

Community Development Block Grant (CDBG)
Consolidated Annual Performance and Evaluation Report (CAPER)
Program Year 2023

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The City of Mankato made progress in achieving the goals of the 2023 Action Plan. Activities completed during the 2023 program year include the following:

- Public service grants were provided benefitting low to moderate income households to help meet the identified needs of health services, food support, homeless shelter operations, COVID-19 vaccination clinics, affordable child care, chore services for seniors and education of special needs groups.
- Park improvements were completed on Erlandson Park which included replacement of playground equipment improving the quality of life for a neighborhood with a high population of low to moderate income households.
- Owner occupied housing rehabilitation was completed on four dwelling units. This activity assists with preserving the City's affordable housing stock, removal of lead based paint hazards and improving the living conditions for low to moderate income households.
- Rental housing rehabilitation was completed on eight dwelling units. This activity assists with preserving the City's affordable rental housing stock and improves the living conditions for low to moderate income households.

Additionally, CDBG and CDBG-CV funds from prior programs years were spent to assist 82 low to moderate income households with subsistence payments. This activity provided assistance with making payment to their landlord and/or utility provider for past due rent, past due utilities, rent deposit and rent payments. Subsistence payments helped to prevent eviction and homelessness.

Activities underway, but not yet complete include the following:

- Park improvements to Lions Park.
- Owner occupied housing rehabilitation is underway on 6 single family dwellings.

- Affordable housing projects utilized CDBG funds towards site acquisition costs. Rehabilitation began in 2024 and is underway at Walnut Towers which will preserve 86 units of existing affordable housing. It is anticipated the rehabilitation will be complete by the end of 2024. Construction of Lewis Lofts began in 2024 and is underway which will create 64-units of affordable senior housing. It is anticipated construction will be complete in 2025.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	200	45	22.50%			
Affordable Housing	Affordable Housing	CDBG: \$	Other	Other	0	77				
Business Assistance	Non-Housing Community Development	EDA: \$	Businesses assisted	Businesses Assisted	10	8	80.00%			
Childcare	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	20	65	325.00%			
COVID-19	Homeless Non-Homeless Special Needs	CDBG-CV: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	465				

COVID-19	Homeless Non- Homeless Special Needs	CDBG- CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1703		0	159	
COVID-19	Homeless Non- Homeless Special Needs	CDBG- CV: \$	Homeless Person Overnight Shelter	Persons Assisted	0	615				
COVID-19	Homeless Non- Homeless Special Needs	CDBG- CV: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
COVID-19	Homeless Non- Homeless Special Needs	CDBG- CV: \$	Other	Other	1800	0	0.00%			
Education for New Americans	Non- Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	60	43	71.67%			
Food Support	Non- Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	3535	176.75%			
Homeless Shelter Beds	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	35	0	0.00%			
Medical Care	Non- Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	315	589	186.98%			

Owner Occupied Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12	9	75.00%	3	4	133.33%
Park Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		4545	4545	100.00%
Park Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	300	4545	1,515.00%			
Park Improvements	Non-Housing Community Development	CDBG: \$	Other	Other	0	0			0	
Public Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	2402	160.13%	1500	3547	236.47%
Public Services	Non-Homeless Special Needs	CDBG: \$	Other	Other		0				
Rental	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	30	8	26.67%	8	8	100.00%

Rental	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Rental	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	235	155	65.96%			
Rental	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Rental	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Rental	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Other	Other	65	0	0.00%			
Seniors	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	8	0	0.00%			

