

**ThreeRivers**

COMMUNITY ACTION



*People-focused, community-driven*



THE CITY OF

**NORTHFIELD**

**MINNESOTA**



***A housing partnership that works!***

# Partners since 1998

1998

**Northern Oaks Townhomes**



2004-2005

**Maple Hills** neighborhood



2013

**Spring Creek Townhomes**

2017

**North & South Oaks Apartments**



2023

**Spring Creek II Townhomes**

# Spring Creek II



## Property snapshot

2 buildings  
32 townhome units  
2-, 3-, and 4-bedrooms  
Attached garages

## Demographic snapshot

110 people  
67 children under 18 61%  
22 single parent households 68%  
5 households with disabled resident(s) 15%

# Human Impact of Housing

One family went from living in their car to living at Spring Creek II. Mom said “My kids can’t stop ringing the doorbell. They are so excited. We’ve never had a doorbell before.”

When your neighborhood is two-thirds children, making friends can happen quickly.

Research shows that affordable housing can improve health incomes by freeing up resources for nutritious food and health care costs, reducing stress, eliminating environmental hazards (ie mold), and reducing exposure to infectious diseases. Source: [Impacts of Affordable Housing on Health](#)

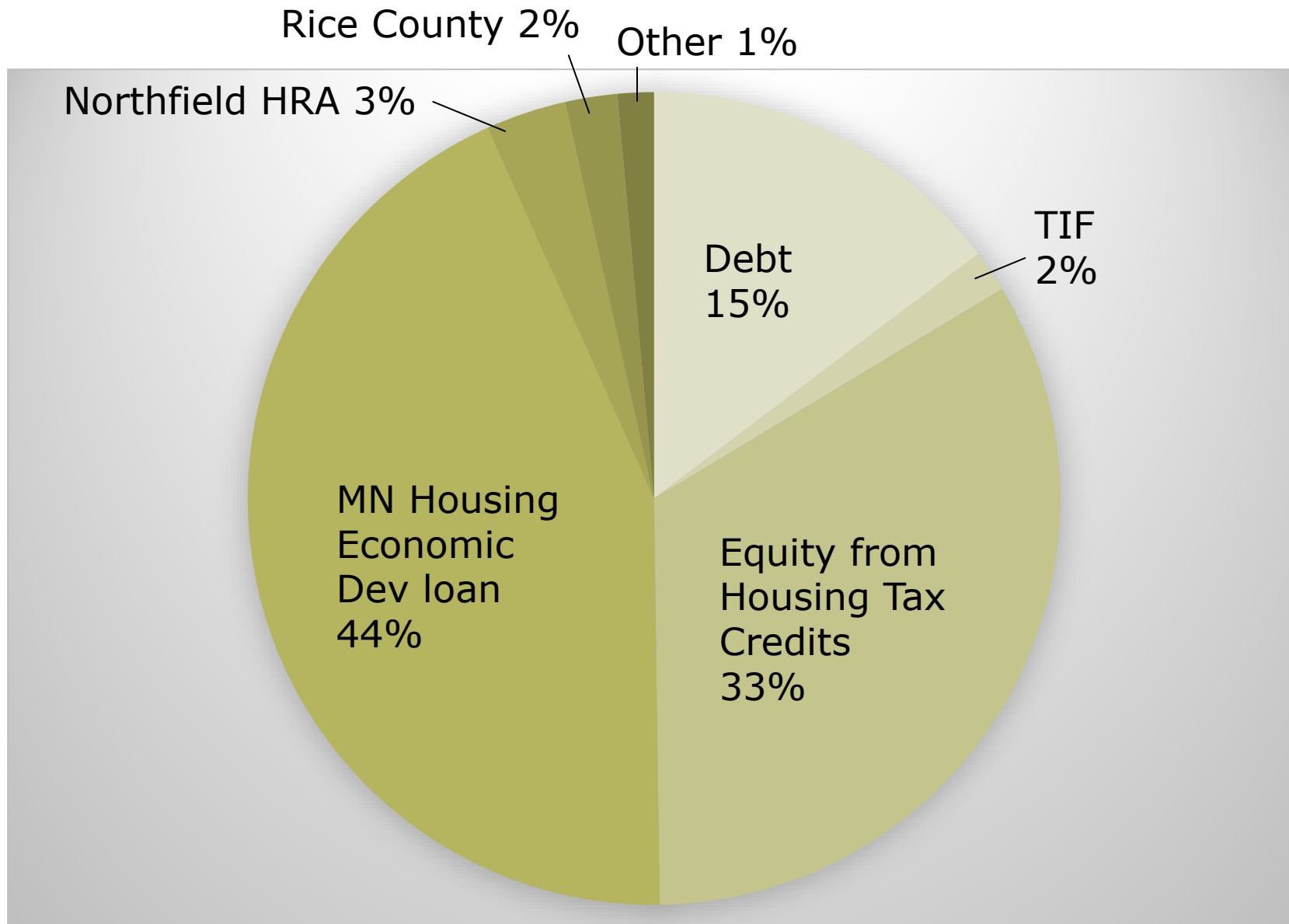


Please note, this is not a family that lives in Spring Creek II. This family lives in Three Rivers housing in SE Minnesota.. Photo used with permission.

