

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





# WHO WE ARE

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The Southwest Minnesota Housing Partnership is a non-profit community development corporation serving communities throughout Southwest and South-Central Minnesota for over 30 years.

## OUR VISION

Innovative solutions that lead communities to develop their full potential

## OUR MISSION

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

## OUR GOALS

- Provide healthy, quality housing and premier community development services and programs
- Identify and respond to community needs
- Promote equitable affordability
- Seize opportunities to innovate and lead



# WHO WE ARE

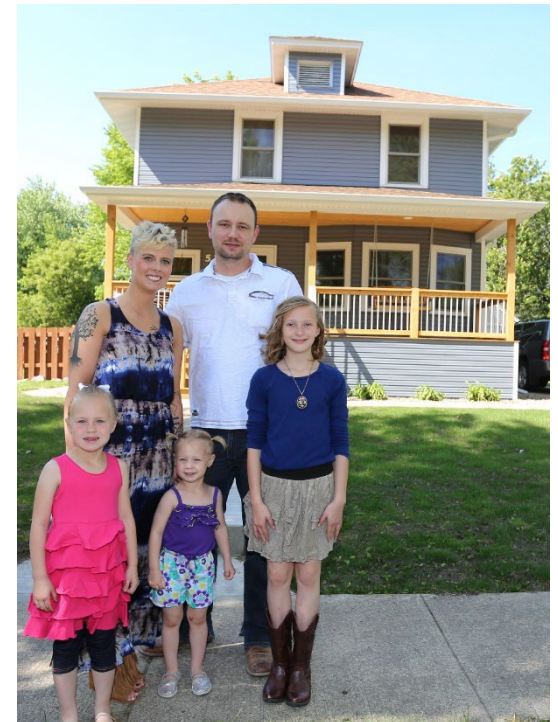
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**OUR PARTNERS** are local governments, nonprofit organizations, private entities, individuals and families, especially people who are most in need.

**SWMHP STAFF** includes 30 full time and 2 part-time employees, a 12-member Board of Directors and an active committee system with community volunteers.

Since 1992, the SWMHP has developed, financed or rehabilitated over 9,740 housing units with \$709M in investments.



