

City of Mankato

Community Development Block Grant (CDBG)

Consolidated Annual Performance and Evaluation Report (CAPER)

Program Year 2024

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Mankato made progress in achieving the goals of the 2024 Action Plan. Activities completed during the 2024 program year include the following:

- Owner occupied housing rehabilitation was completed on 6 dwelling units. This activity assists with preserving the City's affordable housing stock, removal of lead based paint hazards, and improving living conditions for low to moderate income households.
- Rental housing rehabilitation was completed on 8 dwelling units. This activity assists with preserving the City's affordable rental housing stock and improves living conditions for low to moderate income households.
- Public service grants were provided benefitting 1,745 low to moderate income households to help meet identified needs of health services, food support, affordable child care, senior services, and youth services. Matching grants were provided to Feeding Our Communities Partners, MSU public dental clinic, VINE Faith in Action, MY Place, Open Door Health Center, and Lutheran Social Service Crisis Nursery.
- Park improvements were completed at Lions Park for a new picnic shelter improving the quality of life for a neighborhood with a high population of low to moderate income households.

Additionally, CDBG funds from prior program years were spent to assist the following activities:

- Affordable housing: CDBG funds were used towards site acquisition costs for The Alma (formerly known as "Walnut Towers"). The

developer, Trellis, was awarded Low Income Housing Tax Credits from Minnesota Housing to rehabilitate the existing building to preserve 86 units of affordable housing.

- Public services: public service grant was provided to Minnesota Council of Churches Refugee Services for their Tapestry program benefitting 18 low income households. Additionally, subsistence payments were provided to 13 low to moderate income households to assist with past due rent and utilities and rent deposit to prevent eviction and homelessness.

Activities underway, but not yet complete include the following:

- Owner occupied housing rehabilitation is underway on 5 dwelling units.
- Rental housing rehabilitation is underway on 4 dwelling units.
- Affordable housing: CDBG funds were used towards site acquisition costs. Construction of Lewis Lofts began in 2024 and was completed spring 2025 which created 64 units of affordable senior housing. Leasing of the 64 units is currently underway. Once all 64 units are leased, the City will be able to report accomplishments on this activity.
- Park improvements to picnic shelters at Highland Park is underway.

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	163		100	86	86.00%

Business Assistance	Non-Housing Community Development	EDA: \$	Businesses assisted	Businesses Assisted	10	10	100.00%			
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	290		0	0	
COVID-19	Homeless Non-Homeless Special Needs	CDBG-CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	6814		0	0	
COVID-19	Homeless Non-Homeless Special Needs	CDBG-CV: \$	Homeless Person Overnight Shelter	Persons Assisted	0	498		0	0	
COVID-19	Homeless Non-Homeless Special Needs	CDBG-CV: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		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	61	101.67%			

Food Support	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	3959	197.95%			
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	1305	414.29%			
Owner Occupied Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12	15	125.00%	4	6	150.00%
Park Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	300	8050	2,683.33%			
Public Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	591		1000	1776	177.60%
Public Services	Non-Homeless Special Needs	CDBG: \$	Other	Other	1500	0	0.00%			
Rental	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	30	16	53.33%			

Rental	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	235	168	71.49%			
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	1164	150.19%			
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 units was the number one stated need during the public participation sessions. Rehabilitation of Colonial Square Apartments was completed during the 2021 program year which preserved 77 units of affordable housing with leverage from CDBG for site acquisition and LIHTC.

The EDA coordinated with a number of developers on making application for LIHTC this year and utilizing Project-Based Housing Choice Vouchers. Minnesota Housing awarded LIHTC in fall of 2019 to two projects in Mankato; Colonial Square Apartments to preserve affordable housing and Rosa Place II to construct new affordable housing. CDBG funds were used to leverage LIHTC for Colonial Square Apartments. Funds were also spent to rehabilitate owner occupied housing for low to moderate income households. 1 unit of owner occupied housing was rehabilitated from a previous program year which will improve living conditions for a low to moderate income household. 2 units of owner occupied housing rehabilitation are currently underway. Lead based paint hazards were also abated as part of these activities. There are 2 rental housing rehabilitation projects currently underway and are from previous funding years. Public service grants helped to feed hungry children and to provide education for new Americans.