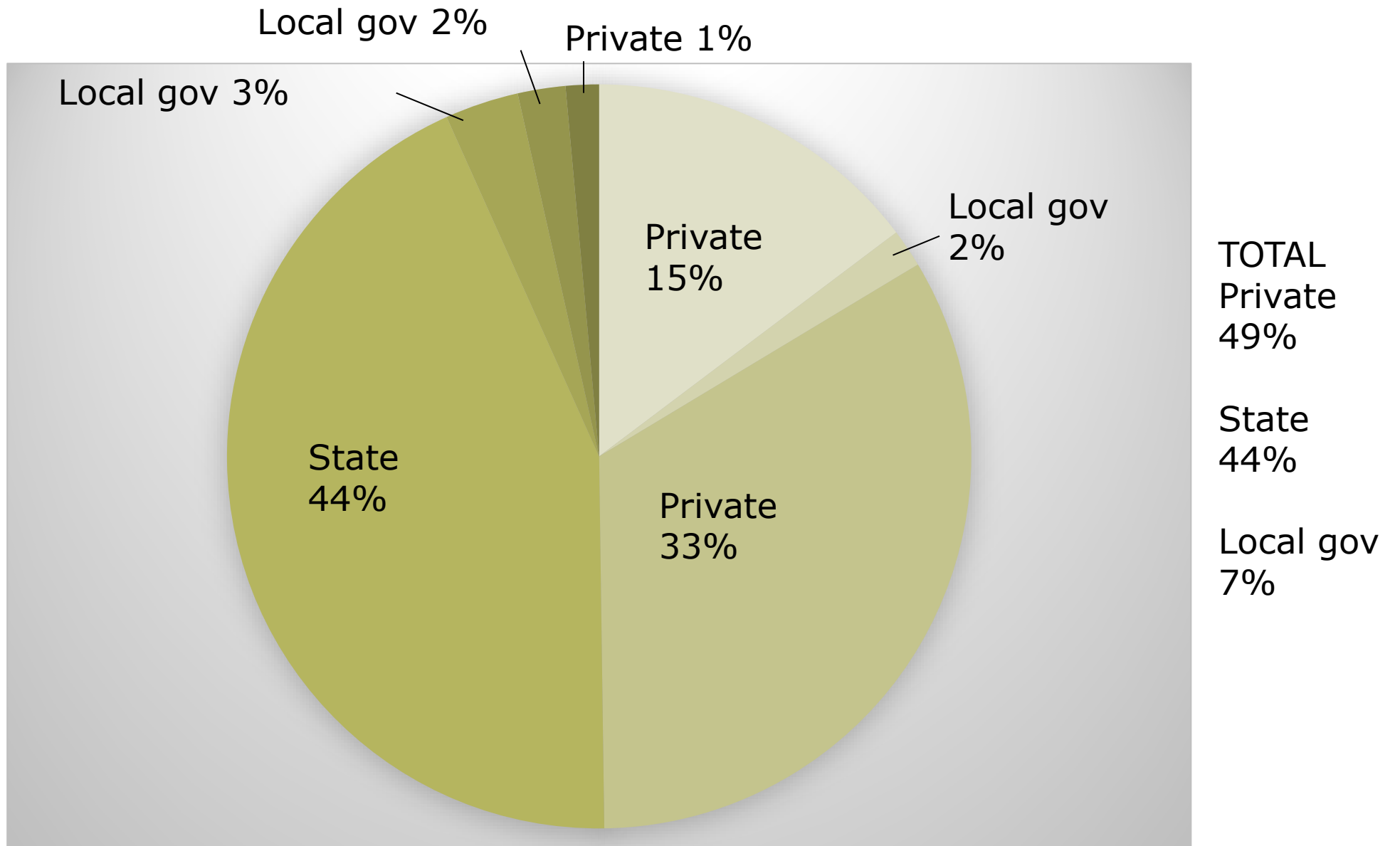
# Spring Creek II Townhomes Timeline

- 2013 Spring Creek opens, Spring Creek II concept is already established
- 2014 Predevelopment: “get the land, make a plan”
- 2015 Explore funding models
- 2016 First concept plans drawn
- 2017 Partners conversations
- 2018 Community Meetings, Rice County Housing Study
- 2019 Application to Minnesota Housing in June, awarded funding in December
- 2020 Closing process
- 2021 Closing process
- 2022 Deal closes; Construction starts
- 2023 Residents move in, visits by Lt. Governor & Housing Commissioner

# Spring Creek II Funding



# Spring Creek II Funding



# What to Expect with Housing Development

- 5- to 7-year project life cycle
- 80% of the project work is invisible to the community
- Expect the unexpected



# Lessons Learned



**FOCUS ON  
COMMUNITY  
NEEDS**



**WORK WITH  
TRUSTED  
PARTNERS**



**BE READY  
TO PIVOT**



**CELEBRATE  
YOUR WINS**