



AGENDA

**Economic Development Authority
Monday, January 13, 2025
(following the Council Meeting at 6 p.m.)
IGC/Atrium - Mankato Room**

1. **Call Meeting to Order**

2. **Approval of Agenda**

3. **Approval of Minutes**

Economic Development Authority Meeting of December 9, 2024

4. **Economic Development Authority Business**

- A. Motion considering consolidation of 53 Housing Choice Vouchers from the Pipestone HRA.
- B. Resolution adopting the EDA Housing Choice Voucher Program Utility Allowance Schedule.
- C. Set February 10, 2025, as date of public hearing to consider conveyance of 49 Public Housing units under the Section 18 Disposition program to the City of Mankato.

5. **Reports/EDA Comments**

6. **Adjournment**



MINUTES

**Mankato Economic Development Authority
Regular Meeting
December 9, 2024 - 6 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

Members Present: Mike Laven, Dennis Dieken, Michael McLaughlin, Jenn Melby-Kelley, Jessica Hatanpa, Kevin Mettler and Mayor Najwa Massad.

Staff Present: Executive Director Susan Arntz, Community Development Director Mark Konz, Associate Director of Housing and Economic Development Nancy Bokelmann, Housing Coordinator Nicole Cunningham and Economic Development Coordinator Courtney Kramlinger.

2. **Approval of Agenda**

Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the agenda as written.
The motion carried unanimously.

3. **Approval of Minutes**

Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the Economic Development Authority minutes of the Regular Meeting of November 12, 2024 as written.
The motion carried unanimously.

4. **Economic Development Authority Business**

- A. Ms. Cunningham reported that the Public Housing Capital Fund Budget has traditionally been approved each year with the PHA Annual Plan to manage the formula funding for modernization of the Mankato Public Housing units. She stated that HUD has separated the procedures and adjusted timelines for the Capital Fund budget to align with the annual operating budget process.

Ms. Cunningham indicated that the 2025 Capital Fund includes the continued modernization and repair of the public housing units and site improvements required through RAD process. She noted that the plan also includes the repositioning of Public Housing through Section 18 Conversion and the RAD Small PHA Blend programs. She added that the capital fund budget for 2025 anticipates \$550,000 and provides funding for dwelling improvements, appliances, site improvements and general operations.

Ms. Cunningham concluded that the Capital Fund Program for 2025 has been posted for public comments and a Resident Advisory Meeting was held on 11-12-24 with no comments being received.

Chair Massad opened the public hearing. There being no one wishing to speak, Chair Massad closed the public hearing.

Mr. Mettler moved and Ms. Melby-Kelley seconded a motion to approve the 2025 Public Housing Capital Fund Budget. The motion carried unanimously.

- B. Ms. Cunningham stated that the Mankato EDA is required to annually prepare an operating budget, and have it reviewed and approved by the Economic Development Authority, which has been delegated the powers of a housing authority under Minnesota Statutes. She commented that the budget is the same 2025 budget that was adopted by the City Council on December 9, 2024. She reviewed the items within the budget and noted that the operating budget and resolution will be submitted to HUD with the operating subsidy request.

Ms. Melby-Kelley moved and Mr. Mettler seconded a motion to approve the Resolution approving 2025 Public Housing and Housing Choice Voucher Operating Budgets. The motion carried unanimously.

- C. Ms. Kramlinger indicated that the City of Mankato previously entered into a contract with Partnership Community Land Trust (CLT) for implementation services for a community land trust. She stated that Phase One includes three acquisitions of existing homes and housing rehabilitation, and, to date, two homes have been purchased with the CLT working to identify the possible purchase of a third home. She noted that Phase Two includes three new homes, and, to date, one new home was purchased, and two homes have started construction which are anticipated to be completed in Spring 2025. She touched on Phase Three, which includes acquisition and rehab of five single-family homes along with two new homes with lots currently being selected, and future Phase Four would consist of ten new construction homes with the city awaiting news on funding from MN Housing, which will be announced later this month.

Ms. Kramlinger summarized that Phase One of the contract notes that the city is to provide up to \$83,333 in project write down grant funding per home for up to three homes in Mankato and up to \$35,000 per home under the City of Mankato's Owner-Occupied Housing Rehabilitation Program Guidelines and Policies for rehabilitation to the homes. She mentioned that the contract does not specify the funding source for the acquisition nor rehabilitation activities; however, in past Council agenda items it was shared that the city would use funds sourced from the EDA fund balance for acquisition and Community Development Block Grant (CDBG) funds for rehabilitation for Phase One.

