



2026 ANNUAL ACTION PLAN

Community Development Block Grant (CDBG)

City of Mankato
10 Civic Center Plaza
Mankato, MN 56001

507-387-8600
www.mankatomn.gov

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2026 Annual Action Plan establishes the goals for the 2026 program year, based on the needs identified in the 2025-2029 Consolidated Plan. This Action Plan covers the second year of the Consolidated Plan and formulates a plan to achieve many of the objectives and outcomes stated in the Consolidated Plan

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

For the 2026 Action Plan, the following objectives are proposed:

- Objective 1: Owner-Occupied Housing Rehabilitation \$179,169
- Objective 2: Rental Housing Rehabilitation \$24,000
- Objective 3: Affordable Housing \$100,000
- Objective 4: Public Services \$62,000
- Objective 5: Planning and Administration \$50,000

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Mankato continues to work with shelter providers as they continue to search for opportunities to expand shelter beds and also provide additional shelter beds that are available year-round 24/7.

The owner-occupied housing rehabilitation program and rental housing rehabilitation program has been effective in preserving affordable housing stock as well as improving the quality of life for low-to-moderate income households.

Public service dollars were spent benefitting low to moderate income residents for food support, transportation and chore services to elderly and disabled, provide medical care, education services, youth services, child care.

The need for affordable housing continues in Mankato. Within the last five years, funds were used to leverage four affordable housing projects that were also awarded Low Income Housing Tax Credits through Minnesota Housing. Rehabilitation was completed at Colonial Square preserving 77 units of affordable housing, rehabilitation was completed at the Alma (formerly known as Walnut Towers) preserving 86 units of affordable housing, Lewis Lofts constructed 64 units of affordable senior housing, and construction is currently underway on Poplar Apartments which will construct 40 units of supportive affordable housing. Additionally, funds were used to leverage site acquisition costs of real property for the Partnership Community Land Trust to purchase two dwelling units benefitting two low to moderate income households.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A draft of the 2026 Action Plan was made available on the City's website and copies were also available for review upon request. A 30-day public comment period occurred from May 8, 2026 until June 7, 2026. Notice of the public comment period was published in the Mankato Free Press on May 8, 2026. A public hearing for the 2026 Annual Action Plan will be held on June 8, 2026. Notice of public hearing was sufficiently detailed for citizens to identify the content of the hearing and the types of programs or services eligible for CDBG funding. Records will be kept available for a minimum of five years prior to being placed in file storage for closed projects or closed program years.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

In summary, goals for the 2026 program year include completing 4 owner occupied housing rehabilitation projects, 2 units of rental housing rehabilitation, affordable housing, administration and planning, and public services.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MANKATO	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City Manager designated the Community Development Department as the lead for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the Consolidated Plan. To help identify community needs and gaps in delivery of services, the City of Mankato has worked with a number of public and private agencies to develop the 2026 Action Plan

Consolidated Plan Public Contact Information

The public can contact the Community Development Department of the City of Mankato with questions or comments about the action plan. Specific staff can be reached: Courtney Kramlinger, Economic Development Coordinator, 10 Civic Center Plaza, Mankato, MN 56001; 507-387-8711; ckramlinger@mankatomn.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The Community Development Department of the City of Mankato maintains strong working relationships with supportive housing providers, public housing agencies, healthcare organizations, mental health providers, and social service agencies throughout the region. The Mankato Economic Development Authority (EDA) has cooperative agreements with Blue Earth County Human Services to provide supportive services to individuals and families experiencing long-term homelessness through programs at the Breckenridge Townhomes and the regional Bridges Program. Additionally, the EDA has a Memorandum of Understanding with the Southwest Minnesota Housing Partnership to provide supportive services at Cherry Ridge Apartments using Continuum of Care funding.

The City also partners closely with the U.S. Department of Veterans Affairs to assist veterans experiencing homelessness through the Veterans Affairs Supportive Housing (VASH) voucher program. Staff participate in the National Association of Housing and Redevelopment Officials (NAHRO) and regularly collaborate with regional housing providers administering federal and state assisted housing programs.

Through administration of the Housing Choice Voucher (HCV) Program, staff maintain regular communication with landlords, social service agencies, and neighboring housing authorities. Local EDA staff, supportive housing providers, transitional housing providers, and emergency shelter operators meet biweekly through the local homeless response system to coordinate services and reduce the length of homelessness in the community.

In addition, staff participate in monthly meetings with the local mental health initiative and collaborate with mental health professionals to case conference complex situations and develop best practices for service delivery and housing stability.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

City staff actively participate in the regional Continuum of Care (CoC) and collaborate with partners to address the needs of persons experiencing homelessness, including chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and persons at risk of homelessness.

The City administers and supports several CoC-endorsed programs designed to address homelessness and housing instability, including Continuum of Care funding at Cherry Ridge Apartments, supportive housing at Breckenridge Townhomes, Bridges vouchers, Veterans Affairs Supportive Housing (VASH), Emergency Housing Vouchers (EHV), Stability Vouchers, and Coordinated Entry housing navigation services.

