SECTION 4 RECIPIENT SPOTLIGHT
Gulf Coast Housing Partnership

Impact Summary
New affordable homes provide opportunity for working families and seniors; create jobs and economic investment in Gulf Coast communities

Section 4 Outcomes
Expanded service area, which will result in 335 new affordable homes in five Gulf Coast neighborhoods

How Section 4 Funds Were Used
Supporting staff salaries to manage project development in a new, expanded service area

2016 Section 4 Grant
$75,000

Private Funds Match
4 to 1 match ($300,000)

Technical Assistance from Enterprise
Workshop on understanding and leveraging the federal Community Reinvestment Act

Locals Revive Gulf Coast Communities Through Public/Private Investment in Affordable Housing

Section 4 Lays Foundation for Neighborhood Revitalization

Ten years ago, the tragedy of Hurricanes Katrina and Rita had a catastrophic impact on the Gulf Coast, hitting some of the most vulnerable and poor communities in the country. The prospect of revitalization for historically vibrant neighborhoods seemed dim.

Hope for many emerged when a new organization, Gulf Coast Housing Partnership (GCHP), was launched in 2006 with seed capital from Enterprise and other partners. GCHP is now among the largest and most effective nonprofit real estate developers in the Gulf States. Over the past ten years, Enterprise has worked with GCHP to grow its service areas and capacity, expanding through Alabama, Louisiana, and Mississippi.

Section 4 grants were vital for the growth of GCHP’s organizational and staff capacity over that time, helping it leverage both public and private funds. GCHP has now developed a portfolio of over 2,500 affordable and mixed-income housing units and more than 405,000 square feet of commercial space.

The Section 4 Capacity Building for Community Development and Affordable Housing program strengthens low-income urban and rural communities by providing flexible support to nonprofit organizations to develop affordable housing, finance small businesses, revitalize commercial corridors, and address community needs.

HUD Section 4 is the only federal program that exclusively focuses on increasing the effectiveness of local community development organizations.

Through direct financial assistance, training, and guidance, Section 4 helps these organizations to maximize their impact in communities and to provide essential, sustainable services to vulnerable families and individuals.

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Section 4 Funds Fill Critical Gaps During the Organization’s Expansion

While GCHP has a big footprint, it operates as a nimble nonprofit with a small staff. Responding to their partners’ requests to expand and benefit people in new regions, they applied for a 2016 Section 4 grant. GCHP knew that working with different governing agencies can make the development process longer and costlier than expected, and therefore they needed to plan carefully to ensure their cash-flow remained stable. This Section 4 grant helped fill this critical cash flow gap by supporting the salaries of existing development staff who oversaw the pipeline expansion. Once the process moved forward, they were able to hire and employ two new staff.

During the Section 4 performance period, GCHP advanced work on five new high-quality affordable rental housing developments in both urban and rural communities. These included a mixed-income development in historic downtown Mobile, Alabama, that will provide homes for 64 working families, 100 mixed-income homes in Baton Rouge, Louisiana, and an affordable rental community with a business and education center in Gulfport, Mississippi.

Impact of Section 4 Support

Section 4 provided a critical bridge in funding so that GCHP could retain experienced staff to oversee expansion into new service areas in Louisiana, Mississippi and Alabama. The expanded pipeline will result in new affordable homes that serve 335 families and seniors, as well as community amenities in five Gulf Coast neighborhoods.

Housing Security

New affordable homes help create a stable environment for seniors, working families and other vulnerable people in the Gulf Coast states.

Of the 335 new homes that will be created as a result of GCHP’s expanded capacity, half will be affordable specifically to Gulf Coast residents earning 60 percent or less of the area median income.

Economic Impact

A strong pipeline of affordable housing and commercial developments helps create economic stability for residents, while also generating jobs and other economic benefits for the community.

The 335 five new homes will support an estimated 847 jobs while contributing an estimated $5.4 million in taxes and local government revenue during construction.

Gulf Coast Housing Partnership is based in Louisiana’s Congressional District 2, where:

- **26%** of people live in poverty
- **55%** of renters pay more than 30% of their income on rent
- **10%** of civilians are unemployed

**Enterprise: A Partner from the Start**

Enterprise Community Partners opened its Gulf Coast office in New Orleans after working on rapid-response efforts following Hurricane Katrina. Enterprise has invested in growing and sustaining the community development capacity in the region, leveraging decades of experience along with funding from Section 4 and other federal grant programs. Enterprise contributed to the initial launch capital for GCHP in 2006, and over the years the two organizations have worked in partnership to create or preserve affordable homes for seniors and families, implement green and healthy building standards, and invest in the revitalization of commercial centers in the Gulf region.

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From the American Community Survey 2015 data