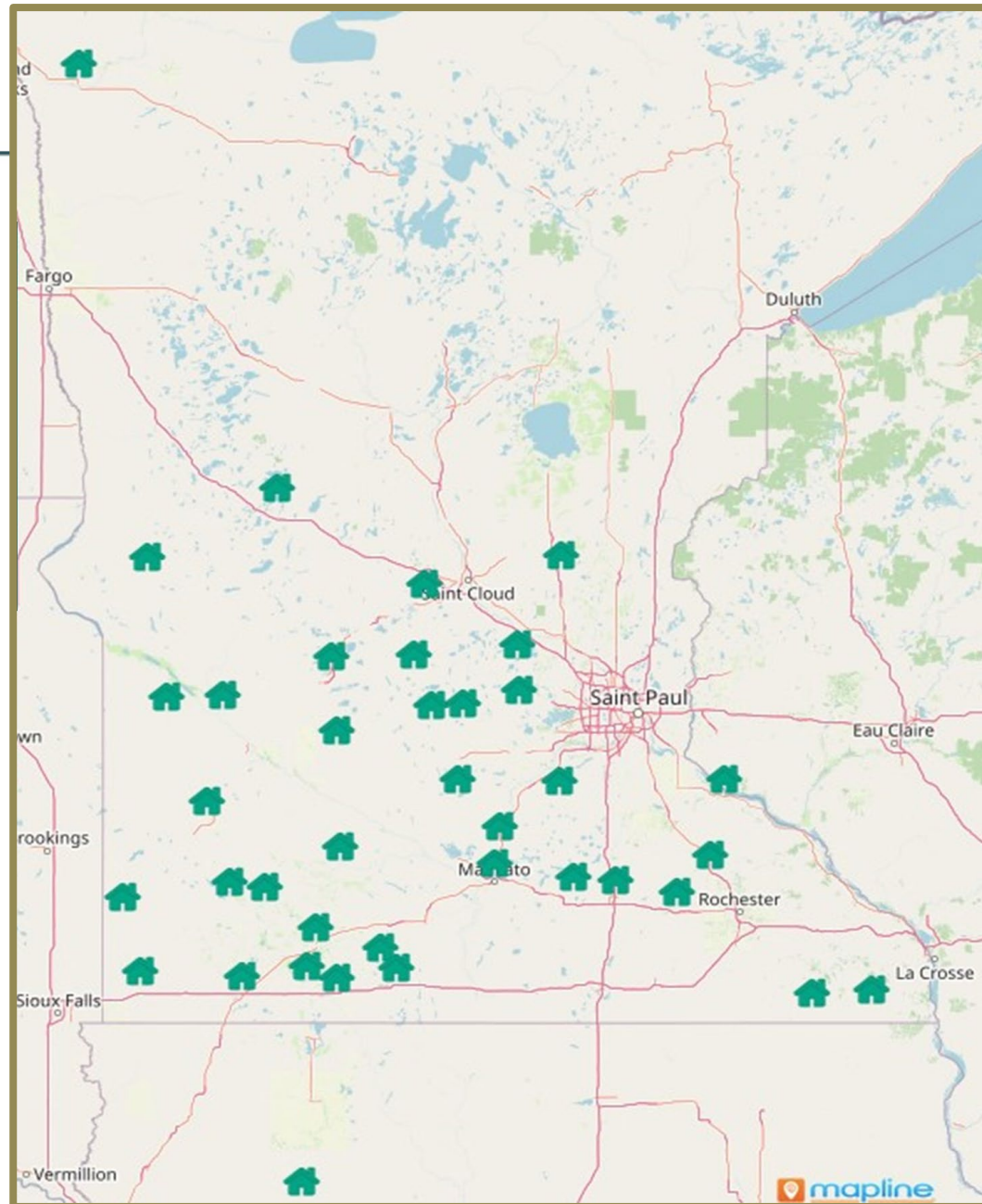


# SERVICE AREA MAP

Multifamily by the #

**67 Properties**

**40 Communities**

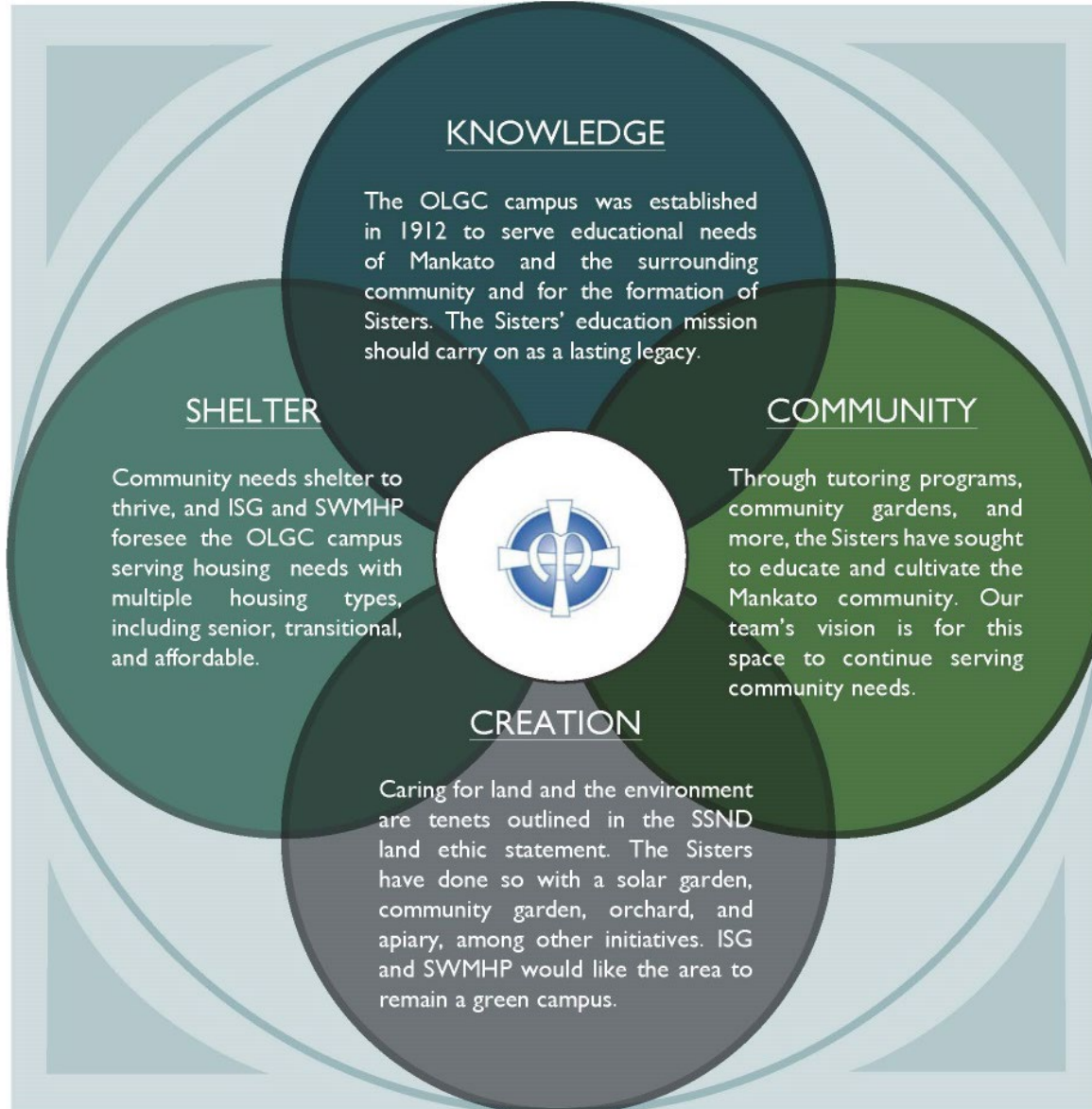




REDEVELOPMENT OF  
OUR LADY OF GOOD  
COUNSEL CAMPUS  
Mankato, Minnesota



