



# Community Development Block Grant (CDBG)

## 2020 - 2024 Consolidated Plan & 2020 Annual Action Plan

City of Manhattan  
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# Executive Summary

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

### 1. Introduction

In 2010, U.S. Department of Housing and Urban Development's (HUD) identified the City of Manhattan as an Entitlement community under the Community Development Block Grant (CDBG) Program. In order to comply with CDBG Entitlement requirements, the City of Manhattan prepared, approved and submitted a Consolidated Plan for 2010 - 2014, which HUD requires updating every five years. The City subsequently updated the Plan for Program years 2015 - 2019.

This Plan for 2020 - 2024 fulfills the City of Manhattan's CDBG application to HUD. It contains a Strategic Plan describing the goals the City will focus on for the next 5 years, an Annual Plan that describes specifically the projects and budgets for which the yearly allocation will be used, and the Citizen Participation Plan; and an Analysis of Impediments to Fair Housing. The Plan also allows for the possibility of third party requests for Section 108 Funding.

The City of Manhattan's 2020-2024 Consolidated Plan is the third Consolidated Plan and includes the 5-year Strategic Plan period beginning July 1, 2020 and ending on June 30, 2025, and the 2020 Annual Plan beginning on July 1, 2020 and ending June 30, 2021.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

HUD determines the annual allocation of CDBG funds by using a formula comprised of several measures of community need including, the extent of poverty, population, housing overcrowding, age of housing, population growth lag in relationship to other metropolitan areas, and area median income. Through citizen participation, public hearings, and consultations with various organizations, groups, and agencies, the City has determined that the five overall objectives for meeting the identified housing and community development needs between 2020 and 2024 are:

1. Sustain affordable housing opportunities by preserving the existing housing stock and supporting the creation of affordable permanent housing in standard condition.
2. Improve the livability and safety of neighborhoods through public facility and infrastructure improvements.
3. Support actions that create or improve access and improve the quality of life for low- and moderate-income residents.
4. Support public services that meet the needs of low- and moderate-income persons and families.
5. Support activities that create and sustain employment and quality jobs.

### 3. Evaluation of past performance

In past 11 years as an Entitlement Community under the Community Development Block Grant (CDBG) Program, the City's annual allocation has averaged \$589,101. The City has had no difficulty identifying

project uses for funds during the duration of the current Plan, and expects no funds will remain once projects are completed. The City has used its annual allocations for Public Facility and Infrastructure projects that include park improvements, street improvements, sidewalks and ADA improvements, as well as renovations to public facilities, and non-profit agencies' facilities that aided persons who were low- and moderate-income, elderly, disabled, homebound, homeless, and/or abused. The City expended funds on Low-Income Housing preservation through a comprehensive housing rehabilitation program; and an emergency and accessibility repair program for single family homes and mobile homes. The City also provided support for Public Services agencies that addressed mental health needs, housing and budget counseling needs, civil legal service needs, homelessness prevention, and services for abused Children.

The City has achieved 4 of the 5 objectives in the Strategic Plan through the application of annual allocations. Unfortunately, no opportunity to support activities that create or sustain employment and jobs has presented itself, however the City will maintain this objective in the "2020-2024 Consolidated Plan".

The City has been diligent in complying with National Goals and Objectives, and the City's use of funds to date has served 100% of LMI persons and households.

#### **4. Summary of citizen participation process and consultation process**

Manhattan's citizen participation process involves citizens in decisions that directly affect their lives. The Citizen Participation Plan (CPP) encourages full and proper citizen participation at all stages of the planning process. The process designates the structure, procedures, roles and policies for program participants, and is consistent with federal requirements for the Community Development Block Grant Program, in the event of federally declared disasters, and the Section 108 Loan Guarantee Program. The City also has developed a social media policy that outlines rules for social media interactions, and has instituted the use of an on-line suggestion box, and mines residents' input from Facebook and Twitter.

The City's Citizen Participation Plan (CPP) identifies five objectives (identified in section PR-15), to use to promote community involvement in the planning process. As part of the CPP process for the 2020 - 2024 Plan, the City established an on-line suggestion box, issued a press release, utilized extensive social media notifications, and mined the City's Facebook and Twitter accounts for input and comments regarding the CDBG Program. The City also held a public meeting on November 7, 2019, during the planning phase of the Consolidated Plan, one person attended, however 23 residents provided suggestions through the on-line suggestion box, and another 14 commented on needs via Facebook and Twitter. The City combined these suggestions with those from local agencies to develop broad categories of projects that the City should address. The broad projects are categorized as:

- Administration and Planning,
- Housing Rehabilitation,
- Public Services,
- Public Facilities an Infrastructure,
- Economic Development

In the first 10 years as an Entitlement Community, the City had identified Economic Development as a fifth Project, however, no proposals for Economic Development projects developed. Some residents suggested dropping it as a Project during the Public Input process. After careful consideration, the City will maintain the Project as an objective, however will only use it as third-party gap financing through

the Section 108 program in support of a private job creating or preservation initiative, as the City has other dedicated funding mechanisms for Economic Development with far more flexibility, separate from CDBG.

