



## CARRFOUR SUPPORTIVE HOUSING

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**Carrfour Supportive Housing**  
*Building Excellence in Affordable Housing*



# 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 formerly homeless men, women and children.

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More than  
\$200 million  
invested and  
over 10,000  
men, women  
and children  
served.



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1,378  
affordable  
housing units  
with 500 new  
residences  
on the way



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## 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.



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# What is Supportive Housing?

Supportive housing is an innovative and proven solution to some of communities' toughest problems. It combines very affordable housing with supportive services that help people who face the most complex challenges to live with stability, autonomy and dignity.



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## Deidre Brown

“As a recovering addict that has been clean for four years, I thank God for Carrfour every day. I now have a home to be proud of and a sense of responsibility. I’m doing things that would have been impossible just four years ago.”



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# Marilyn Ortiz

“Carrfour transformed my life, providing a platform for healthy living and a safe place to call home at Little River Bend. I’m no longer defined by my past; I’m defined by my future and the limitless potential that lies in front of me.”



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# Types of Housing Provided by Carrfour

- Supportive housing in a community developed and operated by Carrfour.
- Supportive housing in scattered site units throughout the community.
- Affordable (non-homeless) housing for families earning less than 60% AMI (Area Median Income).
- Mixed-income and mixed-use communities that incorporate innovative services to benefit the community such as libraries, farmers markets, and credit unions.



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# Types of Funding Secured by Carrfour

Capital Sources	Operating Sources	Services Fund
<ul style="list-style-type: none"> <li>LIHTC</li> </ul>	<ul style="list-style-type: none"> <li>HUD</li> </ul>	<ul style="list-style-type: none"> <li>HUD</li> </ul>
<ul style="list-style-type: none"> <li>Bond Financing</li> </ul>	<ul style="list-style-type: none"> <li>SHP</li> </ul>	<ul style="list-style-type: none"> <li>VA</li> </ul>
<ul style="list-style-type: none"> <li>SAIL</li> </ul>	<ul style="list-style-type: none"> <li>S&amp;C</li> </ul>	<ul style="list-style-type: none"> <li>Private Grants/ Foundations</li> </ul>
<ul style="list-style-type: none"> <li>HUD</li> </ul>	<ul style="list-style-type: none"> <li>Section 8</li> </ul>	
<ul style="list-style-type: none"> <li>HOME</li> </ul>	<ul style="list-style-type: none"> <li>VA</li> </ul>	
<ul style="list-style-type: none"> <li>SURTAX</li> </ul>	<ul style="list-style-type: none"> <li>HOPWA</li> </ul>	
<ul style="list-style-type: none"> <li>CDBG</li> </ul>	<ul style="list-style-type: none"> <li>HOME</li> </ul>	
<ul style="list-style-type: none"> <li>AHP</li> </ul>		
<ul style="list-style-type: none"> <li>VA</li> </ul>		
<ul style="list-style-type: none"> <li>HOPWA</li> </ul>		
<ul style="list-style-type: none"> <li>HHAG</li> </ul>		



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Royalton, Downtown Miami, Florida



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# Royalton



- Historic downtown Miami hotel
  - originally built in 1923 – renovated and restored into an affordable housing community
- 100 furnished apartments serving formerly homeless and low-income residents
- Amenities including wireless internet, a community/TV room, meeting facilities, a computer lab, and laundry facilities on each floor



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Harvard House, North Miami Beach, Florida



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# Harvard House



- 56 newly-renovated affordable housing units
- 28 designated for residents with incomes at or below 50% of the AMI
- Amenities include a computer room, basketball court, gymnasium, playground, picnic area, car care area, and laundry room



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Parkview Gardens, Liberty City, Florida



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# Parkview Gardens



- 60 apartments (one to three-bedrooms) designated for low-income families/individuals earning at or below 60% of the AMI
- 6 units set aside for those earning less than 33% of the AMI
- Includes six three-story residential buildings, a community center, parking garage, playground, gym, computer lab, library and picnic area



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# Community Development Examples