Seniors	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Other	Other	775	0	0.00%			
Transportation	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City has assessed the success in administering the CDBG funds and has found that stated needs are being met. CDBG resources have been dedicated to the development of additional affordable housing to be funded by the Low Income Housing Tax Credit (LIHTC) program. Additional affordable housing was the number one stated need during the public participation sessions. Additionally, the City developed an Affordable Housing Action Plan which was adopted by the EDA February 2023. The Affordable Housing Action Plan was an initiative of the City of Mankato Strategic Plan. The community was engaged on housing affordability which included local housing developers, nonprofit service providers, property management businesses, Greater Mankato Growth, realtors, neighborhood associations, housing and community advocates and the community at large. Engagement methods included tables at community events, round table discussions, 1:1 interviews, online surveys and other strategies. Housing needs identified through the planning process include the need to preserve existing housing stock, need for shelter beds and creation of additional affordable housing units. Rose Place II finished construction of 51 units of affordable housing and opened fall 2022. Sinclair Flats finished construction of 48 apartment units, 38 of which are affordable and opened fall 2023.

The City coordinated with one developer on making application for LIHTC in 2024 for the construction of a new supportive housing project. The supportive housing facility would include 40 housing units that would support singles and families transitioning from community shelters. The supportive housing component would include project-based housing vouchers to subsidize rents and CDBG funds would be used towards site acquisition. The City also provided support for another LIHTC application in 2024 for an affordable housing project which would construct 64 housing units. It is anticipated LIHTC awards will be announced in December 2024. Construction on Lewis Lofts began in 2024 which will create

64 units of affordable senior housing. Rehabilitation of Walnut Towers to preserve affordable housing units began in 2024. Implementing a community land trust is another initiative of the City to expand affordable housing options in Mankato. The City of Mankato entered into an agreement with Southwest Minnesota Housing Partnership (SWMHP) in July 2022 to implement a community land trust for the purchase and rehabilitation of three homes for low to moderate income households in Mankato. SWMHP submitted an application to Minnesota Housing July 2023 which was approved for additional funding to implement the community land trust which would be leveraged by the City for the purchase/rehabilitation of five homes. CDBG funds would be used towards housing rehabilitation. Lead based paint hazards will be abated as part of housing rehabilitation activities

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	2,101
Black or African American	601
Asian	69
American Indian or American Native	40
Native Hawaiian or Other Pacific Islander	10
Total	2,821
Hispanic	120
Not Hispanic	2,701

Table 2 – Table of assistance to racial and ethnic populations by source of funds

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	953,588	953,588

Table 3 - Resources Made Available

Narrative

Actual CDBG funds expended during the 2023 program year totaled \$953,587.55 which includes dollars from the 2017, 2018, 2019, 2020, 2021, 2022 and 2023 program years.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Affordable Housing - New Construction			
Germainia Park			
Hilltop			
Lincoln Park		9	
North Highland Park			
Sibley Park			
Tourtellotte Park			
Washington Park		7	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City has targeted areas for housing rehabilitation activities. Applications are accepted on a first come, first served basis and are accepted from any of the targeted areas.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Mankato requires a 50% match for public service grants. Before the grants are dispersed, verification of matching funds is submitted and is maintained in the CDBG records. A 50% match is required for rental housing rehabilitation projects and a 20% match is required for

owner occupied housing rehabilitation projects for households with an income at 80% the area median income (AMI). For owner occupied housing rehabilitation projects, households with incomes at or below 60% AMI do not have a match requirement. Additionally, owner occupied housing rehabilitation is leveraged by the Community Land Trust where acquisitions occur on existing homes that have rehabilitation needs. Affordable housing projects that use CDBG funds are leveraged with Low Income Housing Tax Credits. Federal and State funds outside of CDBG are used to provide affordable housing. Programs such as public housing and the Housing Choice Voucher, VASH, Continuum of Care funding and Bridges rental assistance are used to house very low income residents as well as homeless and disabled. The use of these funds frees CDBG to be used to serve other identified needs. The City of Mankato owns, manages and maintains 181 units (57 structures) in Mankato which provide affordable housing. Units range in size from 1 to 5 bedrooms.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	12	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	12	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	12	0

	One-Year Goal	Actual
Number of households supported through Acquisition of Existing Units	0	0
Total	12	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	1	0
Moderate-income	0	0
Total	1	0

Table 7 – Number of Households Served

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Staff have been very active in the development of the area Coordinated Entry System; an intake, evaluation, and waiting list for homeless in our area. Staff meet monthly to update the waiting list and to share success in service to those in need.

