

CR-05 - Goals and Outcomes

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

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

2015 was the first year of a Five-Year Consolidated Plan for housing and community development. The City of North Mankato's proposed 2015 CDBG expenditures were consistent with the 2015-2019 Consolidated Plan and One-Year Action Plan.

The Consolidated Plan identifies the following areas for the use of CDBG funds during 2015-2019:

- Park & Recreation Facilities
- Single Family Residential Rehabilitation
- Property Acquisition
- Commercial Rehabilitation
- Infrastructure Improvements
- Public Facilities
- Non-Profit Assistance
- Planning Projects
- Promote Single Family Home Ownership Opportunities
- Economic Development
- Public Services

The 2015 Action Plan specified that CDBG funds would be used as follows:

- \$3,000 - Tapestry
- \$57,000 - Single-Family Rehabilitation
- \$7,600 - Administration

For the 2015 program year, funds were available through the North Mankato CDBG program for the housing rehabilitation program

administered by the Minnesota Valley Action Council (MVAC). A total of four (4) housing rehabilitation loans were granted in the amount of \$49,550.

\$3,000 of CDBG funds were allocated to the direct funding of the Minnesota Council of Churches (MCC)'s Tapestry Project, addressing underserved immigrant populations.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$7,602	Other	Other	0	0		0	0	
Infrastructure Improvements	Public Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	
			Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	

Parks & Recreation Facilities	Parks & Recreation Facility	CDBG: \$100,000	Other	Other	0	0	0.00%	0	0	
Residential Rehabilitation	Affordable Housing	CDBG: \$350,000	Homeowner Housing Rehabilitated	Household Housing Unit			0.00%	4	4	100.00%
			Direct Financial Assistance to Homebuyers	Households Assisted	0	0	0.00%	0	0	
Tapestry	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$50,000	Other	Other	0	0	0.00%	100	17	17.00%

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

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

The City of North Mankato identified the following activities as a high priority for use of CDBG funds during 2015-2019:

- Single Family Residential Rehabilitation
- Property Acquisition
- Commercial Rehabilitation
- Public Facilities
- Non Profit Assistance
- Planning Projects
- Economic Development
- Public Services

Providing funding for the single family rehabilitation program was the highest priority for use of CDBG funding. The City anticipated that four (4) LMI households would benefit from the Housing Rehabilitation program, which was met.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	4
Black or African American	17
Asian	0
American Indian or American Native	0
Native Hawaiian or Pacific Islander	0
Total	21
Hispanic	0
Not Hispanic	21

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

Narrative

The Single Family Residential Rehabilitation Program provided grants to four low-to moderate-income households, all of which were White, non-Hispanic. Two Tapestry Project Sessions were facilitated in the Fall and Spring with 17 Refugee/Immigrant participants residing in North Mankato. 11 North Mankato immigrant/refugee participants attended the spring Tapestry session (8 Somali, 2 South Sudanese, 1 Ethiopian), and 6 North Mankato immigrant/refugee participants attended the fall Tapestry session (5 Somali, 1 South Sudanese). 11 of the 17 participants received transportation support for both sessions to remove barriers to participation. 16 of the 17 participants were provided interpretation support to ensure access to learning and cross-cultural communications. 6 North Mankato immigrant/refugee participants received one-to-one bilingual follow up home management mentoring after completion of the class.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		67,602	52,550

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

All investments were made within the City of North Mankato.

Leveraging

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

No additional resources were leveraged by federal funds in 2015.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	4
Number of households supported through Acquisition of Existing Units	0	0
Total	4	4

Table 6 – Number of Households Supported

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

The City of North Mankato met it's anticipated goal that four (4) LMI households will benefit from the Housing Rehabilitation program.

Discuss how these outcomes will impact future annual action plans.

The City of North Mankato will keep accurate records of items relating to affordable housing. The City will consider actions taken to eliminate barriers to affordable housing and plans to ensure fair housing opportunities in the future.