Villa Aurora



Verde Gardens



Shuler Manor



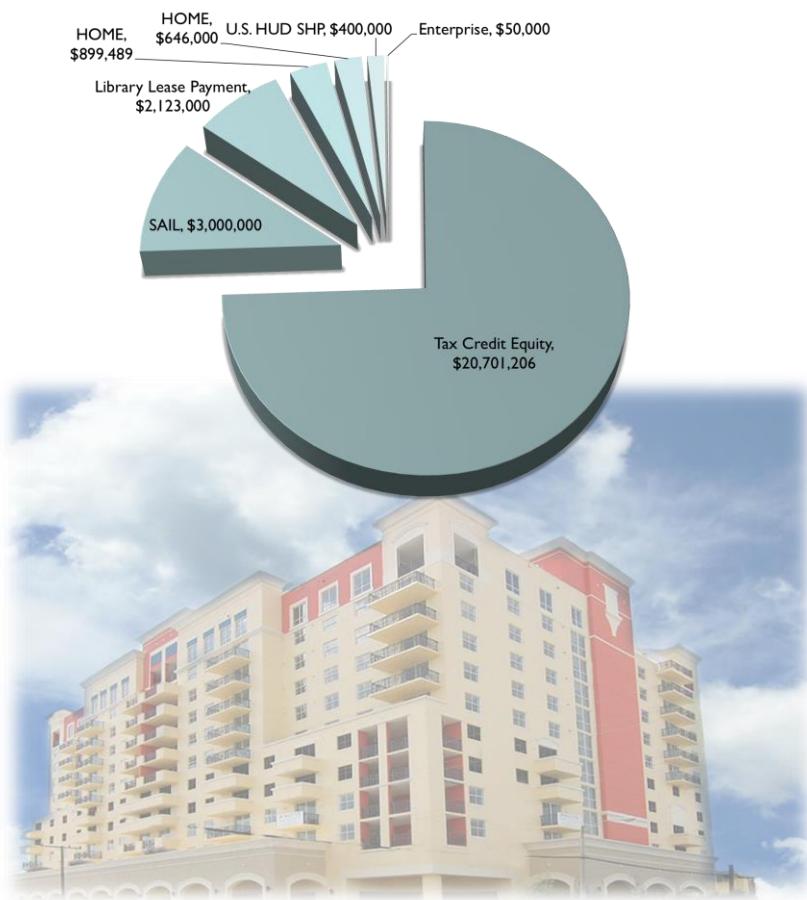
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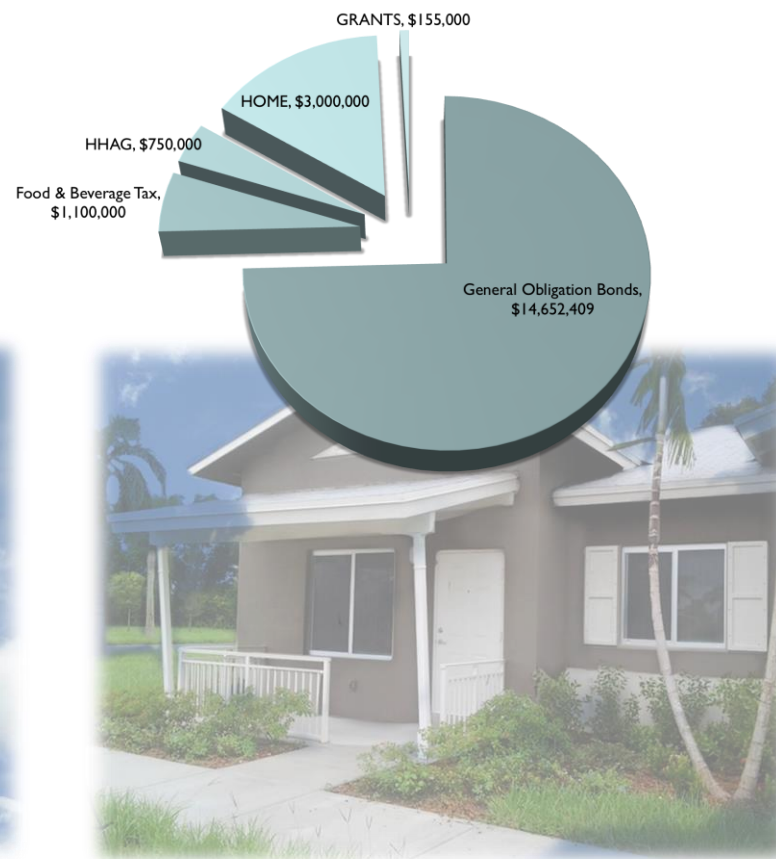