Ms. Kramlinger commented that with CDBG funds, the city has a timeliness test that the U.S. Department of Housing and Urban Development (HUD) conducts each May where HUD takes the CDBG fund balance and divides it by the amount of the current annual grant award. She noted the ratio needs to be 1.5 or less to meet the timely performance requirement or there is a risk of losing unspent CDBG funds. She summarized items that can make it challenging to meet the timeliness test as well as commented on delays that have occurred with other CDBG activities and added that HUD is working on new methods to determine timeliness.

Ms. Kramlinger stated that the Partnership Community Land Trust is currently working on the third acquisition to complete Phase One. She explained that \$166,666 in EDA funds had been spent on the acquisition of two home purchases in Phase One with no CDBG funds drawn for rehabilitation. She indicated that the CDBG program allows CDBG funds to be used for housing rehabilitation and acquisition; however, using CDBG funds instead

of EDA funds for acquisition for the third and final home for Phase One would help the City meet HUD's timeliness test in May 2025. She commented that if there are rehabilitation needs, EDA funds could alternatively be used. She mentioned that if CDBG funds were used for rehabilitation, it is unlikely CDBG funds could be spent by May 2025 ahead of the timeliness test due to environmental review requirements, lead assessment, bidding process, availability of contractors and having the work completed and inspected; however, if CDBG funds are used for acquisition instead of rehabilitation, the funds could be wired to the title company at the time of closing, and it would be possible to draw the CDBG funds before the timeliness test in May 2025.

Ms. Kramlinger concluded that for Phase Three, the city committed \$50,000 per home for five existing home acquisitions/rehabilitations, which consists of \$15,000 to underwrite the purchase of each home and up to \$35,000 for rehabilitation. She stated that it was previously communicated to the Council that if the CDBG funding is not needed for rehabilitation, the funds could be used to underwrite the purchase depending on the participant's income level.

Mr. Laven moved and Ms. Melby-Kelley seconded a motion to approve the Community Development Block Grant (CDBG) support for the Community Land Trust. The motion carried unanimously.

5. **Reports/EDA Comments**

None.

6. **Adjournment**

There being no further business, Ms. Melby-Kelley moved and Mr. Laven seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:40 p.m.

Prepared by:

Approved by:

Renae Kopischke
City Clerk

Najwa Massad
Chair



AGENDA RECOMMENDATION

Economic Development Authority

4. A.

Meeting Date: 01/13/2025

Agenda Item:

Motion considering consolidation of 53 Housing Choice Vouchers from the Pipestone HRA.

Recommendation/Action(s):

Motion to consider consolidation.

Summary:

Staff have been contacted by the Minneapolis HUD Field Office and the Pipestone HRA to consider the consolidation of the Pipestone HRA's Housing Choice Voucher program into our program.

The Pipestone HRA has an allocation of 53 vouchers and has had substandard ratings for several years due to underutilization of their vouchers. They currently have 23 of the 53 leased and have 8 families on their wait list. The two multi-county HRAs across southwestern MN have considered consolidation but under new leadership do not have the capacity to expand their voucher programs.

The Minneapolis HUD Field office has reported a consolidation with the EDA would allow these vouchers to be utilized in Blue Earth County. Currently, the Mankato EDA is in shortfall funding, using 100% of the program budget for 89% of the allocated vouchers. These additional vouchers will assist the EDA in serving families on our waiting list. Currently, there are 917 families on the waiting list. In addition to considering these vouchers, the EDA has applied for 25 Bridges vouchers through MN Housing and anticipates 80 -90 vouchers through MN Housing's Bring It Home Voucher Program. These additional vouchers expand affordable housing opportunities in the community and are supported by the Affordable Housing Action Plan and the Strategic Plan for the city. These vouchers coordinate with local landlords to provide affordable housing options for low-income families. The EDA has staffing capacity to manage these additional vouchers.

