



## **A Look at Carrfour's Current Housing & Programs in Development**

Projects operating and underway will provide 800 units of affordable housing for approximately 1000 people. Ultimately, Carrfour plans to develop at least 1,500 units of supportive housing in Miami-Dade County. This represents approximately 50% of the unmet need for supportive housing units in this area according to the Continuum of Care Needs Analysis generated by a multi-agency survey effort in Miami-Dade County.

### **Carrfour Supportive Housing Current Housing**

#### **RIVERMONT HOUSE**



789 NW 13<sup>th</sup> Avenue, Miami, FL 33125

Opened for occupancy in December of 1998, this is Carrfour's flagship project demonstrating the benefits of supportive housing for a mixed population of formerly homeless adults – men, women, the young and the elderly. The building has 76 individual apartments, each with its own bath and kitchen. There are 36 units set aside for the disabled and 15 units designated for elderly residents. Rents are subsidized to make them affordable by single individuals of low or moderate income. Common areas include: a living/learning center; a wellness/fitness room; a general purpose meeting room; and an outdoor courtyard. Residents have organized a resident council, publish a monthly newsletter, and along with the Rivermont House staff plan a calendar of events.

#### **LITTLE HAITI GATEWAY**



207 NE 62 St., Miami, FL 33138

Opened in May 2003, Little Haiti Gateway is a mixed-use development designed to accommodate 80 individuals. This project contains 70 SRO efficiency units for formerly homeless adults, nine affordable one-bedroom units and a resident manager's unit. It also includes offices for the Little Haiti-Edison Credit Union. Each unit is fully furnished and has its own bath and kitchen. Little Haiti Gateway is funded under the Section 8 Moderate Rehabilitation Single Room Occupancy Program and U.S. HUD's Supportive Housing Program. It is located in the Little Haiti neighborhood of Miami.

## CONTINUE: Supportive Housing Current Housing

### DEL PRADO GARDENS TOWNHOUSES



18010 NW 39<sup>th</sup> Court, Miami, FL 33055

This \$5 million project opened in January 2000. The complex consists of 32 new 3 & 4 bedroom, one-story townhouses, and provides permanent housing for formerly homeless families impacted by disabilities. Emphasis is placed on providing each family with the necessary support to provide a stable and nurturing environment for their children while maximizing the family's self-sufficiency. The U.S. HUD Supportive Housing Program provides operating subsidies for three years.

### WYNWOOD APARTMENTS



233 NW 20 Terrace, Miami, FL 33127

Opened in December 2000, Carrfour master leases this 3-story building that is located in the Wynwood section of Miami. The building consists of 50 newly rehabilitated apartments (41 small one-bedroom units and 9 efficiencies), a resident manager's unit, a community room, a laundry room and a central courtyard. Each unit has its own bathroom, kitchen and is equipped with central air, appliances and window coverings.



### HOMESTEAD TRANSITION TO AFFORDABLE HOUSING (TAHP)

In operation since May 1997, this project provides scattered transitional housing for 40 formerly homeless families. During an 18-month transitional period they are required to contribute 30% of their income to operating expenses. After the transitional period, the families take over the entire financial responsibility for their apartment and continue to live in the apartment they already occupy. In this way, the support framework developed during the transition period remains in place and the family avoids the disruption of a move. During the transitional period adult family members balance part-time work with vocational training, which enables them to earn enough to support their families by the end of the transitional period.

850 N. Homestead Blvd, Homestead, FL 33030

### SOUTH DADE TRANSITION TO HOME OWNERSHIP (THOP)

This program began accepting families in September 1999, and while it is similar in nature to the Homestead project, this program provides a two-year transitional period at the end of which the families purchase the scattered homes in which they are living. The costs associated with the transitional period for 50 families are fully funded by a grant of \$2.5 million from the U.S. HUD Supportive Housing Program.

**LITTLE RIVER BEND (FORMERLY CITY VIEW APARTMENTS) -**



**Opened January 2005**

Located in the Little River area of Miami, this project provides permanent housing for 66 previously homeless individuals under the Section 8 SRO program, Shelter Plus Care program, and Supportive Housing program. The apartments also have a community room and a laundry room.

