

Clare Apartments



Clare Apartments Minneapolis, MN

Clare Apartments provides 32 units of permanent supportive housing (16 one-bedroom units, and 16 efficiency apartments) for persons living with HIV/AIDS, and homeless and disabled individuals. The new construction building opened in the fall of 2005.

This project was the catalyst for the redevelopment of a site that had been vacant for 30 years and was a collaborative effort between Clare Housing, Central Community Housing Trust (CCHT) and the Minneapolis Public Housing Authority (MPHA).

CSH's Role in this Project

CSH provided financial assistance to fund acquisition and predevelopment costs related to the new construction. CSH helped to build the capacity of the sponsors to access and use funding sources through technical assistance and trainings.

The Program

There are two levels of service provide at Clare Apartments. All tenants receive the services of a resident service coordinator [information, support, referrals, advocacy and programming, e.g., support groups] and 24/7 front desk coverage. An assisted living program is available to tenants who need a higher level of support. The assisted living program includes a nursing assessment and follow-up, medication administration, assistance with personal cares, homemaking and meal preparation - on an a la carte basis. These services are funded by the Community Alternatives for Disabled Individuals (CADI) and HUD's Housing Opportunities for People with AIDS (HOPWA). The program utilizes a harm reduction model of services; sobriety and utilization of services are not a requirement of tenancy. The marketing and initial intake is performed by Clare Housing, who is the service provider. The property manager, Human Service Innovations (HSI) performs financial eligibility determinations as well as background checks.

The Development

The building was designed by Cermak Rhoades Architects and offers interesting apartments with wonderful use of natural sunlight. The building also includes Clare Housing's administrative offices. There are plans for public and private art as well as a contemplative, healing garden to be located on site.

Financing Capital

Low Income Housing Tax Credits	\$3,002,204
General Partner	\$602,775
HUD Supportive Housing Program	\$400,000
CPED CDBG Funds	\$435,000
FHLB Affordable Housing Program	\$146,970
Hennepin County AHIF	\$425,000
HUD HOPWA- Competitive	\$850,000
Minneapolis HOPWA - Formula	\$209,631
MHFA Housing Trust Fund	\$220,000
Family Housing Fund	\$100,000
City of Minneapolis Neighborhood Revitalization Program	\$90,000
Total	\$6,481,580

Operating

Project Based Section 8. Subsidizes 28 units
HOPWA - Subsidizes four units (proposed)

Amount varies; based on FMR
\$9,600

Services

C.A.D.I.
H.O.P.W.A.

\$300,000
\$68,000

About Clare Housing (Owner, Developer, Service Provider)

Clare Housing is a nonprofit organization that provides housing and services to people living with HIV/AIDS [PLWHA]. Its roots reach back to the establishment Samaritan House, the first housing specifically for PLWH/A in the Twin Cities, in 1987. In addition to Clare Apartments, we operate six homes licensed as adult foster care, each of which is staffed around-the-clock providing supervision and care to individuals disabled by HIV/AIDS. See more at www.clarehousing.org.



About CSH

The Corporation for Supportive Housing (CSH) is a national, nonprofit organization that helps communities create permanent housing with services to prevent and end homelessness. CSH advances its mission by providing high-quality advice and development expertise, by making loans and grants to supportive housing sponsors, by strengthening the supportive housing industry, and by reforming public policy to make it easier to create and operate supportive housing. CSH delivers its core services primarily through eight geographic hubs: California, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, and Southern New England (Connecticut, Rhode Island). CSH also operates targeted initiatives in Kentucky, Maine, Oregon, and Washington, and provides limited assistance to many other communities.



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