Continuum of Care provided 8 households with "project based" rental subsidy and supportive services at Cherry Ridge and Sibley Park apartments. The program is in partnership with Blue Earth County Human Services for people who are long-term homeless and chronically homeless and disabled. Participants pay 30% of their income towards housing expense. The county provides the required case management; the individual is required to meet during set times by the case manager.

The Mankato EDA received 112 Mainstream vouchers from HUD to serve non-elderly, disabled households and administer 15 emergency vouchers and 5 housing stability vouchers provided by HUD to serve households experiencing homelessness. The number of homeless served under the housing choice voucher program increased by 33%. With the Mainstream vouchers, the EDA has been able to serve all the disabled households making application to the Housing Choice Voucher program. Individuals are referred by a case manager or mental health practitioner or can make application directly with the EDA. As a regional coordinated effort, the EDA partnered with South Central Community Based Mental Health Initiative and service providers, Blue Earth County, and other Housing Authorities in the region to seek Mainstream funding to expand supportive housing options for disabled households in Mankato and the region.

Staff continue to search for a way to increase the number of shelter beds in our area. Staff has identified additional preferences to target identified needs in the community for program eligibility on the Housing Choice Voucher and Public Housing programs. The City participates in the regional Continuum of Care and collaborates in the implementation of the Coordinated Entry (CE) system. CE is a coordinated process designed to manage participant intake, assessment, and provision of referrals as part of the local homeless response. The EDA continues biweekly shelter case conference meetings to ensure coordination for homeless in the Coordinated Entry system.

Addressing the emergency shelter and transitional housing needs of homeless persons

The need for additional shelter beds has been identified and increasing the number of beds in the city has been an identified goal. The City coordinated with Blue Earth County, Partners for Housing, Connections Shelter, and one developer on making application for LIHTC in 2023 for the construction of a new 24/7 homeless shelter and supportive housing project. That application was not funded, so the

partners worked together to change the project to a phased approach. The first phase being construction of the supportive housing units and the second phase being construction of a 24/7 emergency shelter. An application was submitted to Minnesota Housing for LIHTC in July 2024 and it's anticipated awards will be announced in December 2024. The supportive housing component would include project-based housing vouchers to subsidize rents and CDBG funds would be used towards site acquisition costs. The supportive housing units would serve families and singles who are homeless, dealing with multiple barriers to shelter and housing, with income under 50% of the area median income. The partners continue to meet to work towards developing the second phase. In developing the project, the City held listening sessions and 1:1 conversations with persons experiencing homelessness to assist in developing the design of the project. Individuals experiencing homelessness and those with lived experience will continue to be consulted throughout the process of developing the new shelter and supportive housing units.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Intake staff refer citizens who are homeless or threatened with homelessness to the area Homeless Prevention Program for services. Intake staff will also complete the assessment needed to add the citizen to the Coordinated Entry list for service. The Housing Choice Voucher Program, which includes Mainstream vouchers, administered by the Mankato EDA gives preference to individuals who are homeless, who are about to be discharged from a publicly funded institution or system of care. The Mankato EDA also has 12 Foster Youth to Independence vouchers to ensure youth ages 18-25 exiting the foster care program receive rental assistance and partner with Luther Social Service The Reach in providing supportive services.