The Mankato EDA has established local preferences within the Housing Choice Voucher (HCV) Program that prioritizes households referred through the CoC's Coordinated Entry System (CES), as well as individuals and families transitioning from supportive housing and transitional housing programs into permanent housing. In addition, the Bridges Program provides rental assistance for individuals with serious mental illness who are being discharged from institutional or residential treatment settings, helping to prevent homelessness and support housing stability.

The City has also supported Partners for Housing through rehabilitation assistance for transitional housing units and capital improvements to emergency shelter facilities, including the Welcome Inn and Theresa House.

Staff participate in CoC committees, assist in ranking projects for regional funding applications, and have contributed to the development and implementation of the Coordinated Entry System (CES) referral process. Staff also participate in monthly coordination meetings focused on CES best practices, case conferencing, and staff training. In collaboration with public safety agencies and emergency shelter providers, staff have also helped develop a local street outreach team to engage unsheltered individuals and connect them with housing and supportive services.

The regional Continuum of Care Plan for the 20-county area that includes Mankato addresses discharge planning for individuals leaving publicly funded institutions or systems of care to reduce discharges into homelessness. This includes coordination and placement assistance for individuals exiting healthcare and mental health facilities. Additional details regarding discharge planning are included in the Homeless Facilities and Services section of this plan.

Coordination among the City, County, local EDAs, Partners for Housing, and Trellis Company created the foundation for the development of a new 40-unit supportive housing community expected to open within the next year. The project combines multiple funding and support sources that collectively made the development possible. The EDA committed project-based housing vouchers to provide long-term rental assistance for all units, ensuring affordability and operational stability. Partners for Housing secured Continuum of Care (CoC) funding for supportive services, along with additional City CDBG funds and County American Rescue Plan Act (ARPA) funding to support wraparound case management and resident services. The City also contributed discounted publicly owned land, demonstrating a significant local commitment to the project's success. These coordinated local investments strengthened the project's competitiveness for Low-Income Housing Tax Credits (LIHTCs) and capital financing through the

Minnesota Housing Finance Agency. Upon completion, the development will provide permanent supportive housing for individuals and households transitioning from homelessness or unstable living situations. The project demonstrates how sustained collaboration among local governments, housing agencies, nonprofit partners, and community organizations can create long-term solutions to homelessness and expand access to stable, affordable housing for future generations.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

City staff actively coordinate with the regional Continuum of Care (CoC) regarding the administration of Emergency Solutions Grant (ESG) funds and the operation of the Homeless Management Information System (HMIS). As active CoC members, staff participate in committee meetings and collaborative planning efforts that support housing and service projects for individuals experiencing homelessness throughout the Southeast Minnesota region.

The City works closely with CoC partners to help establish performance standards, policies, and procedures related to ESG-funded activities and HMIS administration. These standards are developed collaboratively by CoC staff and member agencies and are formally approved through the CoC governance process.

City staff also support the Continuum of Care's annual Point-in-Time (PIT) count and Housing Inventory Count (HIC), which provide critical data used to assess regional homelessness trends, identify service and housing gaps, and inform funding priorities and strategic planning efforts.

In addition, City staff participate in the preparation, coordination, and review of funding applications prior to submission to HUD, helping ensure regional alignment, compliance with federal requirements, and strategic investment in programs that address homelessness and housing instability.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

The Community Development Department of the City of Mankato maintains strong working relationships and ongoing coordination with a broad range of agencies, organizations, and service providers involved in housing, homelessness response, healthcare, mental health services, and supportive services throughout the region. Agencies and organizations participating in the consultation and planning process include the Mankato Economic

Development Authority (EDA), Blue Earth County Human Services, Southwest Minnesota Housing Partnership, Partners for Housing, local emergency shelter and transitional housing providers, public housing agencies, healthcare organizations, mental health providers, the U.S. Department of Veterans Affairs, regional housing authorities, local landlords and property owners, and members of the regional Continuum of Care (CoC). The local Homeless Response Team has approximately 60 services providers that meet month to collaborate local resources.

The City works closely with the U.S. Department of Veterans Affairs to assist veterans experiencing homelessness through the Veterans Affairs Supportive Housing (VASH) voucher program. Through administration of the Housing Choice Voucher (HCV) Program, staff regularly communicate with landlords, social service agencies, neighboring housing authorities, and supportive housing providers regarding housing needs, service coordination, and housing stability strategies.

Local EDA staff, supportive housing providers, transitional housing programs, and emergency shelter operators participate in biweekly meetings through the local homeless response system to coordinate services, reduce barriers to housing placement, and reduce the length of homelessness within the community. Staff also participate in monthly meetings with the local mental health initiative and collaborate with mental health professionals to case conference complex situations, coordinate services, and develop best practices related to housing stability and supportive services.

In collaboration with public safety agencies and emergency shelter providers, staff have helped develop a local street outreach team to engage unsheltered individuals and connect them with housing and supportive services.

