



Three Rivers Community Action, Inc.

1414 North Star Drive ♦ Zumbrota, MN 55992
phone: 507-732-7391 fax: 507-732-8547



Three Rivers Community Action – Housing Experience

Three Rivers Community Action, Inc. (TRCA), incorporated in 1966, is a non-profit human service organization with a mission “to work with community partners to address basic human needs of people in our service area, thereby improving the quality of life of the individual, family and community.” Programs administered by TRCA include Head Start, Senior Transportation, Home Delivered Meals, Family Self Sufficiency and Crisis Programs, Public Transportation, Senior Services, Weatherization, Energy Assistance, Transitional Housing and Housing and Community Development.

TRCA is a certified Community Housing Development Organization (CHDO) with a mission of creating affordable housing throughout the twenty counties of Southeast and South Central Minnesota. As a non-profit housing developer, TRCA is committed to increasing the supply of safe, decent housing that is permanently affordable to low- and moderate-income families in the region, including townhomes, apartments, and single-family starter homes. TRCA also owns and manages supportive housing units.

TRCA has significant experience in a wide variety of affordable housing programs, both rental and single family.

As a rental housing developer, TRCA has obtained financing for and built or rehabilitated 302 units in communities throughout southern Minnesota. Through its rental housing initiatives, TRCA is adding to the stock of affordable workforce housing and preserving the region’s important stock of federally assisted rental housing. Included in these numbers is the preservation of a 32-unit Rural Development 515 project in St. Charles and the preservation of 110 units of project-based Section 8 housing in Albert Lea.

TRCA also has extensive experience with affordable homeownership initiatives. TRCA recently completed Wazuweeta Woods, a 33-unit subdivision in Pine Island that utilized gap financing, affordable mortgage products, and community land trust programs to bring affordability to the neighborhood. Of the 33 homes sold in the development, 55% were sold to households with children. In addition, 6% of the buyers were minority households and 36% were single females with children.

TRCA has taken the experience it has gained in Pine Island and is developing starter homes in several other communities, including Plainview, Northfield, Wabasha, and Kenyon. TRCA is also administering a region-wide scattered-site gap financing program to serve the needs of smaller communities. TRCA has assembled significant financing programs for the buyers of the homes it builds, in many cases making over \$40,000 in assistance available to income-qualified households.

In addition to these new construction units, TRCA also administers rehabilitation loan programs, weatherization programs, and downpayment assistance loan programs.

To date, TRCA has raised over \$45.6 million in funds for 460 units of housing in southeastern Minnesota, over 400 of which are now built and occupied and another 60 are in various stages of development. A complete list of projects is below.

Three Rivers Community Action - Housing Activities

4/22/2008

Funded Development Projects	Community	Owner	# of Units	Type of Project	Total Dev. Cost
Self-Help Housing	Various	Three Rivers	20	Single Family	\$2,040,790
MURL - First Allocation	Various	Three Rivers	3	Single Family Rehab	\$148,854
Northern Oaks Townhomes	Northfield	Three Rivers	8	Rental Townhomes	\$772,000
Hayfield Greens	Hayfield	Three Rivers/pvt partner	24	Rental Apts/Rehab	\$1,020,000
Charter Oaks Townhomes	Waseca	Three Rivers/Dominium	33	Rental Townhomes	\$3,260,605
Wazuweeta Woods Apartments	Pine Island	Three Rivers/pvt partner	24	Rental Apartments	\$2,460,704
Wazuweeta Woods Homes	Pine Island	Three Rivers	33	Single Family	\$4,077,000
Eagle Ridge Apartments	Red Wing	Three Rivers/pvt partner	48	Rental Apartments	\$4,941,173
Maple Hills CLT	Northfield	Cannon River CLT	14	Single Family	\$1,820,000
Opportunity Homes Supportive Hsg	Kasson, Faribault, Roch	Three Rivers/pvt partner	3	Supportive Housing	\$547,000
Harvest Ridge Homes	Plainview	Three Rivers	30	Single Family	\$4,350,000
Harvest Ridge Townhomes	Plainview	Three Rivers/pvt partner	20	Rental Townhomes	\$2,822,042
Clover Patch Apartments	St. Charles	Three Rivers	32	Rental Apts/Rehab	\$1,530,000
Cannon Falls Housing Initiative	Cannon Falls	Cannon Falls Housing Init.	4	Single Family	\$640,000
Scattered Gap & CLT Financing	Kenyon & Various	Three Rivers	16	Single Family	\$2,320,000
Eagle's Basin	Wabasha	Three Rivers/SEMMCHRA	15	Single Family	\$2,325,000
MURL - Second Allocation	Various	Three Rivers	1	Single Family	\$185,000
Trailside Apt & Townhomes	Albert Lea	Three Rivers/pvt partner	110	Rental Apts/Rehab	\$8,142,074
Meadow Wood	Gaylord	Private developer	10	Single Family	\$1,600,000
Southside Apartments	Lonsdale	Three Rivers	12	Rental Apts/Rehab	\$636,000
TOTAL			460		\$45,638,242