Due to the Coronavirus Pandemic, City administration presented the draft 2020 - 2024 Consolidated Plan to the Manhattan City Commission during a legislative meeting on April that was televised on the local cable channel, and live streamed on the City's website. This meeting was also recorded and posted on the website for later viewing, and is available as part of the City Commission Record. The Consolidated Plan was posted on the City's website, and an on-line comment form was made available for 30 days. The City provided a link to the Consolidated Plan for the Public Library to publish on its website and made the document downloadable for citizens. The City promoted review and comment from the public through social media and the local paper to provide two opportunities for public comment. City Administration requested the City Commission conduct a public hearing and provide authorization to submit the final plan to HUD at the May 5, 2020 legislative session. The City accepted comments and answered questions during the 30-day public review period. No additional comments came following the public hearing.

## **5. Summary of public comments**

The following are suggestions and comments received from Manhattan residents during the planning phase for the Consolidated Plan, and are a compilation of the input received from all sources, including consultation meetings with key service agencies. Residents and agencies provided suggestions throughout the planning and consultation process and the review process. The City will revisit these suggestions during planning for each program year in the 2020-2024 Consolidated Plan, as well as seek new input each year. The Appendix section of the Plan includes a list of all suggestions. The comments are grouped in three broad categories as follows:

**Strategic Plan Goals:** Suggestion included keeping the five goals previously identified for the next 5 years; add a goal about historic preservation; remove economic development as a goal; add a goal about expanding transportation to connect people to services; and provide affordable/suitable/workforce housing; increase rates of pay.

**Public Services Goals:** Suggestions broadly supported expansion of ATA bus routes and service hours; support affordable childcare for low-income persons; support Mental Health Services; conduct rental inspections; enforce a housing quality standard; subsidize taxi service for the needy, pay for Uber services when transporting clients to providers.

**Projects Goals:** Improve connectivity to underserved areas of the City to expand available options. Improve/add sidewalks and trails for pedestrians and bicyclists in underserved areas of the community and locations lacking necessary connectivity. Improve amenities, services, and ADA access at public facilities; expand or provide new public facilities such as a substance-abuse recovery facility or expand the new mental health stabilization center; provide a housing rehabilitation program; create or support a housing program for "hard to house" persons. No suggestions were received for an Economic Development project.

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

City Administration reviewed all comments, questions, and suggestions, even if they were not CDBG eligible. City personnel answered questions directly, or in coordination with the City's Public Information Officer, who responds to social media posts. City personnel forwarded CDBG ineligible project

suggestions to the appropriate City departments for consideration of inclusion in the City's current and future Capital Improvements Program.

## **7. Summary**

The City will continually strive to address the greatest needs as identified by residents of Manhattan and public services agencies, and through consultations with key stakeholders and City staff.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MANHATTAN, KS	
CDBG Administrator	MANHATTAN	Community Development

Table 1 – Responsible Agencies

### Narrative

The City of Manhattan's Community Development Department will be the lead agency to oversee the development of the Consolidated Plan and administer all projects and programs covered by each year's Annual Plan projects and activities and any Private/Third Party Section 108 Loan Guarantee applications.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City began consultations with key stakeholders early in the 2019 CDBG grant year to determine the needs that it should address in the “2020-2024 Consolidated Plan”. City Staff held consultation meetings with meetings with 17 local and regional agencies and presented at three group meetings in the effort to identify the most important needs for the City of Manhattan.

#### **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(I)).**

Every month, multiple agencies that provide services to Manhattan and area citizens meet to discuss and coordinate activities at the Riley County Council on Social Services. Representatives discuss needs and provide feedback to members and network for greater efficiency. Additionally, the City of Manhattan funds Social Services agencies through local taxes to address issues related to the needs of Low to Moderate Income (LMI) persons and families. Member agencies provide services to seniors, children, abused children and adults, domestic violence victims, the homeless, mentally ill, or provide other support or legal advice to LMI residents. For 2020, the City Commission provided \$477,677 in local funds to eleven agencies based on recommendations from the Social Services Advisory Board (SSAB), a member group of citizen volunteers.

