

# Public-Private Affordable Housing / Mixed-Use Village Allapattah I & II, Miami, Florida

***By combining affordable housing for seniors and families with facilities for child care, wellness, fitness and educational services, the YMCA of Greater Miami and Carlisle created a national model for urban revitalization. The development was recognized by Affordable Housing Finance magazine as a finalist for the 2009 Readers Choice awards for the nation's best Mixed Use/Master Planned development.***

Partner	YMCA of Greater Miami
Location	2370 NW 17th Ave., Miami, FL
Units	200
Completed	2009
Total Development Cost	\$61,305,000
<b>Financing</b>	
9% Housing Credits	\$45,153,000
Miami-Dade County Surtax Funds	\$ 4,887,000
Florida Housing Rental Recovery Program	\$ 4,610,000
Conventional Debt	\$ 2,900,000
YMCA Contribution	\$ 3,000,000
Deferred Developer Fee	\$ 775,000



## Overview

The Allapattah YMCA center opened in 1940 to provide affordable services to a traditionally underserved urban neighborhood. After decades of providing quality programs, often with inadequate funding sources, the YMCA recognized an opportunity to leverage underutilized property. The YMCA and Carlisle worked together to obtain \$68 million in public-private funding sources, including private donations to the YMCA's Strong Kids Campaign.

The development has created a setting conducive to building intergenerational connections while also giving residents the support and amenities of automatic YMCA membership. The advantages of green construction standards, residents' programs, and the integrated YMCA center work together to improve the entire neighborhood, and serve as an example for future developments in the affordable housing market.

Village Allapattah satisfies the need for affordable quality of life in a safe environment. The community includes housing units for very-low and low-income families and seniors, plus a 10,000-sq.-ft. YMCA child care center and 17,000-sq.-ft. YMCA wellness and fitness center. On-site reading programs benefit residents, and the whole neighborhood has access to the community center with library and computer lab, fitness facility, day care center, domino court, and playground.



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