To consolidate these vouchers, HUD will require a contractual relationship with the Pipestone HRA or another entity to assist the EDA in the administration of vouchers in Pipestone County. The EDA will need to contract for services with the Pipestone HRA to conduct necessary inspections and assist in coordinating certifications that would best meet participant needs in Pipestone County due to the distance between our jurisdictions. Vouchers not being utilized in Pipestone will have access to the EDA's current waitlist expanding the number of vouchers available to Blue Earth County. A Pipestone preference would be utilized and prioritize families that could be served under contract with the Pipestone HRA.

Information on next steps for a consolidation will be provided by the Minneapolis HUD Field Office. Including consideration of which entity, the Mankato EDA or Blue Earth County EDA, would be recommended for consolidation.

A motion is being requested for staff to proceed with the Minneapolis Field Office and Pipestone HRA in considering a consolidation.



AGENDA RECOMMENDATION

Economic Development Authority

4. B.

Meeting Date: 01/13/2025

Agenda Item:

Resolution adopting the EDA Housing Choice Voucher Program Utility Allowance Schedule.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

The United States Department of Housing and Urban Development requires the annual review and adjustment, if required, of tenant-furnished utilities. Utility allowances are based on reasonable consumption of energy for conservative families to provide basic essentials needed to provide a living environment that is safe, sanitary, and healthful. This year's analysis was conducted by The Nelrod Company and includes a review of consumption through the following analysis method:

- Costs were received from local vendors for heating, electricity, water and sewer, and garbage. These costs across the county were collected and averaged.
- These costs were compared with previously collected consumption histories of program participants.
- Consumer reports compiled from recent publications are used to estimate costs and life expectancy of appliances.
- Where limited data is available, HUD recommends the latest version of the HUD Utility Schedule Model. This version has additional allowances for electric heat pumps, electric and gas standard fees, and A/C.
- Created a utility allowance for reasonable accommodations for medical expenses.

The utility allowance schedule has been adjusted using the latest HUD projections where needed. The new rates show slight decreases in electric and gas rates and increases in water and sewer rates. The use of this schedule provides average utility costs to participants who pay their own utility costs and streamlines efficiency in calculating rent subsidies using standard rates under the Housing Choice Voucher program, Public Housing and other affordable housing projects that access these schedules throughout the county.

The HUD 52667 Allowances for Tenant Furnished Utilities are broken down by basic utilities subsidized by HUD. The schedules are broken down for High Rise Apartments, Low Rise Apartments, Rowhouse/Townhome/Duplex, Mobile Home, and Single Family.

Utilities are included in gross rents and in establishing our payment standards. This schedule is used in determining rent subsidies when a tenant is responsible for the cost of some or all the utilities. These allowances are based on typical costs of utilities paid by energy-conservative households that occupy housing by size and type in a community. The PHA must use the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the family unit size as determined under the PHA subsidy standards.

For example: a 2BR single-family detached home paying electric heating \$107, cooking \$12, other electricity \$62, water heater electricity \$35, and electric standard charge \$19 would have an estimated utility allowance of \$235.00. If we have a 2BR unit that rents for \$850, add on the estimated utility of \$235, we have a gross rent of \$1,085. Households pay approximately 30% of income towards this gross rent.

The requested action is to review and adopt the 2025 utility allowance schedules as presented.

Attachments

Resolution

2025 Utility Allowance Schedules

2025--01
A RESOLUTION AUTHORIZING THE SECTION 8
HOUSING CHOICE VOUCHER PROGRAM
UTILITY ALLOWANCE SCHEDULE

WHEREAS, the United States Department of Housing and Urban Development requires the annual review and adjustment, if required, of tenant furnished utilities; and

WHEREAS, the Mankato Economic Development Authority has performed its annual assessment of consumption rates and usage for Blue Earth County; and

NOW, THEREFORE, BE IT RESOLVED that the Mankato Economic Development Authority's governing body authorizes the implementation of its Section 8 Housing Choice Voucher utility allowance schedule for City of Mankato and Blue Earth County as adjusted for March 1, 2025.

This resolution shall become effective immediately upon passage.

Dated this 13th day of January 2025.