# Funding Examples

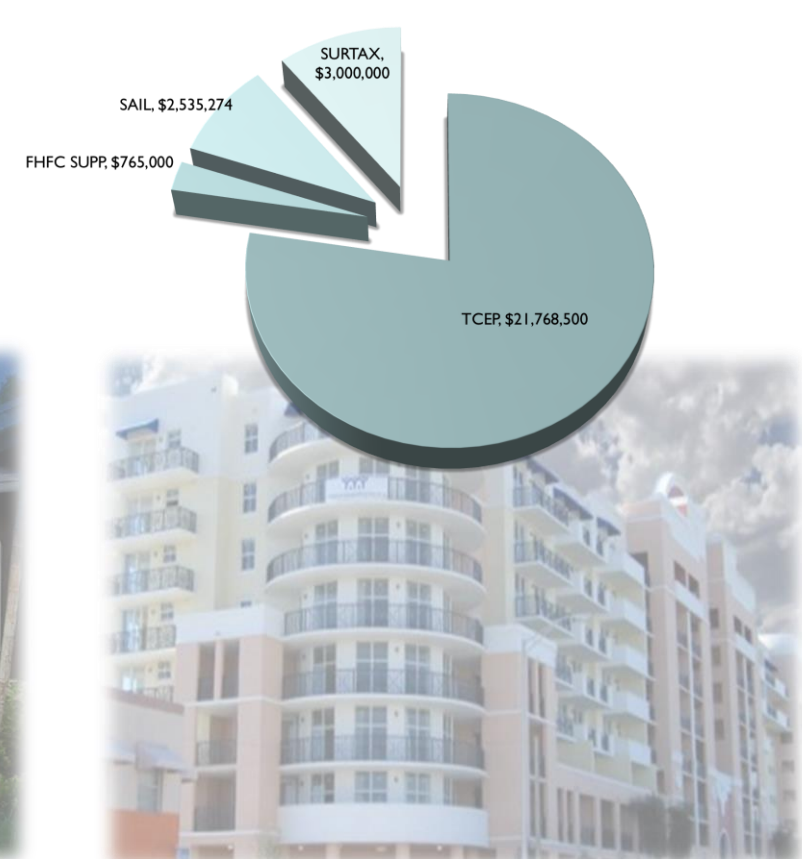
## Villa Aurora



## Verde Gardens



## Shuler Manor



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Villa Aurora, Miami, Florida (Little Havana)



