

Carrfour, Green Mills Deliver \$30M, Veteran-Focused Affordable Housing Development in Miami

By [Camren Skelton](#)

MIAMI — Carrfour Supportive Housing, in conjunction with Green Mills Group, has opened Karis Village, a \$30 million affordable housing community located at 11885 S.W. 216th St. in Miami's Goulds neighborhood.

Karis Village includes 88 units, 74 of which are reserved for tenants earning 60 percent or less of the area median income (AMI). The remaining 14 units are reserved for those earning 33 percent or less of the AMI. In addition, approximately half of the community's units are set aside for at-risk veterans transitioning from homelessness.



Karis Village is located at 11885 S.W. 216th St. in Miami's Goulds neighborhood.

Karis Village includes studio to two-bedroom units and features a children's playground, library, computer lab, fitness center and an outdoor barbecue and patio area. The community is also certified by the Florida Green Building Coalition and is equipped with solar panels, low VOC paint, low-flow bathroom fixtures and Energy Star-certified appliances.

Trinity Empowerment Consortium, a HUD-affiliated agency that provides pre- and post- homebuyer education and financial literacy education, will occupy 3,000 square feet on the ground floor of the community for its Miami headquarters.

Crossroads Management Inc., the property management subsidiary of Carrfour Supportive Housing, will manage the property.

Capital One Bank provided \$8.5 million in construction financing for the project, while Florida Housing Finance Corp. provided a \$4.3 million State Apartment Incentive Loan (SAIL) loan, as well as \$18.1 million in Low Income Housing Tax Credits (LIHTC). Hudson Housing Capital LLC syndicated the tax credit and provided equity for the project.