# Continuing the SSND Legacy







# CONTINUE THE LEGACY



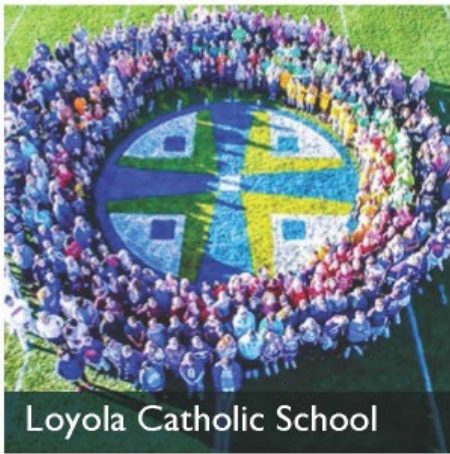


# CONTINUE THE LEGACY



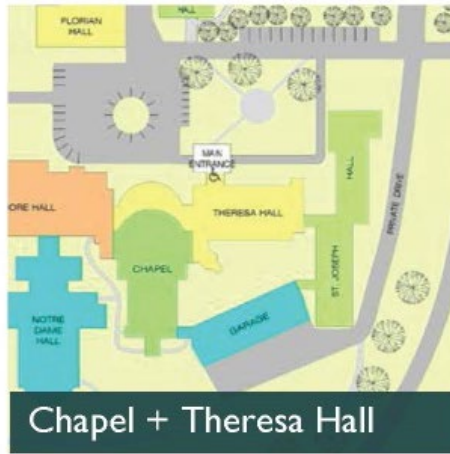
KNOWLEDGE | EDUCATION | COLLABORATION

“ We are convinced anew that education is our response to the cries of Creation, the concrete expression of our solidarity with all. ” - *Call to Solidarity, Oct. 24, 2007*



Loyola Catholic School

**REMAIN + EXPAND**  
Loyola Catholic School can remain an anchor of the OLG campus, eventually expanding into the Education Center.