The EDA under the Mainstream vouchers, does provide priority preference to eligible households with serious mental illness who are homeless, leaving health care centers, mental health treatment centers, ERTS, correctional facilities, and or institutions. Staff start working with households prior to release to assist them in securing housing as they leave these segregated settings. the EDA will continue to monitor needs for additional Mainstream vouchers and seek additional funds as they become available. The EDA revised its administrative policies and practices that have loosened the requirements around criminal histories and provides opportunity to appeal terminations based on criminal background.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Through the provision of the Continuum of Care units, VASH Vouchers, Mainstream vouchers, Emergency Housing Vouchers, and dedicated long term homeless units, homeless citizens are moved to stable affordable housing. The Mankato EDA also administers State local homeless prevention aid to youth and youth families in partnership with the Homework Starts With Home program and local school district to provide 25 families with rental assistance who are homeless or at risk of homelessness. Staff work closely with service providers to achieve success for these families. The development of the Coordinated Entry system allows for those who are homeless to access services across the many counties of our regional Continuum of Care without having to make multiple applications. Should additional Low Income Housing Tax Credit units be funded, the number of units dedicated to serving homeless families will increase.

Recently, we were awarded vouchers through the Foster Youth to Independence Initiative (FYI). Under FYI, we provide vouchers to youth, at least 18 years and nor more than 24 years of age who have left foster care and are homeless or at risk of becoming homeless. EDA staff partners with LSS to provide supportive services to assist the youth on a path to self-sufficiency.

The EDA has partnered with other local housing and supportive services to conduct a SPARC (Supporting Partnerships for Anti-racial Communities) project that has been collecting and assessing racial data from our HMIS and CE systems in an effort to identify areas of disparity and strategizing efforts to provide services more equitable and attempt to end homelessness in our community. Working with stakeholders to strengthen opportunities that encourage education, communication, and wealth building to lift individuals and families out of poverty. The EDA is now using the same path the existing SPARC project used and broadening the efforts from a local to region wide effort through the River Valley Continuum of Care (CoC) Racial Equity Accountability Project (REAP).

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Mankato works to provide adequate and affordable housing and economic opportunity to lift low income households out of poverty. The City identifies housing needs in the community and collaborates with local, state and federal resources to meet those needs. Affordable Rental Housing (ARH) Program (Public Housing) has assisted 290 low-income households in subsidized housing this past year, managed by the City of Mankato. Rent paid by tenants is structured to 30% of income. To qualify for the Affordable Rental Program, applicants must meet income guidelines, have good rental references, no history of drug involvements or violent behavior. Staff manages and maintains 181 units (57 structures) in Mankato and 84 units (20 structures) in Blue Earth County. Units range in size from 1 to 5 bedrooms. We are continuing the process to convert our Public Housing program into RAD and Section 18 to ensure that these units can maintain affordability and be cost effective. The Housing Choice Voucher (HCV) Program provided rental subsidies to 667 very low income households within Blue Earth County this past year. Participants of this program receive a voucher that allows them to choose housing in the private rental market; they pay about 30% of income for rent and utilities. Before assistance is paid, the unit is inspected to ensure it is safe, decent, and sanitary. Applicants must meet income guidelines, have no history of drug involvements or violent behavior

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Currently the EDA contracts with Southwest Minnesota Housing Partnership to provide Homestretch and homeownership counseling. Home Stretch involves eight hours of classroom instruction that covers every aspect of the home purchasing process. Professionals in home inspection, lending, real estate, insurance, personal and property safety, credit repair and financial literacy are on hand to share expertise and answer questions to program participants. Participants receive a certificate upon course completion that is required for Minnesota Housing, RD, and VA first time homebuyer mortgage products. Research has shown that graduates of Home Stretch have fewer foreclosures than first time home buyers who have not taken the course. The staff with Southwest Minnesota Housing Partnership and the EDA provide personal coaching to move families from public housing and the Housing Choice Voucher Program to homeownership. The public housing and Housing Choice Voucher families who successfully complete the program are eligible to receive up to \$5,000 in downpayment assistance from the City of Mankato. This year 1 family closed on their new home and there are 5 other households currently in the process. Home Stretch is a homebuyer education program taught in small group "club" classroom setting. Staff have found that this program has been essential for helping new immigrants prepare for home purchase. This home buyer educational workshop is open to the general public and served 12 people this past year.