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	8,634
Black or African American	3,764
Asian	335
American Indian or American Native	179
Native Hawaiian or Other Pacific Islander	9
Total	12,921
Hispanic	1,462
Not Hispanic	11,459

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	415,292	434,320
LIHTC	public - federal	0	
Other	public - federal	50,000	50,000
Other	public - local	50,000	50,000

Table 3 - Resources Made Available

Narrative

Actual CDBG funds expended during the 2024 program year totaled \$434,320.12 which includes dollars from the 2018 - 2024 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		8	
North Highland Park		29	
Sibley Park			
Tourtellotte Park			
Washington Park		3	

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 also required for rental housing rehabilitation projects, and a 20% match is required for owner occupied housing rehabilitation projects for households with incomes 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 community 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	104	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	104	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	13
Number of households supported through The Production of New Units	100	0
Number of households supported through Rehab of Existing Units	4	14
Number of households supported through Acquisition of Existing Units	0	86
Total	104	113

Table 6 – Number of Households Supported

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

There were activities completed during the 2024 program year that utilized funds from the 2024 program year, along with prior program year funds.

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	7	0
Low-income	16	0
Moderate-income	4	0
Total	27	0

Table 7 – Number of Households Served

Narrative Information

Applications were accepted from households for owner-occupied housing rehabilitation, subsistence payments, and from property owners for rental housing rehabilitation. Households must have incomes at or below 80% area median income to be eligible. For owner occupied housing rehabilitation, rehab was completed on 6 dwelling units that benefitted 1 extremely low income household, 2 low income households, and 3 moderate income households. For rental rehabilitation, rehab was completed on 8 dwelling units that benefitted 8 low income households. Subsistence payments benefitted 6 extremely low income households, 6 low income households, and 1 moderate income household.

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 102 Mainstream vouchers from HUD to serve non-elderly, disabled households replacing the 28 MN Housing Bridges vouchers. 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. Utilizing state and federal funding under the CARES Act, the EDA has supported 15 homeless households at high risk for Covid-19 with hotel vouchers to ensure ability to self-isolate when seasonal shelters closed for the spring and summer. 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. Partners for Affordable Housing (PAH) continue to seek shelter facilities to meet the needs in the community. Connections shelter found available space at First Presbyterian

Church in Mankato which is located in the City Center, providing access to food and other services.

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 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. 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 additional Mainstream vouchers enabling the EDA to service the program regionally. Social service staff work to provide the medical, educational, and employment resources

needed to move these families to self-sufficiency and to prevent future homelessness. Preference is given to homeless families and individuals from the Coordinated Entry system.

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.

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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 66 units (20 structures) in Blue Earth County. Units range in size from 1 to 5 bedrooms. We have started 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 642 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 2 families closed on their new homes. 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 29 participants developed goals to increase earned income and ultimately become self-sufficient over a 5 year period, and 3 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.

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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 as well as the lack of shelter beds which continue to be our worst case housing needs. Staff are in close contact with area shelter providers to encourage expansion of shelter services. Staff will continue efforts to meet the need for affordable housing.

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

Lead paint assessments are completed on every residential unit that will receive 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 three families purchasing homes with voucher assistance.

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, 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, no CDBG funds have been 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 official, 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 2021 CDBG program. The CAPER was posted for comments on August 26, 2022 in advance of the hearing through notice in the Mankato Free Press. Comments could 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 be from August 26, 2022 through September 9, 2022. All comments will be considered.

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.

No changes will be made to program objectives. The need for additional affordable housing continues to be paramount. Staff will continue to seek remedies to meet needs.

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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.

No changes will be made to program objectives. The need for additional affordable housing continues to be paramount. Staff will continue to seek remedies to meet needs.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

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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	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

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