



Carrfour Supportive Housing

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WHO IS CARRFOUR SUPPORTIVE HOUSING?

- **Nonprofit organization** established in 1993 by the Homeless Committee of the Greater Miami Chamber of Commerce.
- Develops, operates and manages **innovative housing communities** for individuals and families in need through a unique approach combining affordable housing with comprehensive, on-site supportive services.
- As the leading not-for-profit provider of supportive housing in Florida, Carrfour has supplied homes for **more than 10,000 vulnerable** men, women and children.





MISSION & VISION

Carrfour's mission and vision is to **confront homelessness** by developing affordable housing and providing **supportive services** as a pathway to self-sufficiency. We are guided by a vision where everyone has safe and decent housing and is self-reliant.





**Twenty-three
communities
completed and five
in development**



What is Permanent Supportive Housing?

- PERMANENT – Tenant may live in their home as long as they meet the obligations of their lease
- SUPPORTIVE – Tenants have access to support services that they need and want to retain housing
- HOUSING – Tenants have a private and secure place to make their home, just like other members of the community, with the same rights and responsibilities



COMPONENTS OF PSH

- Resident pays no more than 30% of their income for rent and utilities
- Resident has a lease
- Services are flexible
- Services are resident-driven (residents write their story)
- Services are voluntary
- Level of services and need changes over time
- Community integration





EXAMPLES OF PERMANENT SUPPORTIVE HOUSING



NORTHSIDE COMMONS

MIAMI, FLORIDA

- 80 apartments (efficiencies to two-bedrooms)
- 40 are permanent supportive housing for individuals and families with disabling conditions (mostly mental illness)
- 16 units are reserved for chronically homeless households
- 24 units are affordable for households at or below 60% AMI
- Exercise room, computer room, and community room located on-site
- Key Clubhouse 5,000 square foot Clubhouse with a commercial kitchen on the ground floor



NORTHSIDE COMMONS FUNDING

CONSTRUCTION SOURCES:

- FHFC SAIL Funding \$3 million
- FHFC ELI Loan \$360,000
- Federal Home Loan Bank AHP \$500,000
- FHFC Tax Credit Equity (through Hudson Housing Capital) \$23,000,000

OPERATING/SERVICES FUNDING:

- The Homeless Trust \$655,000 (services funding and rental assistance)
- Thriving Mind \$350,000 (services funding)
- Miami-Dade County PHCD 15 project-based vouchers (rental assistance)





ALICE MOORE APARTMENTS

WEST PALM BEACH, FLORIDA

- 36 apartments (efficiencies and one-bedrooms)
- 36 units of permanent supportive housing for adults living with severe and persistent mental illness
- Amenities include exercise facility, multi-purpose community room, and computer lab



ALICE MOORE APARTMENTS FUNDING

CONSTRUCTION SOURCES:

- FHFC SAIL Funding \$550,000
- City of West Palm Beach \$1.1 million
- FHFC Tax Credit Equity (through Enterprise Housing Partners) \$8.2 million

OPERATING/SERVICES FUNDING:

- Southeast Florida Behavioral Health Network \$257,000 (services funding)
- 30 HUD Mainstream Vouchers

Southwest Hammocks

PEMBROKE PINES, FLORIDA

- 100 apartments (studio, one and two-bedrooms)
- 25 units of permanent supportive housing for homeless households
- 25 units of permanent supportive housing for individuals living with mental illness
- 50 units of affordable housing serving individuals earning less than 60% of the AMI
- Amenities include on-site gym, art studio, community room, computer lab, and library
- Footprint to Success Clubhouse 5,000 square foot Clubhouse with training kitchen on ground floor



Southwest Hammocks

FUNDING

CONSTRUCTION SOURCES:

- FHFC SAIL Funding \$7 million
- FHFC ELI Funding \$597,000
- FHFC Tax Credit Equity (through Enterprise Housing Partners) \$26 million

OPERATING/SERVICES SOURCES:

- Broward Behavioral Health Coalition \$104,600
- Working to secure rental assistance





we build community.