

River Rock Townhomes

Little Falls, Minnesota



Developer/Sponsor D.W. Jones, Inc.
Architects Helenske Design Group
General Contractor Voronyak Builders, Inc.
Units 24

Project Description River Rock Townhomes is a new construction development of 24 rental homes in the southeast section of Little Falls, Minnesota. The project will provide the community with low-income housing and support Minnesota's Business Plan to End Long-Term Homelessness. River Rock Townhomes demonstrates a joint partnership between the developer and community of Little Falls to integrate a sustainable project into an existing neighborhood and community open space.

It will be comprised of 12 two-bedroom units, one that will be a main floor level, fully-equipped handicap accessible unit, and twelve two-story, three-bedroom units. Six units at River Rock are reserved for families experiencing long-term homelessness.

A Green Advantage The River Rock Townhomes were constructed with an array of green features for the benefit of residents and the community, such as:

- Building envelope energy efficiency rating targeted at 35 percent better than Minnesota State Energy Code as calculated using MN ResCheck software.
- Infill site, with convenient access to community transportation system.
- Low irrigation landscaping design.
- Engineered framing systems.
- Natural gas furnace that exceeds 95 percent efficiency.
- Ceiling fans in each unit to improve natural cooling and ventilation.
- Energy Star lighting fixtures and appliances.
- Dual-flush toilet fixtures and low-flow shower heads with a rate of 2 gallons per minute or better.
- Low-VOC interior finish systems, sealants, and adhesives.
- Healthy (non-carpet, non-vinyl) flooring materials consisting of 100 percent recycled cork or linoleum floor covering will reduce carpeted areas; all carpet is Green Label certified.



Project Financing

Minnesota Green Communities and Other Green Funding	\$10,000
Syndication and Other	\$2,850,800
First Mortgage	\$360,564
ELHIF	\$289,530
Federal Home Loan Bank	\$200,000
DEED	\$100,000
Greater Minnesota Housing Fund	\$90,000
Total	\$3,900,894

Rents Fifteen units will be reserved for households with incomes at or below 50 percent of the area median income. Eight units will be reserved for households with incomes at or below 60 percent of the area median income. Six units are reserved for families experiencing long-term homelessness.

Amenities River Rock will be configured in six four-unit townhomes for families with children. Each townhome unit will have a private entrance and patio, an attached single car garage for convenience, and a washer and dryer hookup. This development will be wired with CAD 5 to provide high speed internet connection. A playground area was designed as a centralized focal point of the community.

Six units at River Rock are reserved for families experiencing long-term homelessness. New Pathways has established a reputation as a quality provider of homeless services in the region and is well known to the Central MN network of government and nonprofit social service providers.

Social Services New Pathways, a quality provider of homeless services in the region, will provide comprehensive supportive services to homeless households to enhance the residents' ability to maintain independent living. Services include housing and job placement services, life goals-based planning assistance, economic self-sufficiency, and links to community resources.

Developer Over the past 30 years, D.W. Jones, Inc. has developed and acquired 652 units in 15 various communities throughout the state of Minnesota, with a development and acquisition cost of almost \$40 million. These projects have varied from market rate townhomes and market rate cooperatives to affordable housing.



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Minnesota Green Communities, a collaboration of the Greater Minnesota Housing Fund, the Family Housing Fund, and Enterprise, is an initiative designed to foster the creation of affordable, healthier, and more energy-efficient housing throughout Minnesota. For more information, please visit www.mngreencommunities.org.

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