Chapel + Theresa Hall

**REPURPOSE**  
The Chapel and Theresa Hall could serve as a retreat center for individual and organizational learning, contemplation/meditation, and spiritual events and programs.



Education

**SUPPORT**  
The campus can be used to support community education in a variety of topics area including woodworking, gardening, ceramics, and metalworking.

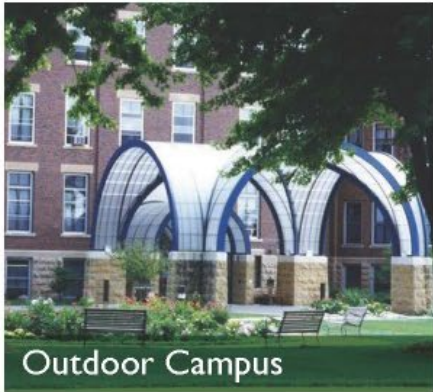


# CONTINUE THE LEGACY

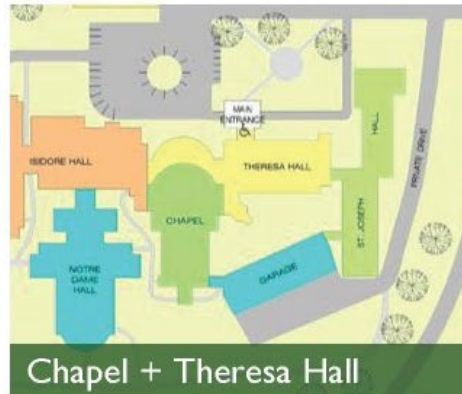


## COMMUNITY

“ Working toward the enablement of persons and the promotion of human dignity, we contribute to positive systemic change in society. ” - YAS GD 33a



Outdoor Campus



Chapel + Theresa Hall



## MAINTAIN

Our teams envision using the well-maintained acreage on the OLGc campus for park and open space to benefit the community.

## REVAMP

The OLGc campus has community gardens, an orchard, and an apiary to produce local and organic food. These should be maintained. To continue the eco-living practices outlined in the SSND Land Ethic Statement, ISG and SWMHP envision an eco-village concept for future housing opportunities.

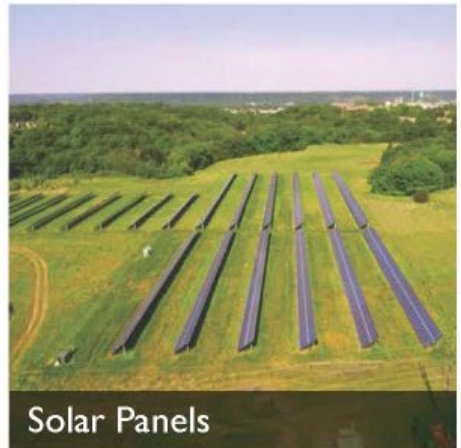


# CONTINUE THE LEGACY



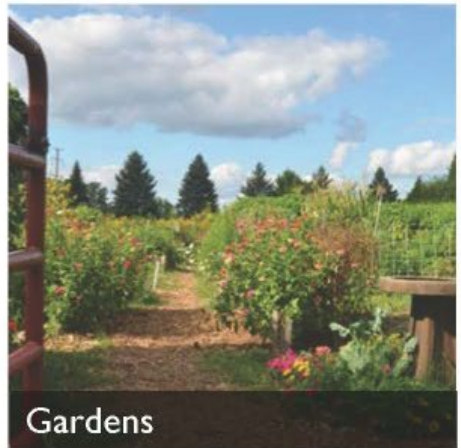
## CREATION | ENVIRONMENT

“ In fidelity to our charism of unity in diversity we commit to live more simply, responsibly, and sustainably with one another and with all of creation. ” - Love Cannot Wait, Oct. 24, 2012



Solar Panels

**EMPOWER + EXPAND**  
Ten acres of the OLGC campus are devoted to solar energy production. The solar farm could stay in place, and possibly expand.