Single Family Rehab	Number of Units	Total Dollar Amount
Housing Rehab grants and loans	560	\$3,492,579

Technical Assistance to Projects	Community	Entity Assisted	# of Units	Type of Project	Type of Assistance
Capelle Addition	Spring Valley	Semcac	12	Single Family	Project planning, application, on-going assistance
Maple Hills	Northfield	Cannon River CLT/Nfld HRA	32	Single Family	Project planning, application
Supportive Housing	Northfield	Northfield CAC	7	Rental Housing	Project planning, application
Hennen Development	Gaylord and Arlington	private developer	72	Single Family	Project planning, application, gap administration
			123		

Other Current Initiatives	Type of Work
Transitional Housing	Coordinate Continuum of Care for SE Region, administer 9 units of transitional housing
Cannon Falls Housing Initiative	Organizational development, housing program planning, fundraising, marketing, project assistance
Lake City Housing Task Force	Education, housing program planning, local need analysis, community planning, project assistance
Regional Housing Academy	Serve on steering committee for regional education initiative
Various locations	Assisting Housing Preservation Project in attempt to preserve federally assisted rental units
Emerging Markets Homeownership	Coordinate regional initiative to increase homeownership for minority households

Communities Served with Housing Developments

Albert Lea	Gaylord	Kellogg	Northfield	Spring Valley
Alden	Goodhue	Kenyon	Pine Island	St. Charles
Blue Earth	Hayfield	Lake City	Plainview	Wabasha
Cannon Falls	Hayward	Lonsdale	Red Wing	Waseca
Faribault	Kasson	Montgomery	Rochester	Zumbrota

TRCA has an extensive resume of affordable housing development. From 1996 to 2000, TRCA developed 20 units of Self-Help housing in several communities in the region. In 1998, TRCA constructed Northern Oaks, an eight-unit rental townhome development in Northfield that included significant investment from the local community as well as deferred funding from Greater Minnesota Housing Fund (GMHF) and Minnesota Housing Finance Agency (MHFA). Northern Oaks remains full with a waiting list. In 1999, TRCA partnered with a private partner to rehabilitate Hayfield Greens, a 24-unit apartment project in Hayfield. The project required staff to assemble a variety of funding sources, including HOME rental rehab, MHFA first mortgage and MHFA deferred funding. In 2001, TRCA partnered with Dominion to develop Charter Oaks, a 33-unit tax credit project in Waseca.



Charter Oaks, Waseca

Completed in 2002, Wazuweeta Woods is a 24-unit apartment building in Pine Island with a total development cost of over \$2.4 million. Wazuweeta Woods is a mix of unit types and income levels, and brings together an array of resources, including an MHFA first mortgage, Challenge Funds, First Homes, GMHF, TIF, and private investor equity.



One of 33 single family homes built in Pine Island

The Wazuweeta Woods development also includes 33 single-family homes that are affordable to families earning as little as \$10.00 an hour. The homes are part of First Homes program, which awarded gap financing to the development, and include several Community Land Trust homes. All of the homes in the development are now complete and sold.



Wazuweeta Woods Apartments in Pine Island

Eagle Ridge Apartments, a credit project, opened June 1, 2005. Developed by TRCA, Eagle Ridge is a new 48-unit multifamily apartment building that accommodates both individuals and families and serves those with incomes below 60% of the Area Median. Five of the units are set aside for households earning less than 30% of the area median income through the MARIF program. Financing for the development was provided by MHFA, GMHF, local employers, Red Wing HRA, and National Development Council. The successful project remains fully occupied.



Eagle Ridge Apartments

TRCA developed 11 housing units (5 single-family homes and 6 twin-homes) within a 26-unit subdivision in Northfield. In partnership with the Cannon River CLT and the Northfield HRA, the Maple Hills development is a mixed-income development where TRCA oversaw the construction of the affordable units as well as administered the gap financing from GMHF. Construction on the final units was recently completed and the

final units are in the process of being sold. Financing for the development was provided by the Northfield HRA, a private employer, GMHF, and the City of Northfield.

Presently, TRCA is developing the Harvest Ridge project in Plainview. Harvest Ridge offers single-family homeownership, as well as 20 rental townhomes. There are a total of



New rental townhomes in Plainview

30 single-family homes: 18 starter homes with buyer's assistance through First Homes, and 12 market rate homes. As of now, 18 homes have been sold and 3 homes are under construction using funds from Greater Minnesota Housing Fund. Construction on the rental townhomes was completed in December 2005 and the units are fully occupied. The rental townhomes were financed by

MHFA, GMHF, First Homes, and National Development Council. The City of Plainview is providing TIF on the entire development.



