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: LINC Housing**

As a builder of affordable housing in California, LINC Housing (LINC) provides housing for people underserved by the marketplace. LINC builds, owns and operates affordable rental communities for low-income families, seniors and people with special needs to address California’s affordable housing crisis.

Through collaboration with local governments and financial institutions, LINC has had a hand in creating more than 7,500 affordable apartments in 65 communities. The vast majority of LINC residents have very low- to low-incomes at 30 percent to 60 percent of area median income (AMI). LINC Cares, the organization’s resident services division, delivers services and referrals at no cost to LINC residents to address their financial, social, educational and health needs.
Local Challenge

For nearly 30 years, LINC has been committed to providing quality affordable housing to families and seniors throughout California. A growing number of LINC’s properties are aging and were not built to modern energy-efficiency and green building standards. Today’s greener buildings create healthier living conditions, make affordable housing operations more efficient and reduce each building’s carbon footprint. While the benefits are clear, the challenges facing LINC and other affordable housing owners in retrofitting older properties are significant. There is a need to develop financing tools, multifaceted partnerships, resident engagement programs and other creative solutions to make green retrofits accessible and profitable to both nonprofit and for-profit multifamily housing owners.

How Section 4 funds enhanced capacity of organization

LINC has successfully competed for Section 4 grant funds each year since 2012. This investment has helped to transform the organization into one of the premiere developers in California. Successive Section 4 grants built on previous work, expanding the organization’s capacity in housing design and development, green building, and resident engagement. Most recently, through Section 4 and other leveraged public and private resources, LINC retrofitted a 247-unit complex and built an expanding list of strategic partners that includes government agencies, utility companies, nonprofit advocacy groups, research entities and green technology businesses.

With increased capacity through Section 4, LINC is:

• Continuing green building practices, including green charrettes for new pipeline projects.

• Expanding green education for residents across its portfolio.

• Expanding green retrofits on its properties across California, including a state demonstration project to take 30 apartments at LINC’s Village at Beechwood in Lancaster, California, to near net-zero energy use.

• Moving forward with plans to assist other multifamily owners in greening their buildings.

• Creating a replicable model that other organizations can use to retrofit the vast amount of multifamily housing across the nation.

Section 4 funding has played a significant role in elevating LINC in a relatively short time to become an innovator and national leader on green retrofits, while maintaining focus on expanding affordable housing opportunities for low-income Californians.

How Section 4 funds were used

Over the past several years, Section 4 has supported LINC’s housing development efforts and has allowed it to expand resident services, enhance the design quality of affordable housing, and build capacity to make affordable housing more environmentally sustainable. The opportunity to host an Enterprise Rose Architectural Fellow was key in helping LINC go green with LEED-certified building methods, property management training and “Go Green” resident events. Since 2005, LINC has received $475,000 in capacity-building grants and loans for staff and materials that bring its innovative housing programs to a higher level.

Most recently, LINC was awarded a $40,000 Section 4 grant from Enterprise to support the organization’s green housing production and expand its green resident engagement work to foster behavior change in residents. The grant supported existing housing development staff, a new position to lead the green retrofit work for the buildings in its portfolio and an expansion of LINC’s green resident engagement efforts.

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