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# Villa Aurora



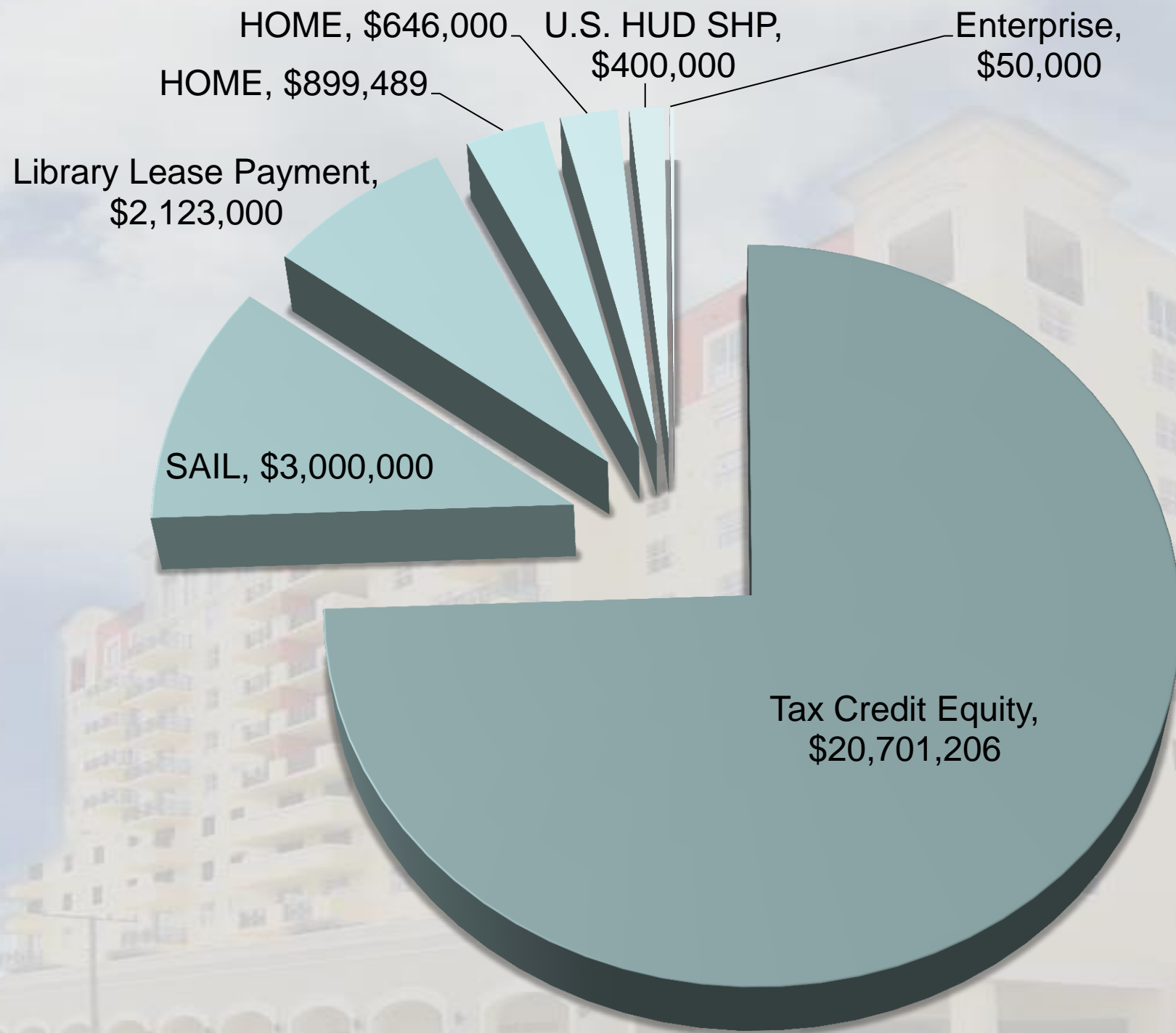
- 76 Apartments
- 38 reserved for formerly homeless families impacted by disabilities
- 38 for low-income families earning less than 60% AMI
- Exercise room, computer room, large terraces
- Miami-Dade County Library on ground floor
- Carrfour's main office on top floor



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# Villa Aurora



- 25 Units have U.S. HUD Shelter Plus Core Operating Subsidy.
- All Homeless Units have Services from U.S. HUD SHP Program.



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Verde Gardens, Homestead, Florida



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# Verde Gardens



- Built on site of former Homestead Air Force Base
- 145 LEED-certified "green" townhomes for formerly homeless families
- 22-acre organic farm which includes a produce nursery and an on-site public farmer's market
- Supportive services integrate innovative farming techniques with much-needed job and life skills

