

Operational Details

Housing

The Mankato Supportive Housing project will create permanent housing for singles and families who are homeless or at risk of homelessness. The building will not function as temporary shelter. Building amenities will include a community room and lounge, fitness center, and computer lab.

The project will consist of 40 supportive housing units subsidized by project-based rental assistance. Rent collection and capitalized reserves will provide the funding needed for long-term building operation and maintenance.

Property Management

The Mankato Supportive Housing project will provide offices for Trellis Mgmt. property management staff. Trellis staff are responsible for front desk staffing, leasing, marketing, and building and grounds maintenance. The site manager will be on-site approximately 30 hours per week, maintenance will be on-site approximately 20 hours per week, and the front desk will be staffed 24 hours per day.

Supportive Services

In addition to the housing units, the building will provide office and meeting space for Partners for Housing, a non-profit organization that supports people experiencing homelessness. Two full-time staff will serve building residents utilizing a housing-first, client-centered approach and provide supportive services that include case management and referrals to address physical wellness, mental health, employment, transportation and employment navigation. A reserve and committed operating grants for case management will pay the Partners for Housing staff on an on-going basis.

In addition to property management and services staffing, this development promises to serve as a hub for local service and non-profit providers. The community and meeting rooms will be made available to groups that work with the property's residents and provide additional benefits such as cooking classes, workforce referrals, or pop-up food shelves.

Building Hours

Partners for Housing and Trellis staff will be on-site Monday through Friday during business hours to serve residents. The front desk will be staffed 24 hours per day for added security at night and on weekends. The building will remain locked during and after business hours and residents and staff will access the building using a fob system.

Site Details

Site improvements will include an outdoor patio, recreational areas, landscaping, sidewalks, and parking for staff and residents. Based on similar Trellis development projects, the developer estimates that 20-30% of Mankato Supportive Housing residents will own cars. Outdoor amenity space will be fenced in to discourage non-resident usage.