Family Self-Sufficiency Program (FSS) is a voluntary option for individuals under lease with a Housing Choice Voucher Program. This past year 23 participants developed goals to increase earned income and

ultimately become self-sufficient over a 5 year period, and 6 households became economically self sufficient. A savings account is established and deposits are made when the participants' earned income increases. Money the EDA saves by paying less rent for the participant is deposited into the interest earning escrow account. Participants who complete the program goals may use this savings account for a variety of opportunities such as purchasing a home, returning to school, or buying a vehicle.

The residents of Orness Plaza meet regularly to plan activities and share ideas regarding the management of the facility. The Tenants Advisory Board meets every year to review the proposed PHA Annual Plans and their comments are considered. Additionally, under a RAD Conversion, we have held multiple meetings with Public Housing tenants to discuss and take feedback on the conversion to project-based vouchers

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in the Mankato entitlement area.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In the recent past, the Mankato EDA developed a plan for project based vouchers and has used this plan to award project based vouchers in new tax credit funded developments as well as rehabilitation projects.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The two most important underserved needs in our community continue to be the lack of affordable housing and lack of shelter beds. The City supported two applications for Low Income Housing Tax Credits (LIHTC) in 2024 and if awarded, would allocate CDBG funds towards site acquisition costs. One of the applications is to develop 40 units of supportive housing for households at or below 50% area median income (AMI) and the second application is to develop 64 units of affordable housing. The City coordinated with affordable housing and shelter providers (Partners for Housing and Connections Shelter), Blue Earth County and a developer (Trelis) to make an application to Minnesota Housing for LIHTC to develop 40 supportive housing units.

CDBG funds were used in 2020 for rehabilitation to provide homeless shelter beds within an existing building. Funds were also used in 2021 for the Salvation Army to be open as a day shelter. The City, shelter providers (Partners for Housing and Connections Shelter) and Blue Earth County continue to meet to work on developing a new 24/7 emergency shelter.

EDA Levy funds and American Rescue Plan (ARP) funds were used to support the construction of Rosa Place II, an affordable housing project that includes 51 units of affordable housing and 3 project based vouchers. Rosa Place II opened the fall of 2022. Staff worked with a developer, Cohen-Esrey Development Group, for the redevelopment of the City's former public works site to construct Sinclair Flats and Lewis Lofts, an affordable housing project. ARP funds were used to support the construction of Sinclair Flats, a 48-unit building with 38 units that are affordable. Construction of Sinclair Flats was completed the fall of 2023. For Lewis Lofts, CDBG funds were used towards site acquisition costs and ARP funds, a deferred forgivable loan from the City and tax increment financing were used to support the construction. Lewis Lofts will include 64 units of affordable senior housing. Construction on Lewis Lofts began in spring 2024 and is anticipated to be completed in 2025. Sinclair Flats and Lewis Lofts will also include project-based vouchers. Staff worked with a developer, Trelis, for the preservation of existing affordable housing at Walnut Towers. An application for LIHTC to support the preservation of Walnut Towers was submitted to Minnesota Housing in July 2022 and was funded. Rehabilitation began in 2024 and is anticipated to be finished late 2024 which will preserve 86 units of affordable housing located within the City's downtown core. CDBG funds were used towards site acquisition costs and ARP

