

1. Will this organization commit to adhering to the current zoning requirements and rental density thresholds as they are written today?

Of course. We've been meeting with the City regularly on zoning, process for development and more.

2. Will cashflowing this project require taxpayer funding, state or federal grant funds?

The purchase of the Good Counsel property is being fully funded by Southwest Minnesota Housing Partnership (SWMHP) and our private investors — no taxpayer money, state, or federal grants are being used for the acquisition.

For the rehabilitation phase, we'll be seeking funding from a variety of sources, including private investors, affordable housing programs, bonds, philanthropic grants, and donations. We're committed to responsibly financing the project to create a lasting community asset.

3. Will this project include a major upgrade to the intersection of Good Counsel Drive and North Riverfront Drive to eliminate the need for additional access points in our neighborhood?

A previous traffic study was conducted that did not recommend any changes to access. As the project unfolds, it may dictate updates to the study which is performed by third parties. If a change is mandated, we will work with the City, County, MN DOT and others to determine the best course of action and what is needed to proceed.

4. Will your project be moved ahead in phases? How long to full buildout?

Yes, the entire scope of the Good Counsel Adaptive Reuse project will likely take place over the course of 10 years or so in a series of phases.

5. Are you willing to allow the pasture to remain a natural green space?

At this time, no. The pasture area has the potential to support additional housing, which is a high priority for the City of Mankato. Developing this space would also bring more residents who can enjoy and help activate the beautiful landscape and nearby park. However, any development planned for the pasture is intended to be thoughtfully designed, featuring single-family homes that fit the character and context of the surrounding neighborhood.

6. Who is the target demographic for this project?

(Concern: We recently approved 26 years of TIF for a downtown project that will primarily create low-wage restaurant and hotel jobs. If taxpayer incentives are continually used for projects that generate low-wage jobs and low-income housing, it could lead to a community primarily populated by college students and low-wage workers, while more mobile residents may choose to leave.)

TIF is not part of this project currently. The owner-occupied homes in the Pasture would be part of our community land trust initiative in Mankato, therefore the Partnership Community Land Trust will retain ownership of the pasture parcel and homebuyers will be buying the home on the individual lots. These are targeted at 80% of statewide median income which is a household making \$89,500 or less. We consider this a workforce wage, which could include the people you mention as well as nurses, teachers, managers and more. The rental units we're thinking about for the future will be for a mix of income, stages of life, household sizes. If the location, rental rate and environment is one that fits the desires of the tenant, then they can rent there. We believe that homeownership opportunities and adding to the number of rental options is good for the community and creates movement across the housing spectrum in our community. Someone that may live on our property may open up a unit that is a fit for the population you mentioned.

7. Will non-US citizens be allowed to live in these reduced-rate units?

No, U.S. documents are required to rent with us and purchase homes.

8. Will preference be given to US Veterans?

We are connected to organizations who serve veterans and have worked with some on the homeownership path. We do not have designated units for Veterans.

9. Will there be any eligibility requirements or community rules for residents, such as restrictions related to criminal history or behavior that could lead to eviction?

As asset owners of over 2,000 units, we have strict policies in place for our tenants in order to ensure a safe and healthy environment for all who live on property and our neighbors. Past evictions and criminal activity are evaluated for severity and length of time since the occurrence, before determining if they could live on our property.

10. Who will be overseeing and operating this property? Is SWMHP going to be operating these complexes, or are the properties going to be sold off to private owners?

SWMHP is purchasing the entire property and moving ahead with the intention to wholly own all of the property and buildings. It may make sense at some time with a certain project for ownership to be held by another party, but we are not seeking that arrangement. Any group that leases or would buy any part of the campus would be evaluated for alignment with our mission, vision and values. We've been approached by parties interested in parcels for their own development which we are not entertaining at this time. SWMHP plans to move our Mankato-based staff to office onsite, and we will likely be working with one of two long-time partner property management companies to oversee the day-to-day rental operations.

11. Will both roads be used/improved? (Good Counsel Drive and service road)

Good Counsel Drive will continue to be owned and maintained by the City of Mankato. The service road that feeds to Thompson Ravine Road is currently unused and there are no plans to repair and maintain that road.

12. Will the pasture development result in the 4th Street to be improved or any utility infrastructure (water & sewer)?

The development will utilize existing infrastructure located in the road. The final plans will be developed after review by our engineers and any recommendations other than what is planned, will be reviewed by the City of Mankato staff.

13. How will traffic be addressed?

Traffic up the Hill to the buildings was determined to not be a current issue as a result of a traffic study that was done several years ago. As the reuse is planned on the Hill, traffic is one of the factors that will be reviewed with City staff.

Traffic related to the development of the Pasture area on N. 4th Street is anticipated to be minimal, as there are only 8 homes planned, and the development is currently planning to have an alley behind the homes instead of driveways coming off of the street.

14. Will public transit be made available on the hill?

As reuse of the campus is being planned, factors such as what types of activities, users of spaces and their needs, and more will be considered by SWMHP and City Staff. Any decision to add a bus route up the Hill would be made by City Staff.

15. Have you been working with the city in relation to public transportation services?

We have had regular conversations with City Staff regarding a number of things. The future need for transportation for the Hill has been a talking point, however without firm plans, it is too soon for them to make a decision.

16. Have you been working with the city to discuss bump outs and pedestrian walkways in connection with pasture homes?

There has not been conversation regarding bump outs or pedestrian walkways to date. Our design will reflect a neighborhood feel and meet City requirements.

17. Will future jobs be created as a result and will they be posted on the SWMHP website? Will the job be through SWMHP or a third-party company?

Yes, it is likely that a variety of roles will be created, however which roles and whether they will be SWMHP or a third-party company's employees are yet to be determined. The employer of record will post on their website and likely on aggregate job posting sites.

18. Will SWMHP be purchasing the cemetery?

No, the School Sisters of Notre Dame will retain ownership of the cemetery.

19. Will the Living Earth Center be moved?

We are partners of the Living Earth Center in other projects, and are thrilled to be working together on the Hill. They will remain on the Hill until they decide to leave or we have need for the space. SWMHP does not have plans to develop the land that the gardens, barn and grove to the north. It has been agreed that if either party has changes planned, that there will be considerable notice given.

20. How will your organization be working with Loyola Catholic Schools? Is there a plan?

We have been meeting with Loyola Administration since the Fall of 2024, and continue to have regular meetings to share plans, discuss concerns, work on logistics of sharing spaces and more. It has been a very positive relationship to date and we look forward to being neighbors.

21. How will you ensure the safety of Loyola students?

While you cannot ensure safety anywhere, we have had conversation with Loyola about what safety means and we can keep that in mind when we are working on plans. We continue to meet regularly and are receptive to feedback and are very interested in collaborating on safety for those who are served by both organizations.

22. Will you be honoring the legacy of the Sisters in any way?

Yes. We will be working on a Heritage Center located in Theresa Hall that will contain information and artifacts about the history of the campus and its residents. A number of School Sisters of Notre Dame have stepped forward to participate in the planning of the Heritage Center that will unfold in the years to come. There are other local groups who have also expressed interest in participating.