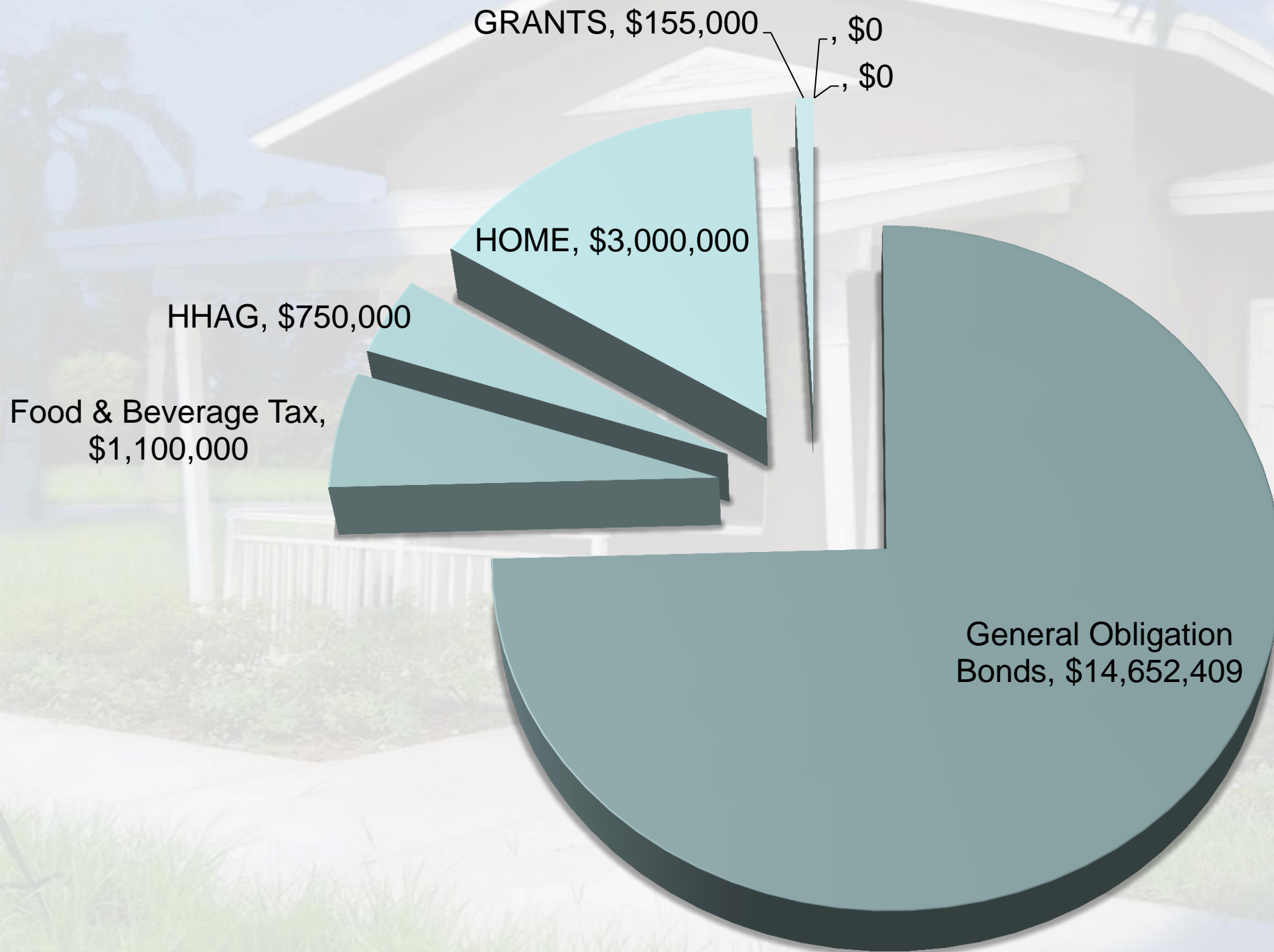


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# Verde Gardens



- 110 Units have U.S. HUD SHP Operating Subsidy.
- All Homeless Units have Services Funding from U.S. HUD SHP Program.



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Barbara Carey-Shuler Manor, Liberty City, Florida



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# Barbara Carey-Shuler Manor



- 100 apartments (efficiencies to four-bedroom)
- 50 units serving formerly homeless families
- 50 units serving elderly residents and low-income families
- All units have private terrace
- Supportive services help residents achieve independence
- Amenities include exercise facility, multi-purpose community room, and parking garage

