As a builder of affordable housing in California, LINC provides housing for people underserved by the marketplace. LINC Housing builds, owns and operates affordable rental communities for low-income families, seniors and people with special needs to address California’s affordable housing crisis. LINC communities are known for excellent design, outstanding management and life-enhancing services.

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 - 30 to 60 percent of area median income. 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.
The need to green existing housing

For nearly 30 years, LINC has been committed to providing quality affordable housing for 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 were used

Over the past several years, LINC has benefitted from Enterprise’s support, via Section 4 funding, for housing development efforts, expanding resident services, enhancing the design quality of affordable housing and building 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 certifiable building methods, property management training and “Go Green” resident events. LINC has received an average of $40,000 per year in capacity building funds for staff and materials that bring LINC’s innovative housing programs to a higher level.

Most recently, LINC Housing 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 and instill environmental responsibility with residents of affordable housing. 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.

How Section 4 funds enhanced capacity of organization

Through a multiyear commitment of Section 4 resources, Enterprise 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 one 247-unit complex and has 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 funding, 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 units at LINC’s Village at Beechwood in Lancaster, Calif. to near net-zero energy use.
- Moving forward with plans to assist other multifamily owners in greening their buildings.
- Creating a replicable model for other capable organizations 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.

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