homeless individuals. This activity has leveraged $226 million in public and private investment to support the acquisition, construction and operation of 1,742 units of affordable housing. Carrfour also provides residents with a full array of supportive services, including case management, recovery support, employment services, life skills training and financial literacy classes.

**Local challenge**

While Carrfour has been very successful in piecing together the financing necessary to build and rehabilitate affordable housing developments, the organization faced numerous hurdles to securing operating funding to support its development and construction management efforts.

With the economic downturn, Carrfour found it increasingly difficult to find and hire personnel with the specialized skill set needed for its Construction Management Team. The development and construction of large-scale rehabilitation projects requires a tremendous amount of monitoring and staff time. Carrfour needed to build its own in-house capacity so that it could continue to take on complex housing development projects without having to hire expensive third-party consultants.
How Section 4 funds were used

In 2013, a $50,000 Section 4 grant enabled Carrfour staff to devote time to program and financial analysis, construction analysis, construction oversight, and Neighborhood Stabilization Program (NSP) monitoring to ensure compliance. Without this investment, Carrfour would not have had the ability to support staff to develop and manage the following projects:

- Hampton Village Apartments is a newly constructed, 100-unit, affordable rental housing development located in the Brownsville neighborhood, one of the most economically depressed areas of Miami-Dade County. Completed in June 2014, Hampton Village is part of an overall neighborhood revitalization effort in the Model City Neighborhood Revitalization Strategy area. The development replaced substandard, blighted housing that had gone into foreclosure. The project will remain affordable for 55 years and is targeted to very low- and low-income families earning 50 percent and 60 percent of the area median income (AMI).

- Harvard House, a 56-unit, affordable rental housing development in North Miami Beach, Florida, was originally built in 1967 and rehabilitated by Carrfour in 2013. Half of all the units are targeted to very low-income families at 50 percent of AMI. None of the current residents were displaced.

- Tequesta Knoll is a 100-unit rental housing rehabilitation development in the city of Miami. The entire property is targeted to serve very low and low-income families at 40 percent, 50 percent, and 60 percent of AMI. Rehabilitation was completed by Carrfour in March 2013.

How Section 4 funds enhanced capacity of organization

With the help of Section 4 grant funds, Carrfour staff were able to gain first-hand experience managing the construction of large-scale development and rehabilitation projects. These activities built staff knowledge and expertise, allowing the organization to use in-house staff rather than paying outside consultants for future projects.

Specifically, Section 4 grant funds allowed Carrfour to:

- Develop 100 units and rehabilitate and preserve 156 units of high-quality, affordable rental housing exclusively targeted for low-income families earning 40 percent, 50 percent and 60 percent of AMI. These developments serve as a catalyst for the neighborhood, bringing both new units of affordable housing and new employment opportunities to the community.

- Gain expertise in securing operating funding necessary to support development and construction management efforts. This capacity will allow Carrfour to take on complex development and rehabilitation projects in the future without having to hire third-party assistance.

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