Gardens

**MAINTAIN + NURTURE**  
The OLGC campus has community gardens, an orchard, and an apiary to produce local and organic food. Our team hopes these would be maintained.



Green Housing

**CREATE**  
To continue the eco-living practices outlined in the SSND Land Ethic Statement, ISG and SWMHP envision an eco-village concept for future housing opportunities.



# CONTINUE THE LEGACY



## SHELTER | HOUSING

“ Individually and communally, as responsible stewards, we administer all resources entrusted to us in ways that enable us to respond to needs. ” - YAS GD #19



### Affordable Housing

Develop affordable housing opportunities for individuals and families based on household incomes in accordance with state, local, or national guidelines.



### Equitable Housing

Promote equitable housing opportunities with rents based on incomes.



### Senior Housing

With modest alterations, utilize Isidore and Notre Dame Halls to support the area's undeserved aging population.





# SWMHP AND GOOD COUNSEL

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## Whole Property Vision:

- Purchase Agreement for entire property (90 acres)
- Continuation of historic uses (minimal change in use of existing 200K building)
- Support the continuation of solar garden, community garden, and chapel as community spaces

## Pasture Property Vision:

- Single-family lots, consistent with existing neighborhood





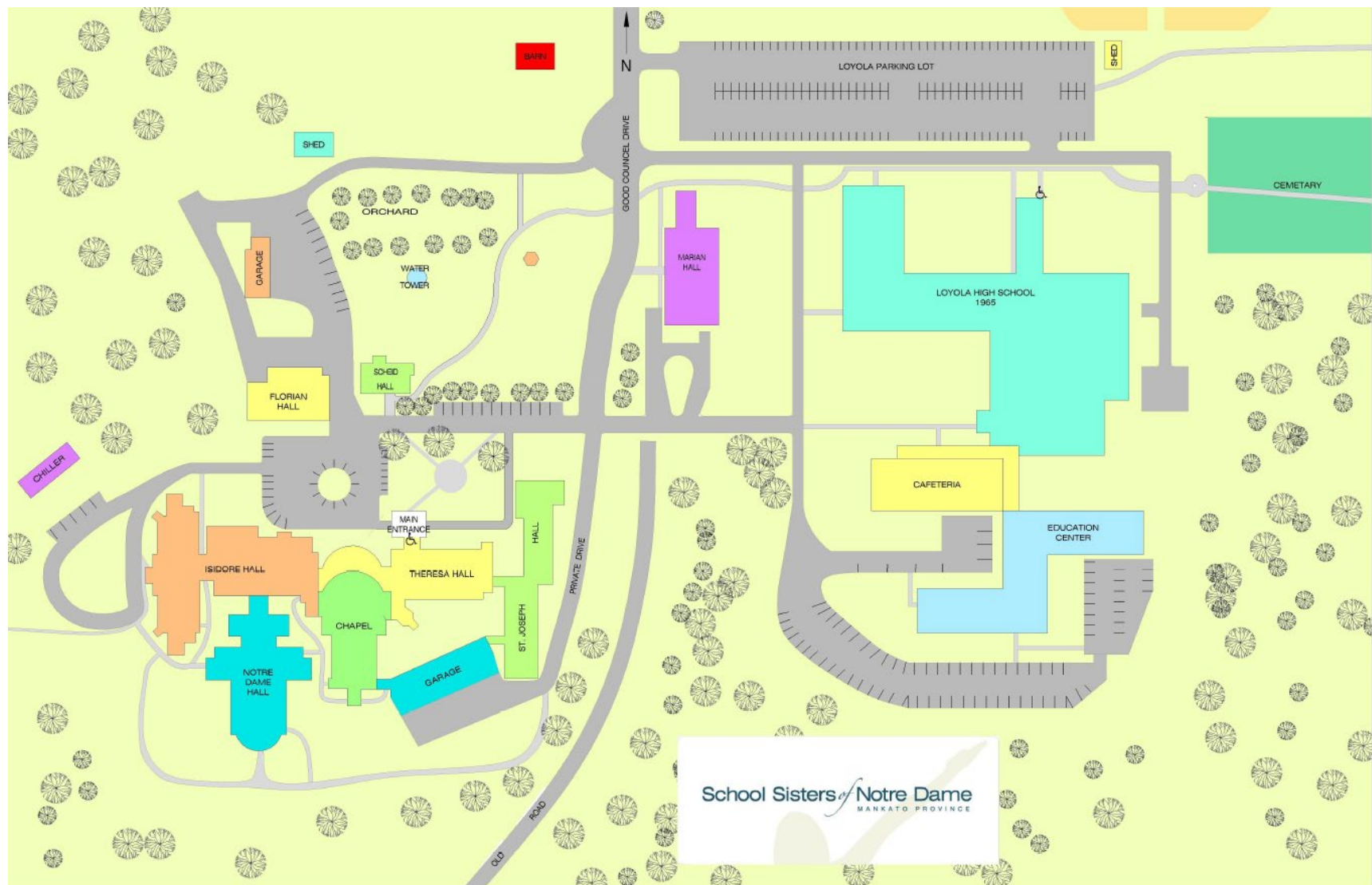
# COMMUNITY BUILDING & ENGAGEMENT

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- February –Announcement and Press Release
- On-going – collect emails and input
- Tonight – open house
- March through December– due diligence, meet with potential tenants/occupants, funders, partners, city
- Fall 2025 – Approved master plan/Planned Unit Development
- November 2025 – Close on the property
- Fall 2025 – 2026 Partner RFPs, tenant RFPs and negotiations



