

Questions- 4/21/2025

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

We will. 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, existing 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 will 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- it includes nurses, teachers, managers, many service and professional fields and more. The rental units we're thinking about for the future will be for a mix of income levels, stages of life, and 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?

Eligibility to rent or purchase homes through this program requires valid U.S. documentation. This means individuals must have legal documentation that allows them to live and work in the United States.

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 our properties 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 not to 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 the City of Mankato.

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 houses the gardens, barn and grove to the north. It has been agreed that if either party has changes planned, 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.

Update- 7/24/2025

1. Are the applicants for the SWMHP homes required to be living in Mankato for any amount of time before applying for a new home?

Officially no, however they do need to live close enough that they are meeting with SWMHP staff in person, utilizing local financing and more.

2. Are there any additional points given for veterans in your application?

We have and will continue to work with veterans, but do not score them higher than other applicants.

3. Are applicants required to be US citizens?

Yes, or have a visa that allows them to obtain financing from a lending institution. All first mortgages are obtained on their own through local banks or credit unions.

4. How many lots does SWMHP currently control in Mankato, and how many do you plan to acquire?

SWMHP currently has six homes in the Partnership Community Land Trust, and are working to purchase 24 additional single-family lots/homes. Additionally, SWMHP

owns three affordable, multi-family rental properties in Mankato for a total of 263 units.

5. Who pays the property taxes on the land portion of the properties in the community land trust?

The owner of the home.

6. Who controls the land trust?

The Partnership Community Land Trust (PCLT) is a subsidiary of SWMHP. The PCLT has a separate Board of Managers which includes homebuyers if they choose to join, in addition to regional community members or professionals.

7. Does SWMHP conduct outreach to solicit applicants? Are there any demographic quotas, other than income, that you need to meet for this new housing stock?

Yes. We advertise our homeownership services to everyone, regardless of income, and for PCLT and non-PCLT homes. There are no quotas, only income guidelines for certain funding sources.

8. Are there links between the people investing money, in exchange for tax credits, in any SWMHP low-income projects and the people selected? For example: The owner of a company invests money into a project, in exchange, they receive federal tax credits, can retain a low-paid employee(s), and the employee(s) get a new home., less the land.

The tax credit funds we've received are not locally funded, therefore there is not a correlation to reservation of homes. We certainly would welcome a conversation to partner with an employer who is desiring to build workforce housing to help with retention, but we are not currently partnering in this way.

9. Is the SWMHP donor list public?

No.

10. Has any consideration been given to breaking the pasture area off and selling it separately so it can be converted to community gardens or remain a green space sanctuary?

In the pasture, there is limited buildable space due to the slope of the land, therefore much of the green space will remain. Engineers are determining the footprint of a new water retention pond, and we are considering other items that would be nice features to add to the area/neighborhood such as a community garden and art installation. We've partnered with Living Earth Center for many years and have communicated our interest in a community garden in the pasture, which will be discussed again in the future. We have had a conversation with an adjacent neighbor about the possibility of land purchase and have designated a parcel between their land and our potential development area for that possibility. We are not planning that any other part of the pasture would be sold at this time.

11. If SWMHP closes on the property, are you willing to entertain offers to purchase the pasture area?

See the answer above.

12. Indigenous People's interest in Good Counsel land:

While not a question for us, I will share that SWMHP staff was invited to be part of the conversation between SSND and Dakota elders this past Spring and has been a part of past conversations with tribal members about housing in Mankato/Mahkato. Continued conversation will inform any future collaboration.