Single family homes in Plainview

TRCA recently completed the Clover Patch project in St. Charles, a preservation and rehabilitation of 32 units of affordable rental housing. Preserving USDA Rural Development federal funds that were in the project, TRCA purchased the project from a private owner and is conducted major rehabilitation on the building. Funding for the project came from USDA Rural Development, First Homes, GMHF and MHFA.

In December 2006, TRCA closed on the acquisition of Trailside Apartments and Townhomes, a 110-unit rental project in Albert Lea. With \$8.2 million raised through tax credits, private bank financing, MHFA, GMHF and local funding sources, TRCA has just completed a major rehabilitation of the 50 senior units and 60 townhome units. With the substantial rehabilitation completed at the end of 2007, the project is a renewed source of workforce housing in the community, with 80 units of project-based rental assistance preserved and no rent increase placed on the tenants.



Before and after photos of Trailside townhomes in Albert Lea

Also under construction at this time are two developments where TRCA is partnering with Southeast Minnesota Multi-County Housing and Redevelopment Authority on the development of new starter homes. Countryside Meadows in Kenyon and Eagle's Basin in Wabasha have been funded with local TIF funds and gap financing from MHFA and GMHF which help keep mortgage costs low for low- and moderate-income buyers. Projects in the planning stages are located in Lake City, Northfield and Montgomery.

Staff Experience

Jennifer Larson is the Community Development Director at Three Rivers Community Action, a community action agency serving southeastern Minnesota. Jenny works with communities throughout the region on a variety of housing development activities, including rental townhomes, single family housing, rental apartments, supportive housing and homes using the Community Land Trust model. In the past six years at Three Rivers, she has overseen the planning, fundraising and development of over 400 units of affordable housing, bringing over \$42 million in public and private investment to southeast Minnesota. Current developments by Three Rivers include a new neighborhood in Pine Island that has 33 single family homes and 24 rental units; a new 50-unit mixed-income, mixed-use neighborhood in Plainview; a 48-unit rental project in Red Wing; and a 110-unit purchase and rehabilitation project in Albert Lea. Prior to joining Three Rivers in 2001, Jenny spent five years as Program Officer and Chief Operating Officer at the Greater Minnesota Housing Fund (GMHF), a statewide nonprofit committed to supporting the creation of affordable housing for working families throughout Greater Minnesota. She is the author of GMHF's Employer Assisted Housing Resource Guide for employers and community leaders. Jenny is a graduate of Drake University, has a Master's degree from the University of Minnesota's Humphrey Institute of Public Affairs and is certified as a Housing Development Finance Professional from the National Development Council.

Susan Strandberg is the Community Development Officer for multi-family housing at TRCA. She is responsible for managing housing development projects, including assembling financing, working with contractors, coordinating the development team and overseeing property management firm activities. To date, she has worked on the development of 124 affordable rental units and 63 lots and homes in two single family subdivisions. In addition, Susan is currently the lead staff person on the \$8.2 million preservation of 110 units of rental housing in Albert Lea, which is TRCA's largest project to date. Prior to joining TRCA, Susan worked in Seattle as a Project Manager and Budget Analyst with the King County Park System. In that role, she negotiated agreements with small cities in suburban and rural areas and managed acquisition and development grants ranging from \$50,000 to \$1 million. Susan holds a Masters Degree in Public Affairs and Urban and Regional Planning from Princeton University and is certified as a Housing Development Finance Professional from the National Development Council.

Barbara Minge is the Community Development Officer for single family programs at TRCA. Barbara manages all homeownership programs, including single-family project management, construction oversight, sales and marketing, and working with homebuyers and lenders through the closing process. Barbara manages the gap financing programs at TRCA and oversees homes from construction through sale. She has 10 years of experience in the housing field and is both a licensed general contractor and real estate agent. Prior to joining TRCA, she worked at Otter Tail-Wadena Community Action Council where she ran a number of housing programs.

In addition to the Community Development staff, TRCA has several senior managers with experience in and knowledge of housing development. Michael Thorsteinson, Executive Director, has been with TRCA for over 20 years and is committed to identifying community development strategies that work and bringing successful projects to the communities that TRCA serves. Other management team leaders with extensive experience in housing include: Fiscal Director, Mollie Moyer, who oversees the asset management and project budgeting; and Operations Manager, Jo Ellen Mahn, who brings 25 years of housing experience to TRCA.

For More Information:

Jenny Larson
Community Development Director
Three Rivers Community Action, Inc.
1414 North Star Drive
Zumbrota, MN 55992
Phone: 507-732-8510
Fax: 507-732-8547
Email: jenny.larson@threeriverscap.org