Clare Terrace
Robbinsdale, Minnesota

Before

After

PROJECT SUMMARY

This project is a 36-unit supportive housing development for people living with HIV/AIDS. The building includes studio apartments plus community space. The project is being developed by Clare Housing, a local non-profit with a successful track record of developing permanent supportive housing and providing services for persons living with HIV/AIDS. At least seven of the units will serve persons experiencing long-term homelessness.

HOW THIS PROJECT SUPPORTS LIVABLE COMMUNITIES

AFFORDABILITY → All 36 units are income and rent restricted at 50% AMI, and offer affordable housing to a population living iwth HIV/AIDS who are experiencing povertiy and/or homelessness.

LOCATION → Robbinsdale is an active participant in the Livable Communities program. These grants encourage development that will lead to the preservation or growth of living-wage jobs or the production of affordable housing, and that enhance the tax base of the recipient city. This project will assist the city in achieving those goals.

IMPACT → The Council's funds, which helped leverage $5.4 million in private investment, were used at closing for land acquisition.

LHIA GRANT INFORMATION

Applicant:	City of Robbinsdale
Funding Cycle:	2013
Grant Amount:	$200,000
Other LCA Funding:	None
Funding Match:	Hennepin County

FAST FACTS

Developer: Artspace Projects, Inc.	**Project Type:** Affordable, supportive housing
Estimated Total Development Cost: $8 Million	**Total Housing Units:** 36
Net Tax Capacity Increase: $47,812	**Affordable Units:** 36
	Affordable Units: 36

RISKS AND OUTCOMES

FROM PROJECT DEVELOPER

After Clare Housing aquired the site, they established a TIF district with the City of Robbinsdale due to a lack of funds. The City had never done a TIF with a non-profit before, so there was a steep learning curve on how to structure it. The incentive for the TIF district came out of the City council's request for more brick in the design which would ultimately drive up costs, so developers responded by exploring TIF funding.

An immediate challenge was future ownership of the site after the TIF. If Clare were to take ownership, they wouldn't pay taxes, causing some concerns with the City. To resolve this they agreed to a payment in lieu of taxes to fully complete their obligations to the City.

Clare Housing has reiterated that having a good development team and collaborative partners is critical to a successful project and to solving tax syndication problems, and are delighted with how the project turned out.

FROM CITY STAFF

The site, which functioned as a commerical corner for many years, was acquired by Clare Housing after being unsucccessfully converted to apartments by the previous owner. Despite the City's acceptance of Clare Terrace, challenges loomed like meeting minimum parking requirements, scaling back the size of amount of units, and starting construction in January. Fortunately, both the City and developer were extremely cooperative and public reception was positive, despite being the first residential project to address homelessness in Robbinsdale.

> "LGBT, transgender and those living with HIV aren't comfortable going to shelters, quite frankly, because shelters don't know where to put them."
>
> Chuck Peterson
> Executive Director, Clare Housing

Groundbreaking on a snowy day in January

Placemaking elements outside of the development