

Public Housing Redevelopment / Homeownership / Mixed Income Tallman Pines, Deerfield Beach, Florida

Carlisle helped the Broward County Housing Authority develop Tallman Pines, the first apartment development in the southeast to achieve a LEED Silver certification from the U.S. Green Building Council.

Partner	Broward County Housing Authority (BCHA)
Location	700 NE 41 Street, Deerfield Beach, FL
Number of Units	200
Completion Date	2008
Total Development Cost	\$30,412,000
Financing	
9% LIHTC Equity	\$26,012,000
Permanent Debt	\$ 3,400,000
HOME Loan	\$ 1,000,000



Overview

Tallman Pines is the environmentally-aware redevelopment of a neighborhood in need. Carlisle worked with the BCHA to transform 108 obsolete units into 200 affordable residences, including multifamily rentals and 42 single-family homes built in partnership with a local Minority Business Enterprise homebuilder. Carlisle took the initiative to incorporate apartments for youth aging out of foster care.

Pioneering Advances in Green Building

As the first LEED Silver affordable housing development in Florida, Tallman Pines is an example of design and product innovation focused on quality that will endure. Carlisle's use of sustainable and green building systems and materials means tenants enjoy healthier, more pleasant surroundings, while the quality of life is improved for the community at large.

Energy Star appliances and features that reduce energy and water consumption are installed throughout, including in Tallman's landscaping. Overall operating costs are lower as a result, and the multifamily development is gentler on the environment. When the development was completed in 2008, it was cited by Developer Magazine as the winner of that year's Sustainability Award.



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