Coordination among the City, County, local EDAs, Partners for Housing, and Trellis Company also contributed to the development of a new 40-unit supportive housing community expected to open within the next year. The project combines project-based vouchers, Continuum of Care funding, City CDBG funds, County ARPA funds, and Low-Income Housing Tax Credits to create permanent supportive housing for individuals and households transitioning from homelessness or unstable living situations.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Partners for Housing
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff work regularly with Partners for Housing to move homeless households from the shelter to permanent affordable housing. City staff have also assisted Partners for Housing with rehab of their transitional rental units and homeless shelters. The City has been collaborating with Partners for Housing on strategies to increase shelter beds in Mankato and for the development of a new supportive housing project that is currently under construction that will include 40 units of supportive housing. Partners participate in a local street outreach navigating homelessness within the community. Partners for Housing participated in the community engagement too.

2	Agency/Group/Organization	BLUE EARTH COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development department (Mankato Economic Development Authority, EDA) of the City of Mankato works daily with social services staff at Blue Earth County. The City and County have several cooperative agreements where the City provides the rental subsidy and the County provides the supportive services needed to help long-term homeless stay housed. Programs that these agreements cover include the administration of Blue Earth County's housing assistance programs; public housing, Housing Choice Voucher, Bridges, Continuum of Care funding, and Breckenridge supportive housing units. Staff from Blue Earth County participate on the Board of Advisors for the Family Self-Sufficiency Program. Blue Earth County staff attended and provided comments during the community engagement. Blue Earth County Staff serve on the Affordable Housing Trust Fund Advisory Board and make recommendations to the EDA that support affordable housing activities.
3	Agency/Group/Organization	Open Door Health Care Clinic
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Medical care for underinsured
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from Open Door Health Clinic participated in the community engagement. Also, Open Door has been a recipient of CDBG funds in the past, providing medical care to low-income residents who are underinsured.

4	Agency/Group/Organization	Minnesota Council of Churches Mankato Area Refugee Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization works closely with City staff on the Tapestry Program that helps orient new legal/documentated immigrants in the community. Minnesota Council of Churches' Tapestry Program has been a recipient of CDBG funds in the past.
5	Agency/Group/Organization	Committee Against Domestic Abuse, CADA House
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing for victims of domestic violence
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CADA provides shelter and advocacy for victims of domestic abuse. Staff have consulted with them in the past to expand shelter space. CADA staff attended the community engagement.
6	Agency/Group/Organization	Mankato Salvation Army
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Mankato Salvation Army attended the community engagement. Participate in a local street outreach navigating homelessness within the community.
7	Agency/Group/Organization	Minnesota Assistance Council for Veterans
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff work closely with MAC-V to provide the VASH program and to assist homeless veterans who come through out doors.
8	Agency/Group/Organization	Minnesota Valley Action Council Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MVAC works with City staff in the provision of our rehabilitation programs. MVAC staff consult with City staff through participation of the CoC and the FSS Board of Advisors. City staff communicate regularly with MVAC staff who administer the homeless prevention program when we see people in need. MVAC staff participated in the community engagement.
9	Agency/Group/Organization	South Central Minnesota Multi-County HRA
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Housing Choice Voucher program administrator
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The South Central Minnesota Multi-County HRA (SCMMCHRA) participated in the public engagement. City staff also work regularly with the SCMMHRA staff in porting vouchers between jurisdictions.

10	Agency/Group/Organization	House of Hope
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Housing for those overcoming addictions
	What section of the Plan was addressed by Consultation?	Adult treatment facility for those with chemical and mental health needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	House of Hope works to provide services to long-term homeless families leased in the City's Continuum of Care program.
11	Agency/Group/Organization	Southwest Minnesota Housing Partnership
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from Southwest Minnesota Housing Partnership (SWMHP) participated in the public engagement. City staff also work closely with SWMHP on furthering affordable housing in Mankato, including through the Partnership Community Land Trust and Homebuyer Education and Counseling.

12	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity communicates with City staff and refers potential homebuyers to the City's Home Stretch program. Habitat for Humanity staff participated in the public engagement and is a past recipient of CDBG funds.
13	Agency/Group/Organization	Lloyd Management
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing provider
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lloyd Management administers many market rate and affordable rental units in Mankato. City staff work with Lloyd Management to house long-term homeless and disabled persons.
14	Agency/Group/Organization	Lutheran Social Service (Mankato)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Financial literacy, child care

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lutheran Social Service participated in the public engagement and is a past recipient of CDBG funds. LSS provides local residents financial counseling and budgeting.
15	Agency/Group/Organization	Greater Mankato Area United Way
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Public services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the United Way participated in the public engagement.
16	Agency/Group/Organization	ECHO Food Shelf
	Agency/Group/Organization Type	Food shelf
	What section of the Plan was addressed by Consultation?	Food shelf