8240, 8250, 8260 NE 4<sup>th</sup> Place  
Miami, FL 33138

**SECTION 8 MAINSTREAM VOUCHERS PROGRAM – 2828 Coral Way, Suite 500, Miami, FL 33145**

HUD has granted Carrfour Supportive Housing fifty (50) Section 8 Mainstream Vouchers for a five (5) year period to help subsidize the housing cost for any homeless person experiencing disabilities (mentally and physically).

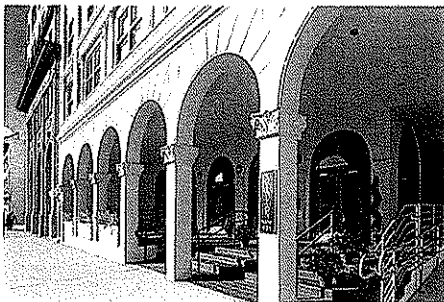
**HARDING VILLAGE – opened March 2007**



Located in the northern part of Miami Beach, this project provides housing for 74 formerly homeless adults and 18 low income individuals.

8520 Harding Avenue, Miami Beach, FL 33141

**ROYALTON - opened in 2008**



Located in the downtown business district (131 SE 1<sup>st</sup> Street), this building was originally constructed in 1923 and is listed as a contributing structure in the Downtown Historic District. Royalton is a 100-unit project that provides 80 permanent supportive SRO units for formerly homeless individuals and 20 units of “workforce” housing at 60% Area Medium Income. The location of the Royalton is within proximity to jobs as well as education/training programs at Miami-Dade College.

131 SE 1<sup>st</sup> Street, Miami, FL 33131

**VILLA AURORA** - *Opened in 2009*



1398 SW 1<sup>st</sup> St., Miami, FL 33135

After Demolition, a beautiful Mediterranean inspired 12-story structure rose in the Little Havana neighborhood of Miami. The new structure contains a new Hispanic Library at the ground floor. Above the library, there are 3 floors of parking. On the 7<sup>th</sup> floor there is a patio, community center, computer room and an exercise gym open to all the residents. Villa Aurora contains a unit mix of 1, 2, 3 and 4 bedrooms; 39 units serving the formerly homeless requiring supportive services and 37 units serving low-income families and the elderly. Each of the 76 apartments has a private balcony. Carrfour's corporate headquarters and supportive service offices are on the top floor.

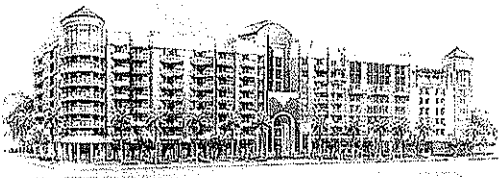
**Carrfour Programs Under Construction**

**VERDE GARDENS** - *Scheduled to open in May 2011*

Southeast of the intersection of SW 127th Avenue and SW 280th Street, Homestead, FL 33032

Verde Gardens Apartment Complex consists of 145 units of new apartments, a community center, a landscape/produce nursery and farmer's market. All 145 units will be set aside for formerly homeless families at 33% or less of Area Median Income, who have at least one disabled or frail elderly family member. Each family will be wrapped in supportive health and social services.

**DR. BARBARA CAREY-SHULER MANOR** *Scheduled to open in October 2011*



1400 NW 54<sup>th</sup> Street, Miami, FL 33142

This \$30 Million mixed-use, mixed-income development will consist of a residential high-rise tower and inner connected parking garage. Both will feature ground floor office space totaling approximately 16,000 square feet. The residential building will rise eight stories with a total of 100 affordable housing apartments, 50 of them set aside for formerly homeless families.

**PARKVIEW GARDENS** - *Scheduled to open in October 2011*

1475 NW 61<sup>st</sup> Street, Miami, FL 33142

Parkview Gardens will be a 60-unit garden style affordable housing development located in the Liberty City community of the City of Miami, on a 69,719 square foot property that has been donated to the project by the City of Miami. The development will be 2 stories and will be a combination of 1, 2, and 3 bedroom units that will provide housing to families at 60% of Area Median Income.