# GOOD COUNSEL & LOYOLA CAMPUS



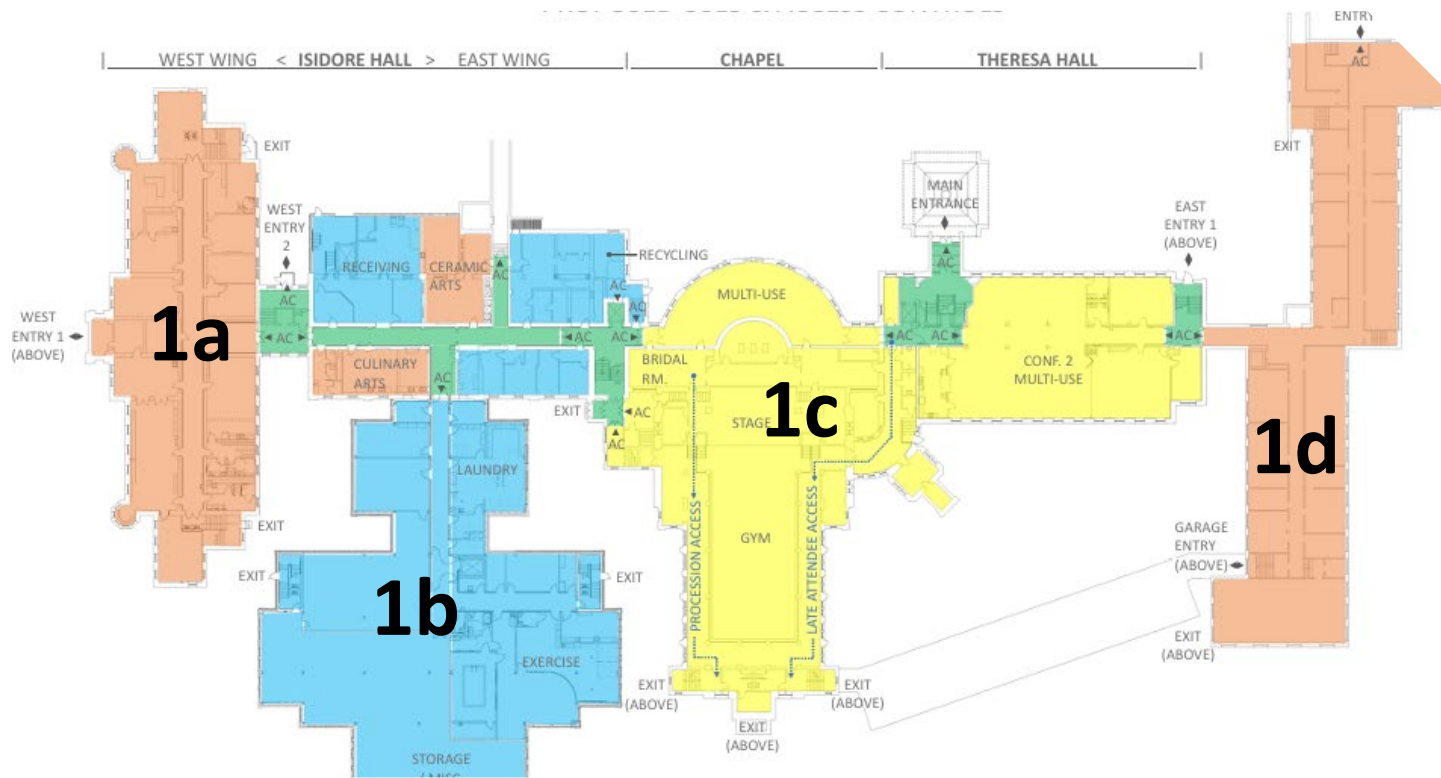
School Sisters of Notre Dame  
MANKATO PROVINCE