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff communicate regularly with EHCO Food Shelf staff which is a past recipient of CDBG funds. ECHO staff participated in the public engagement.
17	Agency/Group/Organization	ISJ Mayo Health Systems
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Health Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mayo Health Systems participated in the public engagement.
18	Agency/Group/Organization	Feeding Our Communities
	Agency/Group/Organization Type	Services-Children Food services
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Feeding Our Communities Partners is a past recipient of CDBG funds to provide nutrition and food to children of low to moderate income households. Feeding Our Communities Partners was invited to the public engagement sessions.
19	Agency/Group/Organization	SMILES
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Services to persons with disabilities

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SMILES is committed to providing a wide variety of services that assist individuals with disabilities to live independently, pursue meaningful goals, and enjoy the same opportunities and choices as all persons. SMILES serves Southern Minnesota Region 9 area. SMILES participated in the public engagement.
20	Agency/Group/Organization	SMRLS
	Agency/Group/Organization Type	Legal assistance
	What section of the Plan was addressed by Consultation?	Legal assistance
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Southern Minnesota Regional Legal Services (SMRLS) provides free legal services to low-income individuals in critical civil matters. SMRLS staff participated in the public engagement.
21	Agency/Group/Organization	Mankato EDA
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Mankato Economic Development Authority (EDA) is an arm of the City of Mankato. The EDA provides permanent affordable housing through the management of public housing and the Housing Choice Voucher Programs, serve the homeless through the Bridges, Continuum of Care funding, and VASH supportive Housing and Breckenridge Townhomes. The EDA administers the state funded Bring It Home rental voucher program and seeks to expand the federal Housing Choice Voucher Program. Staff also move residents to self-sufficiency by providing the Family Self-Sufficiency Program, the Voucher Homeownership Program, and coordinating Home buyer education. The EDA administers the local Affordable Housing Trust Fund and works to expand affordable housing opportunities in the community.
22	Agency/Group/Organization	VINE Faith in Action
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from VINE participated in the public engagement. Currently, VINE is a recipient of CDBG funds to provide transportation and chore services to low income seniors and disabled persons. City staff communicate regularly with VINE.
23	Agency/Group/Organization	CommonBond
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CommonBond participated in the public engagement. CommonBond is also the owner/operator of Dublin Crossing and Dublin Heights which are affordable housing units that were developed with assistance from Low Income Housing Tax Credits and is a past recipient of CDBG funds.
24	Agency/Group/Organization	Beyond Brink
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Sober housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Beyond Brink was invited to participate in the public engagement and is a past CDBG recipient.
25	Agency/Group/Organization	MY Place
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from MY Place was invited to participate in the public engagement and is a past CDBG recipient.
26	Agency/Group/Organization	CITY OF MANKATO
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Resiliency consultation (hazard mitigation)

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff in our public works department who manage the flood control system and city utilities (water, sanitary, storm) were consulted. The City also owns land which is used for public parks, infrastructure (roads, utilities, drainage, flood control system, etc.), leasing for industrial and commercial uses, and for public housing.
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Identify any Agency Types not consulted and provide rationale for not consulting

No known groups were excluded from consultation

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	River Valley Continuum of Care	The River Valley CoC strives to increase housing resources and services for the homeless in southeast Minnesota. The City of Mankato has included the need for expanded shelter space in the plan.
Mankato Area Housing Study Update	City of Mankato	Community Partners Research conducted a housing study in 2025 to provide needed information to guide local developers as well as planning organizations and the Mankato EDA as to the housing needs in the City of Mankato.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A draft of the 2026 Action Plan was made available on the City's website. Copies were also available for review by request. A 30-day public comment period will occur from May 8, 2026 through June 7, 2026. Notice of public comment period was published in the Mankato Free Press on May 8, 2026. A public hearing for the 2026 Action Plan will be held on June 8, 2026. Notice of the public hearing will be published in the Mankato Free Press. The City Council agendas are also published online on the City's website. Notices of public hearings are sufficiently detailed for citizens to identify the content of the hearing and the types of programs or services eligible for CDBG funding.

City staff utilized the City of Mankato 2025-2029 Consolidated Plan to guide the goals of the 2026 Action Plan. The City of Mankato engaged the community when developing the plan. In seeking input for the 2025-2029 Consolidated Plan, notification was made to neighborhood associations, flyers were distributed to local groups (ranged from homeless and housing providers, social service agencies, economic development/government), City of Mankato website, City of Mankato social media pages, and press releases.

A request for proposals process was used to reach providers of public services and provide the opportunity to access the public service funds. A news release was made notifying the public of the request for proposals for public service grants. The application was made available on the City's website and sent to Mankato public service providers and past applicants. Selection criteria for proposals identified for funding were based on quality services provided that would meet needs identified in the 2025-2029 Consolidated Plan, would provide high benefit to low-income persons; maximize use of outside funds or leveraging and services which are coordinated with other public and private efforts; clearly defined scope, location, need, budget, goals, and means for evaluation of program progress; help people with special needs achieve better access to and use of existing services; demonstrate capacity of application and capability to be carried out successfully; clearly stated goals and evaluation criteria that are specific, measurable, and realistic; support or coordination with other community development efforts; present a reasonable and sound budget.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community				
2	Newspaper Ad	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	415,169.00	0.00	0.00	415,169.00	0.00	The 2026 program year allocation of CDBG is \$415,169. It is proposed to complete 4 units of owner occupied housing rehabilitation, 2 units of rental housing rehabilitation, affordable housing to assist with rehabilitation or acquisition of real property, public services, and administration and planning.
Other	public - local	Economic Development	0.00	0.00	0.00	0.00	0.00	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

For public services, it is required that each agency receiving funds provide a 50% match. For the owners of rental property receiving CDBG funds, a 50% match is also required. Low-income homeowners pay a match based on ability to pay; this requirement is waived for extremely low-income homeowners. Social services (case management) is leveraged by the Continuum of Care funding and VASH programs to keep long term homeless persons in a housed condition.

