Concept Plan

Carver County CDA Property

Concept Site Plan

- Commercial Outlot (±1.11 Ac.)
- Single Family Residential (± 65' Lots ± 3.03 DU/Ac. ± 14.51 Ac.)
- Park N Ride Parking Lot (± 6.45 Ac.)
- Stormwater Treatment Area (± 3.47 Ac.)
- Apartment (Market Rate) (± 3.06 Ac.)
- Apartment (Workforce Housing) (± 3.11 Ac.)
Carver Crossing

- Ron Clark Construction
- 68 unit apartment building
- Underground parking
- Tenant picnic and playground areas
- Indoor fitness center
- Professional management company
What is Workforce Housing?

Stop Carver Workforce Housing Project

What is it? Carver Crossings is a proposed "Workforce Housing" Project that is currently being decided on by the city of Carver right now. If approved, the city will build a 68 unit apartment development that accepts Workforce / Section 8 Voucher (tax subsidized housing) and 4 set aside for people who are homeless.

How will this Effect YOU, The Resident of Carver?

Home Value

This data is an average of sample sites pulled from a study sponsored by the Minnesota Housing Finance Agency & provided to the residents of Carver by the City. The proposed Carver Crossing project is 50% larger and in an area 11x smaller than that of the samples on average. The average resident could lose anywhere from $10,000 - $25,000 in Real Estate Value.

Crime

On Saturday the 17th of Jan, we toured a comparable property, built by Ron Clark and his management company. In the last 2 years it has been open there have been nearly 100 calls for service for the police, per public record.

"Research on the relationship between affordable housing and crime identifies project scale as the most important factor in determining the impact on neighborhood crime rates. Multiple studies find that smaller projects (typically less than 50 units) have no impact on neighborhood crime, but that larger projects may result in increased crime." - Minnesota Housing Finance Agency Impact Study
Carver Crossing Workforce Housing Proposal
Did You Know?

Anticipated Rents For Units in Carver Crossing

1 Bedroom - $778 per month
2 Bedroom - $933 per month
3 Bedroom - $1,078 per month

For more information please visit the Carver Crossing project page at www.cityofcarver.com
Bureaucracy

- Due process
- Quasi-judicial
- Open Meeting Law
- Preliminary Plat
- Comprehensive Plan
- Planning Commission
- City Council

“Can’t we just say...we don’t want it?”
Stop Carver Workforce Housing Project

- 471 member Facebook Page
- 1,055 signatures opposing the project
- $11,085 raised through Go Fund Me
- Perspectives shared publicly from real-estate professionals on the likelihood of declining property values
- Perspectives shared publicly from law enforcement from other metro communities on the likelihood of increased crime
Molly XXXX
February 27, 2015 · Carver
Brent-
When you answer the other half of my previous email can you, also, find out if adding the 68 units will have any more negative effects on Water quality on this side of town
Thanks,
Molly XXXX
Morning Molly,
Adding 68 units for Carver Crossing, Copper Hills, etc...does not impact the overall issue of water quality in the community. That said, the Public
“...the data shows no evidence that property values of homes located in neighborhoods where there is a tax credit property nearby are negatively impacted by the tax-credit property.”

Mary Bujold, President, Maxfield Research Inc.
Impact of Affordable Housing on Property Values and Demand for Workforce Housing in Carver, Minnesota
February 2015
Engagement

- Website has over 65 documents for public review
- Mailed city-wide resident guide on the project
- Two resident bus tours to Village Commons development in Savage
- “Developer Style” staff meeting with leaders of the “Stop Workforce Housing” group
- “Community Leaders” e-mail distribution list
“According to Zillow, my property value has dropped $2K in the last two days. Coincidence???”
Fury likely to build over Met Council's affordable housing plan

Article by: DAVID PETERSON | Star Tribune | Updated: March 15, 2015 - 10:22 PM

Angry

Carver Council unanimously approves controversial apartment building

Carver group won't file lawsuit

Posted: Tuesday, March 17, 2015 11:00 am
By Nick Mason nicholasmason@centurylink.net

Disappointed leaders of a Carver residents group will not file a lawsuit challenging Carver City Council approval of an affordable housing project.

“We don’t have the funds to do it,” Joe Thissen, an organizer of the roughly 25-member Carver Coalition group, said during an interview last week.

“The reality of it is the financial threshold is so high that we can’t even think about it,” he said.

Plans for building 68 rental apartments in Carver were approved Monday night by the Carver City Council, despite strong public opposition from organized city residents.

Council members voted unanimously for the designated affordable housing project, proposed by companies owned entirely or partly by developer Ron Clark of Edina, disappointing most of the roughly 250 people