Najwa Massad, Chair

ATTEST: _____
Susan MH Arntz, Executive Director

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Mankato & Blue Earth County Economic Development Authority, MN		Unit Type: Larger Apartment Bldgs (5+units) High-Rise Apartment				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas <i>(avg)</i>	\$28.00	\$33.00	\$38.00	\$45.00	\$50.00	\$56.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$32.00	\$38.00	\$52.00	\$66.00	\$81.00	\$95.00
	Electric Heat Pump <i>(avg)</i>	\$29.00	\$34.00	\$40.00	\$45.00	\$50.00	\$55.00
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$22.00
Other Electric	<i>(avg)</i>	\$26.00	\$30.00	\$42.00	\$54.00	\$66.00	\$77.00
Air Conditioning	<i>(avg)</i>	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00
Water Heating	Natural Gas <i>(avg)</i>	\$7.00	\$11.00	\$15.00	\$20.00	\$25.00	\$29.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$19.00	\$22.00	\$28.00	\$34.00	\$40.00	\$46.00
	Fuel Oil						
Water	<i>(avg)</i>	\$29.00	\$30.00	\$39.00	\$48.00	\$57.00	\$67.00
Sewer	<i>(avg)</i>	\$43.00	\$44.00	\$55.00	\$66.00	\$77.00	\$88.00
Trash Collection	<i>(avg)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Other specify: Electric Charge \$18.59 (avg)		\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
Other specify: Natural Gas Charge \$9.56 (avg)		\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Mankato & Blue Earth County Economic Development Authority, MN		Unit Type: Low-Rise Apartment (2-4 units) Multi-Family Apartment				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas <i>(avg)</i>	\$50.00	\$59.00	\$63.00	\$68.00	\$73.00	\$77.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$47.00	\$55.00	\$72.00	\$90.00	\$107.00	\$125.00
	Electric Heat Pump <i>(avg)</i>	\$37.00	\$43.00	\$52.00	\$58.00	\$64.00	\$71.00
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$22.00
Other Electric	<i>(avg)</i>	\$31.00	\$37.00	\$51.00	\$66.00	\$80.00	\$94.00
Air Conditioning	<i>(avg)</i>	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	\$15.00
Water Heating	Natural Gas <i>(avg)</i>	\$9.00	\$11.00	\$15.00	\$20.00	\$25.00	\$29.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$23.00	\$27.00	\$35.00	\$42.00	\$50.00	\$58.00
	Fuel Oil						
Water	<i>(avg)</i>	\$29.00	\$30.00	\$39.00	\$48.00	\$57.00	\$67.00
Sewer	<i>(avg)</i>	\$43.00	\$44.00	\$55.00	\$66.00	\$77.00	\$88.00
Trash Collection	<i>(avg)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Other specify: Electric Charge \$18.59 (avg)		\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
Other specify: Natural Gas Charge \$9.56 (avg)		\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Mankato & Blue Earth County Economic Development Authority, MN		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas <i>(avg)</i>	\$35.00	\$41.00	\$48.00	\$55.00	\$61.00	\$69.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$47.00	\$55.00	\$72.00	\$90.00	\$107.00	\$125.00
	Electric Heat Pump <i>(avg)</i>	\$35.00	\$41.00	\$49.00	\$55.00	\$61.00	\$67.00
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$22.00
Other Electric	<i>(avg)</i>	\$32.00	\$38.00	\$53.00	\$68.00	\$83.00	\$98.00
Air Conditioning	<i>(avg)</i>	\$4.00	\$5.00	\$9.00	\$12.00	\$16.00	\$20.00
Water Heating	Natural Gas <i>(avg)</i>	\$9.00	\$11.00	\$15.00	\$20.00	\$25.00	\$29.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$23.00	\$27.00	\$35.00	\$42.00	\$50.00	\$58.00
	Fuel Oil						
Water	<i>(avg)</i>	\$29.00	\$30.00	\$39.00	\$48.00	\$57.00	\$67.00
Sewer	<i>(avg)</i>	\$43.00	\$44.00	\$55.00	\$66.00	\$77.00	\$88.00
Trash Collection	<i>(avg)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Other specify: Electric Charge \$18.59 (avg)		\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
Other specify: Natural Gas Charge \$9.56 (avg)		\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and
Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Mankato & Blue Earth County Economic Development Authority, MN		Unit Type Detached House				Date (mm/dd/yyyy)		
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6BR
Heating	Natural Gas <i>(avg)</i>	\$40.00	\$47.00	\$55.00	\$63.00	\$72.00	\$80.00	\$87.00
	Bottle Gas							
	Electric <i>(avg)</i>	\$78.00	\$91.00	\$107.00	\$123.00	\$139.00	\$155.00	\$168.00
	Electric Heat Pump <i>(avg)</i>	\$41.00	\$48.00	\$57.00	\$64.00	\$72.00	\$74.00	\$78.00
	Fuel Oil							
Cooking	Natural Gas <i>(avg)</i>	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	Bottle Gas							
	Electric <i>(avg)</i>	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$22.00	\$24.00
Other Electric	<i>(avg)</i>	\$38.00	\$44.00	\$62.00	\$79.00	\$96.00	\$114.00	\$123.00
Air Conditioning	<i>(avg)</i>	\$3.00	\$4.00	\$9.00	\$14.00	\$19.00	\$24.00	\$26.00
Water Heating	Natural Gas <i>(avg)</i>	\$9.00	\$11.00	\$15.00	\$20.00	\$25.00	\$29.00	\$31.00
	Bottle Gas							
	Electric <i>(avg)</i>	\$23.00	\$27.00	\$35.00	\$42.00	\$50.00	\$58.00	\$62.00
	Fuel Oil							
Water	<i>(avg)</i>	\$29.00	\$30.00	\$39.00	\$48.00	\$57.00	\$67.00	\$73.00
Sewer	<i>(avg)</i>	\$43.00	\$44.00	\$55.00	\$66.00	\$77.00	\$88.00	\$95.00
Trash Collection	<i>(avg)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Other specify: Electric Charge \$18.59 (avg)		\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
Other specify: Natural Gas Charge \$9.56 (avg)		\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range / Microwave			
					Refrigerator			
					Total			