The federal funding leveraged additional funding from Minnesota Housing including the Bridges rental assistance program serving those with mental illness and the Bring It Home rental assistance program serving families. The Local Homeless Prevention Aid funding from the Minnesota Department of Treasury has been leveraged with federal Homework Starts with Home funding and the Mankato Public Schools to serve families with children who are homeless or at risk of homelessness.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In the past, the City has made land owned by the City available to address needs identified in the Consolidated Plan. This includes the sale of property creation of new affordable housing units for Sinclair Flats (38 units of affordable housing and 10 units of market rate housing), Lewis Lofts (64 units of affordable senior housing), and Poplar Apartments (40 units of affordable supportive housing that is currently under construction).

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing	2025	2029	Affordable Housing Non-Homeless Special Needs	Lincoln Park Tourtellotte Park Hilltop Washington Park Sibley Park Germainia Park North Highland Park West Mankato	Owner Occupied Housing Rehabilitation	CDBG: \$152,169.00	Homeowner Housing Rehabilitated: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Rental Housing	2025	2029	Affordable Housing Non-Homeless Special Needs	Lincoln Park Tourtellotte Park Hilltop Washington Park Sibley Park Germainia Park North Highland Park West Mankato	Rental Housing Rehabilitation	CDBG: \$24,000.00	Rental units rehabilitated: 2 Household Housing Unit
3	Public Services	2025	2029	Homeless Non-Homeless Special Needs		Public Services	CDBG: \$62,000.00	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
4	Affordable Housing	2025	2029	Affordable Housing		Affordable Housing	CDBG: \$100,000.00	Homeowner Housing Added: 4 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Owner Occupied Housing
	Goal Description	Funds will be provided for owner occupied housing rehabilitation, benefitting low to moderate income households. Lead-based paint hazards will be removed and housing conditions will be improved.

2	Goal Name	Rental Housing
	Goal Description	Funds will be provided for rental housing rehabilitation benefitting low to moderate income households.
3	Goal Name	Public Services
	Goal Description	Funds will be provided to support public service activities for continuing services or to expand services to meet identified community needs. A Request for Proposals will be used to determine which organizations will be funded. Selection criteria for proposals identified for funding will be based on quality services provided that would meet the needs identified in the 2025-2029 Consolidated Plan.
4	Goal Name	Affordable Housing
	Goal Description	Funds will be used to support affordable housing projects that will create or preserve affordable housing units. CDBG funds will be used for site acquisition costs or housing rehabilitation costs, benefitting low to moderate income households.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the 2026 program year are based on identified community needs and include owner occupied housing rehabilitation, rental housing rehabilitation, affordable housing, public services, and administration and planning.

Projects

#	Project Name
1	Owner Occupied Housing Rehabilitation
2	Rental Housing Rehabilitation
3	Affordable Housing
4	Public Services
5	Administration and Planning

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were made based on input received as to needs in the community. Allocation priorities were established based on documented community needs, public input, and local planning efforts. Funding emphasis was placed on housing rehabilitation, affordable housing development, public services, and planning activities because these areas were consistently identified as the most pressing needs through stakeholder engagement, resident feedback, and analysis conducted as part of the community's Affordable Housing Action Plan and the 2025 Housing Study completed by Maxfield Research. The priorities also align with goals identified in the Mankato Annual Strategic Plan and regional housing initiatives focused on maintaining safe, affordable, and accessible housing opportunities.

Owner-occupied housing rehabilitation was prioritized to preserve the existing housing stock, address deferred maintenance, improve energy efficiency, and allow low- and moderate-income homeowners, including seniors and persons with disabilities, to remain safely in their homes. Rental rehabilitation and affordable housing activities were prioritized due to rising housing costs, limited rental availability, aging housing inventory, and the increasing gap between wages and housing affordability. Public service funding was prioritized to support vulnerable populations experiencing housing instability, economic hardship, and barriers to accessing supportive services.