funds were also used to support the rehabilitation project. Staff will continue efforts to meet the need for affordable housing. Implementing a community land trust is another initiative of the City to expand affordable housing options in Mankato. The City entered into an agreement with Southwest Minnesota Housing Partnership (SWMHP) in July 2022 to implement a community land trust for the purchase and rehabilitation of three homes for low to moderate income households in Mankato. The first home closed December 2023.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Lead paint assessments are completed on every residential unit that receives rehabilitation. If lead hazards are present, the abatement of the hazards are included in the scope of work. Contractors certified to properly eradicate lead hazards are hired to complete the work. Homes that will be assisted by the Housing Choice Voucher Program built before 1978 and will have children under five years of age are inspected for lead paint hazards. If chipped or peeling paint is found, an assessment is completed and the property owner is required to abate the lead hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Mankato seeks to reduce the number of persons living below the poverty level by administering the HUD funded Family Self-Sufficiency Program, the goal of which is to move families from the dependence on government assistance to self-sufficiency. We also provide two homeownership education programs: for the general community, Home Stretch is offered the second Tuesday and Thursday of every month. The Mankato EDA has actively administered the Voucher Homeownership Program and currently has 18 families actively on the homeownership program.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Mankato works diligently to overcome gaps in institutional structure and to enhance coordination. The City has enhanced the customer service portal on the website to receive complaints and concerns 24 hours a day, and an app was introduced to access the customer service system via a smart phone. Additional 311 call center operators have been hired to answer questions and provide resources to the general public. Community Development staff work alongside neighborhood associations as well as area social service organizations in the provision of the rental licensing program and Housing Choice Voucher, Public Housing, VASH, Continuum of Care, and Bridges rental assistance programs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Community Development staff maintain close relationships with area housing and social service providers. Staff are active in the Mankato chapter of the Multi-Housing Association as well as in the state and local National Association of Housing and Redevelopment Officials (NAHRO) organizations.

Staff also meet regularly with the Family Self-Sufficiency Board of Directors, Homeless Response team, Continuum of Care, Coordinated Entry Committee, REAP Committee and staff of Blue Earth County Mental Health team. The Community Development department participates in the annual Veteran's Stand down and the Project Community Connect; both events that provide services to the homeless. Through the administration of the public housing and voucher programs staff work daily with area property owners and social service staff. Community Development staff also work with neighborhood associations throughout the city.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Mankato EDA Voucher Homeownership Program was chosen as part of the pilot of the State of Minnesota Emerging Market Homeownership Program, the goal being to increase the number of minority homeowners in the state. The City also refers potential homeowners to the Emerging Market Homeownership Initiative in southern Minnesota to further this end. To date, staff has assisted 32 minority households to purchase homes under the City's Homeownership programs; currently 18 are continuing using Housing Choice Vouchers for this purpose

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To monitor social service activities, CDBG funds are not dispersed until staff have received verification that the services were provided as agreed to in the signed service agreement contracts. For rehab projects, City staff are completing intake, then contracting with Minnesota Valley Action Council to develop scopes of work, bid projects, and inspect construction as specified in the rehab standards and policies approved by the City of Mankato EDA Board. Bidding and program administration follows all federal requirements including Davis-Bacon, Section 3, and Women and Minority Owned Business regulations. No payments are made until all work is completed and inspected to the satisfaction of the rehab specialist, the owner, and the City building inspector, and lien waivers are received. Additionally, City staff have tried to make a point of completing a HUD draw and updating IDIS on a monthly basis. Disbursements to subrecipients and contractors are processed immediately upon receipt of all necessary documentation and inspections (if needed). Actual expenditures do not differ from letter of credit disbursements. The City of Mankato has surveyed all licensed contractors in Nicollet and Blue Earth counties and has certified as Section 3 businesses for those who qualify. These businesses are included when soliciting bids for work with the City. The public will be encouraged to participate in the planning process for the CDBG program through inclusion in focus groups, public hearings, and the provision of comments. Comments can be received through the City of Mankato customer service portal or by simply calling 311.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The public was invited to attend the public hearing to discuss the administration of the 2023 CDBG program. The CAPER was posted for comments on August 24, 2024 in advance of the hearing through notice in the Mankato Free Press. Comments can be received anytime through the customer service portal via smart phone app, website or by calling 311. The draft CAPER was posted to the City's website which allows for web pages to be translated. The City of Mankato employs staff who speak different languages who are able to translate. The City of Mankato also provides translators as needed. Staff are available to answer any questions and take comments and will provide accommodations for those with disabilities. Information is provided in multiple formats and locations. The public hearing will be broadcasted on television on the public access channel. The public comment period will occur from August 24, 2024 through September 8, 2024.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program