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

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	4	0
Moderate-income	0	0
Total	4	0

Table 7 – Number of Persons Served

Narrative Information

Loans were granted to four (4) low-income households for the housing rehabilitation program.

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

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

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

Continued coordination with the Family Homeless Prevention and Assistance Program (FHPAP), which is designed to consider efforts of other organizations in the area to ensure providing appropriate and non-duplicative services to those in need.

Addressing the emergency shelter and transitional housing needs of homeless persons

Remaining in contact with Nicollet and Blue Earth County Human Services, FHPAP, and SCMMCHRA and addressing transitional housing needs when appropriate.

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

Continued support and coordination with Nicollet and Blue Earth County Human Services, participation in the Tapestry Program, Support from SCMMHRA, continuing to provide housing rehabilitation funds to low income individuals.

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

Continued support and cooperation with regional public housing programs.

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

Actions taken to address the needs of public housing

No actions have been taken in 2015 to address the needs of public housing.

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

North Mankato is partnering with Minnesota Housing to make resources available to first time homebuyers. Homebuyers can take advantage of these resources through the Minnesota Housing Start Up loan program, which offers fixed interest rates and three down payment and closing cost loan options to eligible borrowers. The program's home price limit in North Mankato is \$237,031.

Actions taken to provide assistance to troubled PHAs

NA

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

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

The City of North Mankato has worked to reduce these barriers in a variety of ways:

- Help finance the Minnesota Valley Action Council's housing and education programs
- Apply for annual funding from the Minnesota Housing Finance Agency to provide assistance
- The use of North Mankato grant money when available to provide down payment and closing cost assistance
- Reduce minimum lot sizes to help accommodate new affordable housing construction
- Allow for flexible setbacks for affordable housing projects

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

The City of North Mankato provided support for immigrant integration through direct funding assistance toward the Tapestry Program.

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

Through the housing rehabilitation program, lead-based paint hazards were addressed in four (4) homes.

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

The City of North Mankato has addressed poverty as part of the Consolidated Plan. The City has a goal enhancing job creation and economic development to reduce poverty by fostering economic development that is diverse and strong for the foreseeable future. Working with the workforce development center and providing financial opportunities, creation of high quality jobs, job training, and entrepreneurial services, poverty is combated. The Head Start program is another community program and has a long-term beneficial effect on reducing crime and poverty and improving education.

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

NA

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

NA

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

North Mankato is a growing community that focuses on affordable and fair housing. Due to high infrastructure costs and lack of state and federal funding to assist in development, providing affordable housing and ensuring fair housing is a difficult and complex task. It is of high priority to the City however, and all accommodations are made to provide the most effective and efficient affordable and fair housing opportunities possible.

CR-40 - Monitoring 91.220 and 91.230

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

Recipients of Community Development Block Grant (CDBG) funds are required to complete an agreement with the City of North Mankato. This agreement outlines the amount of funding received, the guidelines and requirements necessary for use of the funds, and the process for review and monitoring. Each payment request is reviewed individually as the recipient submits for payment.

The Community Development and Finance Departments of the City of North Mankato are responsible for monitoring all recipients of CDBG funding. Monitoring standards include annual record keeping, program income, fair housing standards, labor standards, and ensuring HUD's National objectives are met (benefiting low-and moderate-income persons, aiding the prevention or elimination of slums and blight, or meeting community development needs having particular urgency because existing conditions pose a serious and immediate threat). For public improvement projects, the City will monitor bonding, insurance, and related requirements. All projects will be evaluated with the City's Consolidated Plan to ensure compliance with the goals and strategies identified. Each contract will allow for on-site inspections to ensure long-term regulations and housing codes are being met.

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

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

On September 6, 2015 a public hearing was set to be held September 19, 2015, to present the CAPER.

CR-45 - CDBG 91.520(c)

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

No changes have been made to North Mankato's program objectives.

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

No.