



'tis the season for Building Community Together

WINTER 2023-2024

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The Southwest Minnesota Housing Partnership has been serving people experiencing housing insecurity throughout Southwest and South Central Minnesota for 32 years! Join us as we celebrate the partnerships we've grown, the communities we've helped build, and the homes we've filled and look forward with hope and resolve.



We partner with communities to develop places for people to call home.

Reflection from our CEO

As I reflect on my first four years as the Chief Executive Officer of Southwest Minnesota Housing Partnership, I have been very fortunate to join, lead, and grow a team of dedicated professionals who are passionate in their service to our communities and families throughout 30+ counties in Southwest and South Central Minnesota. For an organization that was formed in May 1992 and only intended to be in service for two years, SWMHP continues to thrive and lead innovative and critical work in housing and community development.

2023 has been an extremely rewarding year for the Partnership and we are proud to share our successes with you through this inaugural quarterly newsletter. Our success in 2023 was built on a strong foundation of dedicated and knowledgeable staff to execute on the strategic goals established by our Board of Directors three years ago, while constantly pursuing unique opportunities that meet the moment and many industry challenges we are presently experiencing. Over the next three years, our strategic focus will center on improving organizational effectiveness, enhancing our branding and outreach, along with ensuring long-term sustainability for the Partnership.

As highlights, I am proud to share some successes from the past three years which include our ability to adapt quickly to the market needs we are serving and expanding our services to smaller rural communities in our region. The Partnership has a strong history of remaining resilient and adapting to the needs of our communities whether it's a natural disaster, housing bubble bursting from the Great Recession 15 years ago, or more recently a global pandemic. Specifically, the Partnership has grown our services in homeownership, grant-writing, technical assistance, construction management/inspections, design, and community land trust as a measure of diversifying our revenue streams beyond multi-family and single-family development. The Partnership has also been intentional in providing many of these growing services to communities under 2,500 population, while we continue to serve our regional centers.

While we have a great history of success in this space, we know we can do more.

Looking forward, I am excited about our commitment to enhancing diversity, equity, inclusion and access within our organization and to the communities and families we serve. While we have a great history of success in this space, we know we can do more. The Partnership will also be telling more of our story about the successes and positive impacts we've had over the past 32 years, along with current achievements and future focus areas of work. We recognize that to better tell our future story, we must begin with engagement from our communities to help guide our mutual commitment to deliver a more prosperous region. Let's start with a conversation. Please reach out to myself or one of our valued members of the team to learn from you, answer your questions, or partner to find solutions to your housing and community development needs.

Chad Adams



Celebrating Accomplishments

As a community development nonprofit focused on safe, affordable, quality housing and affordable pathways to homeownership, we understand that children and adults thrive in safe and permanent homes. Throughout 30 counties, we have developed or acquired and rehabilitated to preserve over 2,000 affordable housing units in 67 properties. Furthermore, these developments are designed and constructed with dignity in mind, incorporating a marked elevation in quality.

In 2023, Southwest Minnesota Housing Partnership

- Completed remodeling in Homestead and Cherry Ridge Apartments in Mankato
- Built and sold two single-family homes in Worthington
- Completed 80% of broadband project management for Redwood and Murray Counties
- Started preservation construction on 10 multi-family rural development properties
- Completed 21 design projects including multi-family development designs for Luverne and Worthington, single-family designs for Gaylord and Redwood Falls, and city and county requested designs like Mapleton's School Site Redevelopment Plan and Montevideo's Heritage Haven Emergency Shelter, to name a few.
- Completed the first growing season of Mankato's Homestead Apartment's community garden for residents
- Increased Partnership Community Land Trust Activities
- Acquired to preserve 24 affordable home units at Royal Manor II in Alexandria
- Provided prepurchase counseling to 59 households, homebuyer education to 25 households, and \$5.7 million in USDA loan origination resulting in 24 households across Minnesota and Wisconsin realizing their dream of owning their own home
- Worked with 43 households through foreclosure counseling saving 37 of those homes from foreclosure
- Provided rental counseling to 21 households resulting in zero evictions
- Provided Supportive Housing Coordination for residents in Worthington, Mankato, Jackson, and Willmar
- Provided Resident Services Navigation for residents of Solace Apartments and Park Row Townhouses in Saint Peter and Sibley Park Apartments, Rosa Place, and Rosa Place II in Mankato
- Advocacy at State Capitol with several partnering organizations/coalitions resulting in a historic \$1 billion investment in housing



Building Hope

As Southwest Minnesota Housing Partnership looks to the future, we are excited about the work we have ahead of us including

- Continuing our work seen in the above accomplishments
- Wrapping up preservation construction on the multi-family rural development properties
- Creating and holding event(s) to support regional education about development
- Map regional community details to inform development planning
- Acquiring, rehabilitating, and constructing homes in Mankato and Saint Peter for the Partnership Community Land Trust
- Hosting our first fundraising event, Hope for Homeownership, in February with proceeds benefitting the Partnership Community Land Trust
- and much more!

Mission

We partner with communities to develop places for people to call home.

Vision

Our vision is for Southwest and South Central Minnesota to be a place where communities thrive and neighbors have a choice in a safe and welcoming home. We work toward this by promoting and delivering a high quality, comprehensive menu of housing education, products, and services.

Values

We believe in:

- Strong Rural Communities
- Safe Housing as a Fundamental Right
- Shared Empowered Future
- Innovation Centered in Quality and Sustainability
- People Working Together



Minnesota's housing needs are varied and many, and we can't do this work alone. Please partner with us today to help our friends and neighbors fulfill their housing dreams throughout Southwest and South Central Minnesota.

DONATE



Join our Board of Directors!



If you are passionate about building community throughout Southwest and South Central Minnesota and are eager to work collaboratively to support our organization's work and mission, consider joining us on our board! We are currently seeking people throughout our region offering diversity in terms of cultural and community background, location, skill area, position, and lived experience for our Board of Directors. Please fill out the board application at www.swmhp.org/about/board/ or contact traciek@swmhp.org with questions.



Hope for HOMEOWNERSHIP

SAVE THE DATE!

Southwest Minnesota Housing Partnership invites you to our Hope for Homeownership gala. Our event will feature a captivating and meaningful program, games, delicious food, and live entertainment. Proceeds from the evening will support SWMHP's Partnership Community Land Trust, promoting shared equity homeownership for people experiencing barriers to housing in Mankato. Save the date and join our partners, donors, and community members to learn how we can provide pathways to homeownership for everyone.

Date:

Saturday, February 3, 2024

Time:

6:00 - 9:00 P.M. - Event Reception, Dinner, Program

Location:

Mayo Clinic Health System Event Center
1 Civic Center Plaza
Mankato, MN 56001

How SWMHP partners with communities
to provide places for people to call home

- Community Building and Engagement
- Community Planning and Technical Assistance
- Construction Services
- Financial Literacy and Educational Services
- Foreclosure Counseling Services
- Grant Writing
- Homebuyer Education
- Homebuyer and Homeowner Assistance
- Home Repair Programs
- Housing Assessments and Inspections
- Housing Preservation and Rehabilitation
- Land Development and Redevelopment
- Maintenance Education
- Mortgage Lending Programs
- Multi-Family Housing Development
- Pre-Mortgage Counseling
- Rehab Service Products
- Single Family Housing Development
- Supportive Housing Services