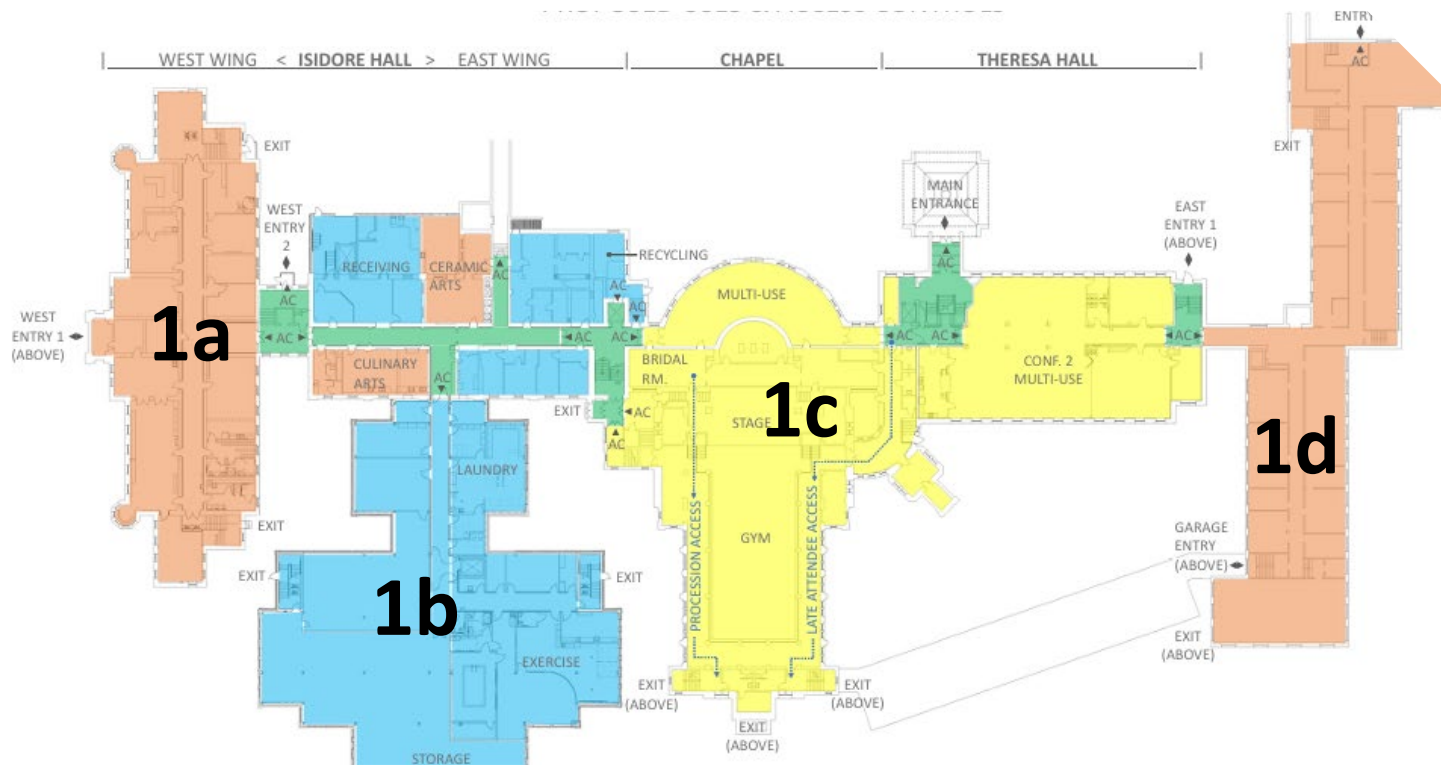
# SITE AND EXISTING USES



Label	Size (in acres)	Zoning	Existing Use
1	24	OR	Existing building and site
2	18	OR	Existing buildings and site
3	39	R-1	Solar field
4	5	R-2	Vacant
5	8	R1	Vacant



Label	Name	Existing Use
1a	Isidore Hall – West (original building)	Congregate Housing/Single Room Occupancy/Office/Educational
1b	Notre Dame Hall	Assisted Living and accessory uses
1c	Chapel	Performance Space/Religious Space/ Multipurpose Space/Gym and Accessory Uses
1d	Saint Joseph Hall	Congregate Housing/Single Room Occupancy



Label	Name	Proposed Use
1a	Isidore Hall – West (original building)	Apartments/Independent Senior Living/Office/Educational
1b	Notre Dame Hall	Assisted Living and accessory uses
1c	Chapel	Performance Space/Religious Space/Multipurpose Space/Gym and Accessory Uses
1d	Saint Joseph Hall	Apartments/Education/Offices



# SITE AND PROPOSED USES



Label	Size - acres	Allowed Uses, per zoning	Proposed Use
1	200K square feet (building )	Office and Residential	Housing, multipurpose space, assembly uses, educational, office
2	18	Office & Residential	Mixed, parking, housing, live/work
3	39	Single Family Homes	Solar field
4	5	Single Family Homes	Future potential: Single Family Homes
5	8	Single-Family Homes	Gardens / Future: Single Family Homes

# NEXT STEPS & TIMELINE

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- Community Conversations (ongoing)
- Due Diligence (February to November 2025)
- Close on Property (by November 2025)
- Request to Develop Pasture Property (May through December 2025) with single family homes
- Adopt revised master plan/Planned Unit Development (Fall 2025)
- Start Construction on Pasture Property (Spring 2026)



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Join the email list for Good Counsel Updates  
and/or to provide input on uses!

(Comments forms are also available)







# Open House Question Stations

1. Pasture Property Information
2. Re-use of Current Buildings or Hill Site Information
3. Tenant/Occupant Leasing Interest Sign up



**THANK YOU!**