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Mankato & Blue Earth County Economic Development Authority, MN		Unit Type Mobile Home				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas <i>(avg)</i>	\$34.00	\$40.00	\$47.00	\$54.00	\$61.00	\$68.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$81.00	\$95.00	\$99.00	\$102.00	\$105.00	\$108.00
	Electric Heat Pump <i>(avg)</i>	\$35.00	\$41.00	\$49.00	\$55.00	\$61.00	\$67.00
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$22.00
Other Electric	<i>(avg)</i>	\$38.00	\$44.00	\$62.00	\$79.00	\$96.00	\$114.00
Air Conditioning	<i>(avg)</i>	\$4.00	\$5.00	\$8.00	\$12.00	\$15.00	\$19.00
Water Heating	Natural Gas <i>(avg)</i>	\$9.00	\$10.00	\$14.00	\$19.00	\$23.00	\$27.00
	Bottle Gas						
	Electric <i>(avg)</i>	\$23.00	\$27.00	\$35.00	\$42.00	\$50.00	\$58.00
	Fuel Oil						
Water	<i>(avg)</i>	\$29.00	\$30.00	\$39.00	\$48.00	\$57.00	\$67.00
Sewer	<i>(avg)</i>	\$43.00	\$44.00	\$55.00	\$66.00	\$77.00	\$88.00
Trash Collection	<i>(avg)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Other specify: Electric Charge \$18.59 (avg)		\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
Other specify: Natural Gas Charge \$9.56 (avg)		\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
Number of Bedrooms					Refrigerator		
					Total		





AGENDA RECOMMENDATION

Economic Development Authority

4. C.

Meeting Date: 01/13/2025

Agenda Item:

Set February 10, 2025, as date of public hearing to consider conveyance of 49 Public Housing units under the Section 18 Disposition program to the City of Mankato.

Recommendation/Action(s):

Set date of Public Hearing.

Summary:

The Mankato Economic Development Authority (EDA) operates a public housing portfolio of 179 units and approved the conversion of 49 scattered site units from the Section 9 Public Housing program through the Section 18 Disposition program into long-term, Project-Based Section 8 rental assistance that provides a stable and predictable annual subsidy on December 11, 2023.

Through this disposition, the EDA agreed to sell the 49 scattered-site public housing units to the City of Mankato for less than fair market value and the City will continue to serve low-income households under the Section 8 Project-Based Voucher Program administered by the EDA. Under the disposition, the units will be subject to a Declaration of Restricted Use Agreement requiring the rental properties to serve low-income households for a term of 30 years, with such use agreement to be a recorded covenant running with the land and binding on successors and assigns of the City.

The requested action is to set February 10, 2025, as the date of the public hearing to consider conveying 49 Public Housing units to the City of Mankato under the Section 18 disposition.