AP-38 Project Summary

Project Summary Information

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1	Project Name	Owner Occupied Housing Rehabilitation
	Target Area	Lincoln Park Tourtellotte Park Hilltop Washington Park Sibley Park Germainia Park North Highland Park West Mankato
	Goals Supported	Owner Occupied Housing
	Needs Addressed	Owner Occupied Housing Rehabilitation
	Funding	CDBG: \$179,164.00
	Description	Rehabilitation will be completed on four units of owner occupied housing to benefit low to moderate income households.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated four low to moderate income households will benefit from the proposed activities.
	Location Description	Specific addresses are not known at this time. Properties would be located within one of the local targeted areas. The targeted areas are neighborhoods with a high population of low to moderate income households and the City's oldest housing stock with greater needs for rehabilitation.
2	Planned Activities	Rehabilitation to owner occupied housing to include exterior, energy efficiency
	Project Name	Rental Housing Rehabilitation
	Target Area	Lincoln Park Tourtellotte Park Hilltop Washington Park Sibley Park Germainia Park North Highland Park West Mankato
	Goals Supported	Rental Housing

	Needs Addressed	Rental Housing Rehabilitation
	Funding	CDBG: \$24,000.00
	Description	Rehabilitation to two units of rental housing to benefit low to moderate income households. The property owner will be required to enter into specific rental agreements to assure that rents are affordable to low and moderate income households for a five year period.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated two low to moderate income households will benefit from the proposed activities.
	Location Description	Specific addresses are not known at this time. Properties would be located within one of the local targeted areas. The targeted areas are neighborhoods with a high population of low to moderate income households and the city's oldest housing stock.
	Planned Activities	Rehabilitation to rental housing to include exterior, energy efficiency, and building code improvements. Lead based paint assessments will be completed on the units and lead hazards will be abated as part of the project.
3	Project Name	Affordable Housing
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000.00
	Description	Funds will be used to towards site acquisition costs for projects that create additional affordable housing units or that preserve existing affordable housing units.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated four low to moderate income households will benefit from the proposed activities.
	Location Description	Specific addresses are not yet known, but would be located within the city limits of Mankato.

	Planned Activities	CDBG funds will be used for site acquisition costs or rehabilitation to preserve existing affordable housing.
4	Project Name	Public Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$62,000.00
	Description	Funds will be used to provide public service grants to organizations through a Request for Proposals process for services that meet identified community needs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 300 low to moderate income households will benefit from the proposed activities.
	Location Description	
5	Planned Activities	A Request for Proposals process will be used to award public service grants to organizations that meet identified community needs. Services may include transportation, child care, medical care, rental assistance, homeless shelter operations, youth services, senior services, or chore services.
	Project Name	Administration and Planning
	Target Area	
	Goals Supported	Owner Occupied Housing Rental Housing Public Services Affordable Housing
	Needs Addressed	Affordable Housing Rental Housing Rehabilitation Owner Occupied Housing Rehabilitation Public Services
	Funding	CDBG: \$50,000.00
	Description	Costs associated with administering the CDBG program.

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Costs associated with administering the CDBG program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For the 2026 CDBG Action Plan, 49% of CDBG funds will be spent on owner-occupied and rental housing rehabilitation within targeted areas of Mankato which include Germania Park, Hilltop, Lincoln Park, North Highland Park, Sibley Park, Tourtellotte Park, Washington Park, and West Mankato. Applications from any of the targeted neighborhoods will be considered

Geographic Distribution

Target Area	Percentage of Funds
Lincoln Park	
Tourtellotte Park	
Hilltop	
Washington Park	
Sibley Park	
Germania Park	
North Highland Park	
West Mankato	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The targeted areas were selected based on neighborhoods with the largest concentration of low to moderate income households, the City's oldest housing stock, and the greatest needs for rehabilitation.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

CDBG funds will be used to rehabilitate four owner-occupied housing units and two rental housing units to assist with preserving the City's affordable housing stock. CDBG funds will also be used for site acquisition costs or rehabilitation costs to create or preserve affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	4
Total	10

Table 10 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Mankato EDA manages 179 public housing units within the City of Mankato, as well as three units of affordable market rate housing. The public housing portfolio is comprised of 101 units at Orness Plaza, 98 of which are one bedrooms, three are two-bedrooms. There are 78 family units that range in size from two-bedrooms, three-bedrooms, four-bedrooms, and five-bedrooms, which are scattered throughout the City. The EDA also administers 431 Housing Choice Vouchers, 10 Veteran's Administration Supportive Housing (VASH) vouchers, 113 Mainstream vouchers, 15 Emergency vouchers, 12 Foster Youth to Independence vouchers, 5 Stability vouchers and 8 Continuum of Care vouchers. The VASH and Continuum of Care programs are targeted towards homeless families and individuals and include services to help keep these families housed. The Housing Choice Voucher program has developed preferences that allow the EDA to prioritize households transitioning from supportive housing and services a percentage of households from the Coordinated Entry system. The EDA also strives to move program participants to self-sufficiency through the administration of the Family Self-Sufficiency Program, the Housing Choice Voucher Homeownership Program, and through the provision of homebuyer education.

Actions planned during the next year to address the needs to public housing

Routine maintenance occurs as needed and is funded by rents received and the annual operating subsidy provided by HUD. Capital improvements are planned annually and on a five year basis and are paid for by the Public Housing Capital Fund Program. Public housing units are rehabilitated when needed, including replacing flooring, HVAC, bathrooms, kitchens, energy efficiency improvements, and paint when units are vacant, landscaping as needed, and roofs as scheduled for replacement.

