

Contact:

Victoria Clark-West
Executive Director, CoNorth
Victoria@conorth.coop
(612) 767-2122
conorth.coop

Corree Johnson
Sustainability & Communications
Coordinator
City of Saint Peter
(507) 934-0729
correej@saintpetermn.gov



Artist rendering of proposed community design.

City of Saint Peter and CoNorth to create first-of-its-kind affordable home ownership neighborhood

Development agreement advances plans for a new 60-home neighborhood designed to expand affordable homeownership in Saint Peter

FOR IMMEDIATE RELEASE

August 25, 2026

SAINT PETER, Minn. — The City of Saint Peter and CoNorth are collaborating to develop an innovative new cooperative neighborhood along Klein Street in Saint Peter. On Monday, August 24, the Saint Peter City Council approved a development agreement with CoNorth to begin design, engineering, financing and development.

The Saint Peter project responds to an urgent shortage of attainable, entry-level homeownership opportunities. New manufactured homes offer new construction quality at a significantly lower cost than traditionally-built homes. CoNorth created a rigorous specification to select well-insulated, long-lasting, and high curb-appeal manufactured homes.

The Saint Peter project is planned as a neighborhood of up to 60 new manufactured homes, along with green space, a neighborhood park, and a community center. Unlike a traditional manufactured home community, residents will own the homes and cooperatively own the land, while the city will own the streets and utilities. This avoids financial pitfalls that often burden traditional manufactured home communities. Additionally, cooperative ownership keeps wealth and control over property improvements local.

“This agreement represents a huge step forward—not just for this project, but for what we believe is possible for affordable homeownership across Minnesota,” said Victoria Clark-West, Executive Director of CoNorth. “We know there is enormous demand statewide for quality, attainable homeownership, particularly for first-time buyers and seniors who increasingly find

themselves priced out of traditional new construction. This project gives us an opportunity to build something different from the beginning: a beautiful neighborhood where the homes are affordable, the community is resident-owned, and the people who live there have a meaningful stake in its future.”

The development agreement formalizes a partnership that has been taking shape between CoNorth and the City of Saint Peter over several years. Under the agreement, the City and CoNorth will work together on planning, platting, engineering, infrastructure financing and construction, with the land ultimately conveyed for development of the cooperative neighborhood. Target price points for the homes are between \$150,000 and \$300,000, well below what could be achieved without the collaboration.

“Affordable housing is a challenge facing communities across Minnesota, and Saint Peter is committed to finding innovative ways to expand housing opportunities for people who want to live and work here,” said Saint Peter City Administrator Todd Prafke. “Our partnership with CoNorth gives us an opportunity to approach that challenge collaboratively, using a cooperative model designed to create lasting affordability and a strong sense of community. CoNorth has a strong reputation for helping communities grow, and we believe this project can provide meaningful housing options for Saint Peter while also creating a model that could be replicated in other communities. We’re excited about the potential this partnership brings, not only to provide new homes, but to create a neighborhood where people can build a future.”

For CoNorth, the Saint Peter project represents an important evolution of more than 25 years of work helping residents of manufactured home communities become owners of the land underneath their home—and the first major demonstration of what the organization is calling its New North initiative of entire new-construction neighborhoods.

The development is expected to proceed in phases, with approximately 20 homes in each phase. Infrastructure work for the first phase is currently anticipated to begin in summer 2027, subject to completion of design, zoning, financing and other required approvals.

“This milestone is the result of a tremendous amount of partnership and problem-solving,” Clark-West said. “The City of Saint Peter has approached this project as a true partner, recognizing that creating more affordable homeownership requires communities to be willing to do things differently. We’re incredibly excited to move from planning what this neighborhood could be to building the partnerships, infrastructure and financing that will make it real.”

About CoNorth

CoNorth is a Minnesota-based nonprofit organization that transforms lives and communities through cooperative enterprise. For more than 25 years, CoNorth has helped individuals and families with modest incomes gain greater housing stability and economic opportunity by helping residents of manufactured home communities collectively purchase and own the land beneath their homes. Today, CoNorth is expanding that work through new cooperative housing development, affordable manufactured home sales, financing, and initiatives designed to create more pathways to community-controlled homeownership across Minnesota and Wisconsin.