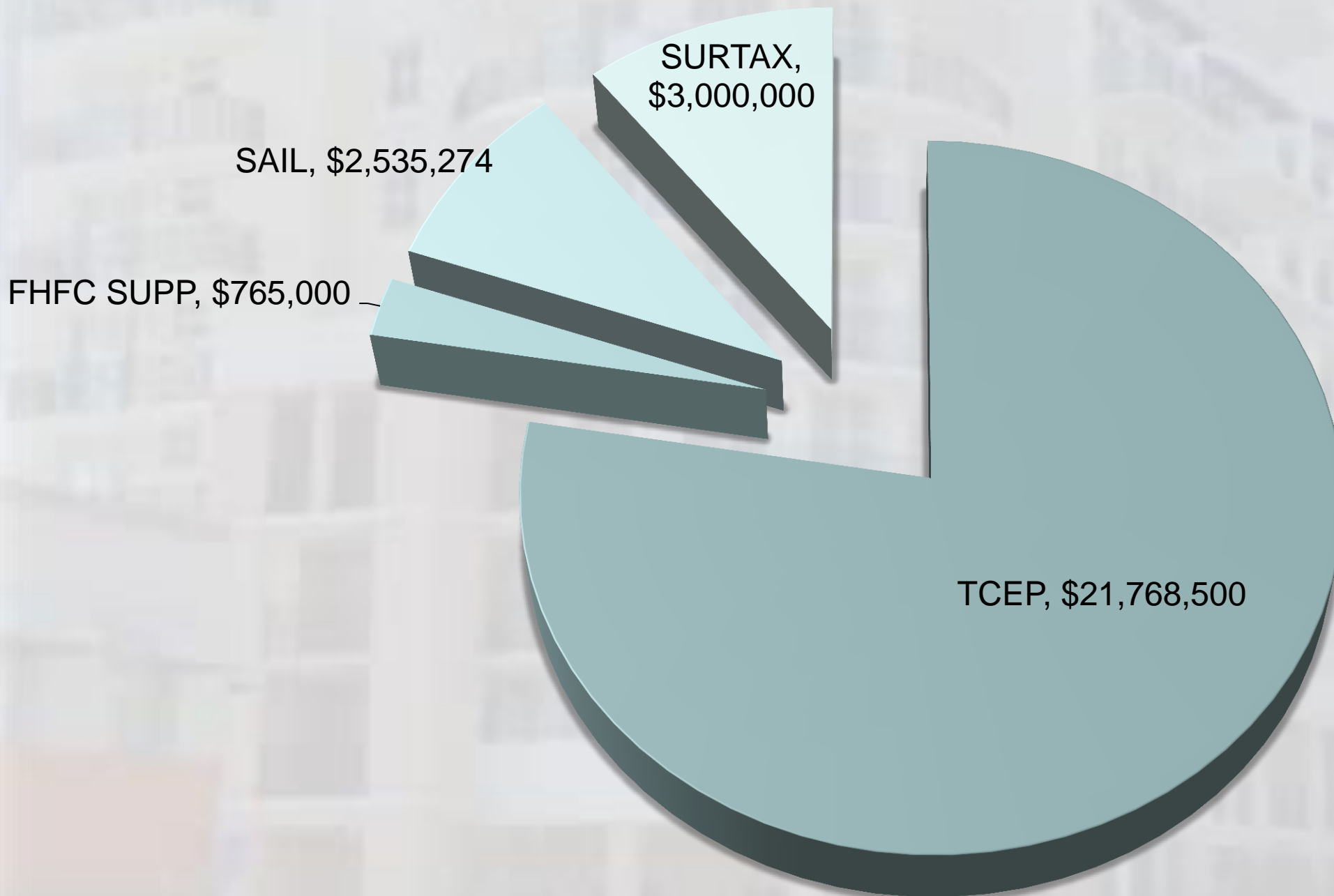


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# Barbara Carey-Shuler Manor

- \$1.5 Million Operating Reserve Funded from Capital Sources to Cover Operating Deficits.
- Supportive Services Funded by Operating Revenue.



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**94% Success Rate**



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# Snapshots of Success

Carrfour Communities Include:

- Transitional Housing
- Permanent Supportive Housing
- Affordable Housing



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# Snapshots of Success

## Scattered Sites/Programs:

- Housing Assistance Program
- Section 8 Voucher Programs
- Sunsouth
- Transition to Affordable Housing (Housing First Model)
- Transition to Home Ownership Program (Housing First Model)
- Operation Sacred Trust (SSVF)



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# Snapshots of Success

Supportive Services include:

- Intensive Case Management
- Referrals and Advocacy
- Employment Training and Education
- Children and Youth Services
- Housing Search
- Financial Literacy and Credit Repair



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# Snapshots of Success

# 5

## Managed/Serviced Communities



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# Snapshots of Success

# 16

Developed/Managed Communities



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# Snapshots of Success

# 1,312

Total Units Developed/In-Development



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# Snapshots of Success

# 1,742

Total Units Managed/Serviced



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# Snapshots of Success

3,388

Total Residents Served



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