

New Urbanist Low-Income Rental Housing Morris Court II and III, Pensacola, Florida

Taking a comprehensive approach to community design, Carlisle worked with local leaders to create one of Florida's first affordable housing communities to incorporate the principles of new urbanism.

Partner	Area Housing Commission (AHC)	
Location	1351 North K Street, Pensacola, FL	
Units	124	
Phase II		
Completed	2008	
Total Development Cost	\$12,427,000	
Financing		
Private First Mortgage	\$ 1,100,000	
9% Tax Credits	\$10,009,000	
Hurricane Housing Recovery Program	\$ 1,240,000	
Deferred Developer Fee	\$ 78,000	
Phase III		
Completed	2009	
Total Development Cost	\$8,014,000	
Financing		
4% Tax Credit Equity	\$ 2,728,000	
Rental Recovery Loan Program	\$ 4,286,000	
Hurricane Housing Recovery Program	\$ 1,000,000	



Overview

Originally used by the federal government as military housing, the AHC-managed Morris Court was severely damaged by Hurricane Ivan. Carlisle and the AHC tapped into hurricane recovery and other funding sources to revitalize the devastated neighborhood. Carlisle demolished all 50 dilapidated units, and reached out to local residents, community activists, AHC board members, and city officials for input on the new residential plan.

Using this inclusive approach to gain a clear understanding of the community's needs, Carlisle created one of Florida's first new urbanist designs to focus on housing for low-income residents. The three-phase development consists of town homes and four-unit buildings for families, and three-story garden-style apartments for elderly residents.

Residents enjoy the adjacent 6-acre playground operated by Pensacola Parks and Recreation, and have the use of a fitness center, computer-equipped business center, and a library.



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