

Mankato Supportive Housing



The Mankato Supportive Housing project intends to create permanent housing for singles and families who are homeless or at risk of homelessness. The project will consist of 40 supportive housing units in one three-story, wood-frame apartment building. The units are made up of 14 studios, 22 1-bedrooms, and 4 2-bedrooms.

Site improvements will include outdoor common areas, green space, landscaping, and sidewalks. Building amenities will include a community room, office and meeting space for service providers and site managers, and a fitness room.

In 2023, Trellis replied to an RFP that the City of Mankato published for a developer of quality housing for people that have experienced homelessness. Trellis was the selected developer and started working with partners and potential funders for the project since. The project is now fully funded, and the site is under purchase agreement with the City, land which is currently used for snow storage.

The project will seek to improve local homeless response for housing and will provide a housing-first, client-centered approach; space for supportive services that include but are not limited to health, mental health, housing, employment, transportation, navigation; and case management provided by Partners for Housing, along with other community mainstream resources. The project will utilize project-based housing vouchers to subsidize rents.

The proposed land use for the Mankato Supportive Housing site has already been adopted by the Sibley Redevelopment Plan. The current site is zoned as M-1 Light Industrial. The Mankato Supportive Housing project will be a step forward in the reinvestment and redevelopment of the area, with housing on an underutilized, near-downtown, and near-river location. The building will be architecturally beautiful, harmonious with its surroundings, and the site improvements will increase the area's walkability by including site lighting, sidewalks, and landscaping.

Neighborhood Meeting for Housing Proposal

Trellis held a neighborhood meeting on February 19th for nearby property owners to describe the project and where it stands in the entitlement process. Mailings were sent on February 10th to everyone that was included on the City-generated list for those that live within the proper radius. One property owner was in attendance, and one additional property owner e-mailed to learn more about the project. Representatives from Trellis, Trellis Management, the City, Urbanworks Architecture, Partners for Housing, and Urban Design Perspectives were in attendance.

Trellis began the meeting by describing Trellis as an organization, its mission, history, and commitment to Mankato and affordable housing. Trellis recently lead the renovation of the Alma (fka Walnut Towers) and provided that as an example to our investment in the Mankato community. Trellis then summarized the project and referenced the visuals (attached to this narrative) to provide some context for the proposal. Also referenced was the land use amendment process and future meetings when re-zoning and other requests of the City move forward.

Urbanworks Architecture provided more information about design, land use, planning, neighborhood context, nearby utility capacity, and energy efficiency standards that will be followed for the building. Trellis Management presented on its history and dedication to quality property management, and how it is committed to partnering with the local neighborhood and treating all residents with dignity. Trellis Management welcomes neighborhood feedback and reaches out proactively to build relationships. Partners for Housing discussed the benefits of supportive services for residents coming out of homelessness and how this particular development will benefit many of those most in need in the Mankato area.

After the presentations, the property owner asked more questions about the project and the approach to supportive housing. The owner also talked about potential local bidding opportunities for the construction & operations aspect of the building. The meeting then adjourned and the property owner's contact information was collected in order to keep him in the loop with future meetings.

One property owner reached out to Trellis to ask about how access will work to the property, Trellis sent along site plans and renderings to the owner and invited further conversation if desired.