

# Northfield Spring Creek II Project Summary

May 2020

**Location:** HRA-owned South Bridge Site  
500 Block, Southbridge Drive

## **About Three Rivers**

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Three Rivers Community Action is a Community Housing Development Organization with a mission to create and preserve affordable housing throughout the twenty counties of Southeast and South Central Minnesota. Three Rivers has built or rehabilitated over 700 units of affordable workforce rental housing, often utilizing intricate financing mechanisms and assembling numerous sources for each project. After development, Three Rivers oversees the operations of the projects and *ensures the long-term affordability of the housing.*

## **Spring Creek Project Background**

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In 2013 Three Rivers developed Spring Creek Townhomes on the west side of the HRA-owned Southbridge site. This attractive 28 unit townhome development was designed to serve the growing need for large-family affordable rental housing in Northfield. Last year, Spring Creek was home to nearly 50 children. **There are currently over 60 families on the waiting list!**



## **Spring Creek II Project Concept**

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Over the last several years, the Three Rivers Community Development team has been working with the Northfield HRA to create a plan to develop more affordable rental housing units on the Southbridge site. Due to the success of the original Spring Creek project, the HRA and Three Rivers developed a Spring Creek II project concept together.

- Spring Creek II will be complementary to the existing Spring Creek project and will include features like patios, attached garages, family sized living spaces made with quality durable materials, access to a walking trail, green space/playground and more.
- 32 townhome units for modest income families with children; 8 two bedroom units, 22 three bedroom units and 2 four bedroom units (including 2 accessible units)
- Contract rents will be \$604 for two-bedroom units (all of which are supportive service units with rental assistance), \$1,014 for three bedroom units, and \$997 for four-bedroom units. The property manager will be Lloyd Management, the same firm that manages Spring Creek

- Of the 32 units, 24 families will be at or below 60% of the Area Median Income (AMI) and 8 families will be at or below 30% AMI
- For the 60% AMI households it is anticipated that employment income will be between \$15 and \$20 per hour (estimated)
  - Examples of local jobs at this rate: retail sales, waiters & waitresses, cashiers, gas station workers, administrative assistant, food preparation workers, farm workers and entry level construction laborers.
- The project will include 4 units for local families that do not have stable housing. Three Rivers has partnered with the CAC and The Key; together we will deliver on-site support services and rental assistance to help these families become successful, long-term tenants
- The project will also include 4 units of housing for people with developmental disabilities. Three Rivers has partnered with Rice County Adult Services and Laura Baker Service Association to identify potential tenants and coordinate services for these units. Rental assistance for these units will come from the state's Housing Support program.

### **Project Timeline**

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The project submitted for Preliminary Plat approval in May. If all goes well, final financing will be available by early winter of 2020/21. Construction would follow in the spring of 2021 with the project complete in spring 2022. Lease-up should be complete in a few months, so that the project will be 100% completed and fully occupied in summer of 2022.