

River Rock Townhomes

Little Falls, Minnesota (opened July 2010)



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 provides the community with low-income housing and supports 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 is comprised of 12 two-bedroom units, including one that is a main floor level, fully-equipped handicap accessible unit, and 12 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 are 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 meets 92 percent efficiency.
- Ceiling fans in each unit to improve natural cooling and ventilation.
- Energy Star lighting fixtures and appliances.
- Low-flow shower heads and flow-wise toilet fixtures with a rate of 1.3 gallons per flush.
- 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 to reduce carpeted areas; all carpet is Green Label certified.
- Created and distributed a Healthy Home Manual to residents.



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 are reserved for households with incomes at or below 50 percent of the area median income. Eight units are 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 is configured in six four-unit townhomes for families with children. Each townhome unit has a private entrance and patio, an attached single car garage for convenience, and a washer and dryer. This development is wired with CAD 5 to provide high speed internet connection. A playground area is designed as a centralized focal point of the community.

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

Social Services L.I.F.E. in Recovery, a quality provider of homeless services in the region, provides 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 778 units in 16 various communities throughout the state of Minnesota, with a development and acquisition cost of more than \$55 million. These projects have varied from market rate townhomes and market rate cooperatives to affordable housing.

Contact Information Property Management by D.W. Jones Management, Inc. Please contact (888) 825-8403 or visit www.dwjonesmanagement.com/cities/littlefalls.htm.

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Lessons Learned “Our project came together with little or no problems dealing with the Green Communities Criteria. The only issue we experienced was with the required motion detectors on the exterior unit light fixtures. Only after we had installed them, did we learn that there was an option to request a waiver. On another project, we chose to use an Energy Star exterior light with a cold weather bulb. We calculated the entire fixture and operational cost over a ten year period and found that it was \$344.78 per fixture, which made the motion detector fixture more expensive to use verses the Energy Star light. The Energy Star light used less electricity over the ten years as well. We also did not like the cost and functionality of the light guessing that the tenants would prefer to be able to turn on an outside light for a visitor. We are anxious to see the operational cost savings and high performance from the Green Communities features we have implemented throughout the project as that data becomes available.”

—Skip Duchesneau, President, D.W. Jones, Inc.



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.

Minnesota Green Communities c/o Greater Minnesota Housing Fund

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