A RAD/Section 18 conversion of public housing properties to long-term, project-based Section 8 rental assistance was submitted in 2024. The Mankato Section 18 units were converted in April 2025 and the remaining units are anticipated to be converted by the end of 2026. The goal of the RAD/Section 18 conversion includes preservation and improvements of units through enabling access to private and public debts and equity to address immediate and long-term capital needs through long term replacement reserve abilities. RAD will also increase housing choice after the conversion which includes opportunities for economic self-sufficiency and homeownership.

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

The EDA provides annual meetings to obtain input on program activities for the Agency Plan. For the residents of the family units, the City offers first time homebuyer education in coordination with the Southwest MN Housing Partnership. The Mankato EDA has been very successful in moving families to self-sufficiency and homeownership and expanded the Partnership Community Land Trust into

Mankato.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Staff will continue to seek ways to hear needs directly from people experiencing homelessness. The following activities are planned or are currently underway:

- The City of Mankato continues to participate in our homeless response system. We continue to case conference with local service and housing providers as well as interview and engage with people experiencing homelessness about their experiences and needs.
- Staff participates in the community events that provide resources to the homeless; the Project Community Connect and Veteran's Standdown.
- Staff continue to hold listening sessions with those currently experiencing homelessness or those with lived experience to learn what needs exist. Staff have been holding listening sessions to assist with the building plans for a new supportive housing project that broke ground spring 2026. The listening sessions also help inform staff of needs from those experiencing homelessness to aid with improving the shelter response and working towards having a 24/7, 365 day shelter.
- Staff in the City's Community Development and Public Safety departments conduct street outreach regularly to connect individuals with resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

Staff will continue to administer programs for the homeless and will expand the programs if the opportunity arises. The following activities are planned or are currently underway:

- Staff participate with public safety and local shelters to conduct street outreach and navigation for those who are homeless and support them into shelter and stable and affordable housing.
- Staff participates in a bi-weekly case conferencing call with other shelter providers to try to work through shelter options as soon as possible. This began as a response to the COVID-19 pandemic and has helped to more efficiently provide shelter.
- Staff participates in the Homeless Response Team for Blue Earth County, including a monthly

meeting to share information among homeless providers.

- Changes to the preferences in the Housing Choice Voucher program have provided a pathway to utilize a portion of our vouchers for people experiencing homelessness who have been referred through Coordinated Entry and those graduating from supportive and transitional housing programs.
- Awarded 25 Bridges vouchers to assist clients with mental health with long term affordable housing while they wait for a Housing Choice Voucher.
- Awarded 150 Bring It Home rental assistance vouchers through MN Housing that prioritizes families with children and income below 30% of area median income.
- The City released an RFP to find a developer to seek Low Income Housing Tax Credits (LIHTC) to construct a supportive housing project. The project was awarded LIHTC and 40 units of supportive housing will be constructed. Construction began spring 2026.

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

Staff will continue to administer programs targeted to homeless families and individuals and expand these programs if the opportunity should arise. These programs include Continuum of Care funding, Bridges, VASH, stability vouchers, Mainstream vouchers, Foster Youth to Independence vouchers, and the long-term homeless units at Breckenridge Townhomes. Partnerships with service providers who assist with homeless will be maintained: MN Assistance Council for Veteran's, Blue Earth County Human Services, CADA House, Partners for Housing, Horizon Homes, Salvation Army, and Connections Shelter.

Utilized Local Homeless Prevention Aid from the State of Minnesota in coordination with Mankato Area Public School's social workers to provide stable housing for 34 families with youth in the school system identified as homeless through the use of the Coordinated Entry preference for the Housing Choice Voucher program.

The need for landlord and tenant education and for a program to build relationships with landlords and assistance with rental deposits and rental assistance is a need that was identified during the public engagement. Local housing providers, SMRLS, and Lloyd Property Management have been meeting monthly to coordinate and engage.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The EDA under the Mainstream vouchers and Bridges program, provides 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 revised its administrative policies and practices that have loosened the requirements around criminal histories and provides opportunity to appeal terminations based on criminal background. The EDA encourages participation in the Family Self Sufficiency program which supports increased income and employment.

The EDA seeks out opportunities to expand the availability of rental assistance and is accepting the voluntary transfer of Housing Choice Voucher programs, made up of over 650 vouchers, from the Pipestone HRA and the South Central Minnesota Multi-County HRA and will assist families throughout the region.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Analysis of Impediments to Fair Housing report completed for the City of Mankato reports public policies, procedures, and practices are in compliance with Federal Fair Housing guidelines and do not adversely affect citizens' housing choices. The City of Mankato has never been involved in a housing discrimination lawsuit with the Department of Justice, Minnesota Attorney General's Office, or any other private party.

Actions it planned 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

No policies, land use controls, zoning ordinances, building codes, fees and charges, or other regulations have been identified that present a barrier to affordable housing. The following activities are being addressed in the Action Plan:

- Support efforts to provide funding for owner occupied housing rehabilitation for low income households.
- Support efforts to create new affordable housing units.
- Continue to partner with agencies that provide services and housing to homeless individuals and families; the administration of Continuum of Care, VASH, and Bridges programs will continue.
- Address underserved needs to foster and maintain affordable housing such as providing community services to low to moderate income households to increase and maintain the number of individuals who are able to remain in their current homes and afford housing. An RFP process will be followed to provide
- City Council approved an ordinance amendment reducing the parking requirements for multi-family buildings.
- City Council approved an ordinance amendment that allows apartments on the ground floor in the B-3, Highway Business District. Previously, apartments were only allowed above the ground floor in the B-3 zoning district.

AP-85 Other Actions – 91.220(k)

Introduction:

Efforts will continue in the 2026 program year to address community needs, including affordable housing, providing safe living conditions, and reducing the number of poverty level families and enhancing coordination of service providers.

Actions planned to address obstacles to meeting underserved needs

One of the largest underserved needs identified by the community was the lack of shelter space and need for additional affordable housing. The City of Mankato regularly communicates with shelter providers to identify needs and partner together to meet the needs of the community. The City of Mankato and Blue Earth County are working with area shelter providers and a consultant to develop a new shelter that would be open 24/7 year round. The City is also working with a developer and Partners for Housing for the construction of 40 units of supportive housing which began construction spring 2026. The Mankato Economic Development Authority approved a request from Connections Shelter to use the EDA's Housing Trust Fund to assist with costs that would allow the shelter to remain open through the summer months meeting a critical community need. Connections Shelter has operated as a seasonal shelter that typically closes between May and October. CDBG funds will also be used to assist with a portion of the costs to allow the shelter to remain open during the summer months.

Actions planned to foster and maintain affordable housing

The City's existing public housing will require continued maintenance so the units can be preserved. As turnover of units occurs, the housing units are rehabilitated to assist with their preservation. Efforts to rehabilitate the stock of affordable housing will continue as well, including providing information on resources for rehabilitation to homeowners. The EDA is converting the public housing units through a RAD/Section 18 Small PHA Blend that will provide more local control over resources and support continued affordable housing through Project Based voucher funding.

Actions planned to reduce lead-based paint hazards

Through the rehabilitation of owner occupied housing and rental housing using CDBG funds, lead-based paint hazards will be abated.

Actions planned to reduce the number of poverty-level families

CDBG funds will be used on public services that will improve the lives of low to moderate income residents. Services may include providing food, medical care and health services, substance abuse services, mental health services, services for people with disabilities, senior services, transportation to work and medical appointments, youth services, child care, education services, rental assistance,

homeless shelter operations, and landlord/tenant education. Funds outside of the CDBG program help low-income renters and emerging market families purchase a first home and provide adequate and affordable housing, economic opportunity to life 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. Our community provides programs for housing and homeownership too.

Actions planned to develop institutional structure

To meet most of the goals defined in the Consolidated Plan, the institutional structure is in place. Coordination with community providers will occur should new programs move forward in the future.

Actions planned to enhance coordination between public and private housing and social service agencies

The existing partnerships in place to provide supportive housing to long term homeless persons will continue with the construction of Poplar Apartments. These partnerships, with the Mankato EDA providing rental assistance and Blue Earth County Human Services, MAC-V, Horizon Homes, the Veteran's Administration, and CADA House, providing needed social services has worked well to eliminate long term homelessness in the Mankato area is in collaboration with the regional Continuum of Care in providing our local homeless response. A relationship with Minnesota Valley Action Council (MVAC) was created to teach financial literacy to low-income renters and emerging market households, as well as to begin a pilot program to replace substandard manufactured homes. The City also partners with Southwest Minnesota Housing Partnership to provide homebuyer education and counseling.

The Mankato EDA became a subrecipient of local homeless prevention aid to provide rental assistance and other related housing expenses to families with children. Coordination occurs with Independent School District #77 and Minnesota Valley Action Council under Homework Starts at Home Program to identify families with children living in crowded conditions, rent burdened, or lacking a fixed nighttime residence. The Mankato EDA will provide rental assistance and housing stability and navigation services. Families and youth will transition from the LHPA using the move up preference and obtain a Housing Choice Voucher.

The Mankato EDA receive additional rental assistance vouchers under Minnesota State Rental Assistance Program (Bring It Home). The State rental assistance program serves low-income households who are experiencing homelessness and households paying more than 30% of their annual income on rent. Administration of the program is similar to that of the Housing Choice Voucher Program.

The City of Mankato established a local Housing Trust Fund and is dedicating local public revenue for housing and ending homelessness. Housing Trust Funds are a consistent, flexible resource for housing within local jurisdiction. Trust funds help communities leverage public and private resources and jumpstart projects that draw investment and jobs. Local Housing Trust Funds enable prioritizing

developments that maximize benefit to the community.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	88.00%