The City collaborated with the Manhattan Housing Authority (MHA) on a HUD Capital Fund Emergency Grant to remove mold and asbestos from Apartment Towers, the oldest low-income public housing structure in Manhattan. As rehabilitation of the facility progressed, contractors discovered issues with the building’s plumbing and sewer line under the building. The City provided a \$1 million bond to the MHA to address these additional issues. By 2027, the City’s Risk Reduction Office will require Apartment Towers to be fire sprinkled and the City plans to collaborate through use of CDBG funds to assist with engineering design towards that effort. The City also waived permit and building fees for the Manhattan Area Housing Partnership, Inc. (MAHP), a local Certified Housing Development Organization (CHDO) that has secured funding to build additional affordable housing within the City limits. In 2019, the MAHP secured funding to build an additional 36 low income senior housing units on land that the City purchased at a tax sale and donated to the MAHP for this purpose.

#### **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**

The City is part of the Kansas Balance of State Continuum of Care (CoC) and coordinates with the Kansas Housing Resources Corporation (KHRC) to administer and monitor state-operated Emergency Solutions Grant funds. ESG funds are “passed through” to the Manhattan Emergency Shelter, Inc. (MESI), and the Crisis Center, which are the main providers of homeless emergency shelter in Manhattan.

MESI operates the Caroline Peine Transitional Shelter, which offers 47 beds of emergency shelter for homeless men, women, and families, offers placement in permanent supportive housing, and homeless rental assistance either to decrease the current length of homelessness, or to prevent a family from becoming homeless and entering shelter. MESI does not set aside specific beds in the shelter for the

chronically homeless, but houses them as needed, and also houses individuals through a CoC Program called the Opportunities Program.

The Crisis Center provides domestic violence emergency shelter and case management services. The Crisis Center currently provides 26 beds for women and their children who are homeless due to abusive situations. In 2018, the City utilized CDBG planning funds to contract for a study to determine needs and develop concept plans that the Crisis Center is using to raise funds to build a new, higher capacity shelter. It hopes to begin final design and construction in 2020 or 2021.

In the past, the now disbanded Affordable Housing Task Force identified two priority needs for the City of Manhattan that continue to guide the City's activities to address homelessness:

- Support the expansion of the homeless service system to include homeless prevention and re-housing programs, and supportive housing programs for the disabled and families
- Promote collaboration among service providers, including public housing agencies, to improve access to affordable housing and expansion of supportive services.

A new committee, "Everybody Counts", formed to function in the same way the Task Force did and provide the same input for the community. This new group looked at homelessness and poverty issues, and continues to offer an annual event to homeless and low-income residents every year.

In 2018, the Flint Hills Community Care Team (CCT) formed to provide person-centered care, to improve outcomes for the most vulnerable members of the community by developing wrap-around services using multi-agency partnerships and care coordination. The CCT identifies the highest need individuals through their patterns of utilization of crisis/emergency services, hospital admission or other compelling indicators of vulnerability. The CCT optimizes services' availability to patients/clients through integrated and synchronized patient-centered care, delivered, through multi-agency partnerships and care planning, and coordinates with other providers and social service agencies whom the client may be engaged with, or could receive services.

In February 2020, the Manhattan City Commission authorized funding for Community Development to undertake a comprehensive housing market analysis and policy strategy to determine housing needs for Manhattan residents that is appropriate in size, type, quality, price range and general location. The Housing study will develop a comprehensive policy document that includes strategies, policies, projects and action programs to address these needs. The process will investigate housing issues such as basic needs for homeless, elderly, special needs populations, and transitional housing; and assess the regional housing market and community growth trends, and affordability and equity issues. The study will also examine existing City policies and codes that may enhance or inhibit the variety of housing stock.

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

The City of Manhattan does not receive Entitlement ESG funds; however, it coordinates with the Kansas Housing Resources Corporation (KHRC) to submit agency applications, and administer and monitor state pass-through Emergency Solutions Grant funds. The KHRC monitored the City in 2018 and found the City complies with KHRC ESG Program Rules.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities:**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	MANHATTAN EMERGENCY SHELTER
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-homeless Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy Homelessness Prevention
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration met with the Director and the Finance Officer of the Manhattan Emergency Shelter, Inc. at the Caroline Peine Transitional Shelter. The City will continue to collaborate with MESI on Emergency Solutions Grant (ESG) Programs.
2	<b>Agency/Group/Organization</b>	MANHATTAN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration met with the Executive Director and discussed the needs for affordable housing in the City. The City is collaborating with the MHA to improve the quality and supply of affordable housing and co-hosting the Annual Fair Housing Seminar.
3	<b>Agency/Group/Organization</b>	Riley County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Health Needs for LMI persons
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration met with the Director at the Riley County Health Department. The Riley County Health Department provides a variety of services to residents and families in the City and throughout Riley County, including hosting the Community Care Team. The Director indicated that her agency could identify homes where issues with lead may occur, and development of affordable childcare options for LMI families remains a top priority.
4	<b>Agency/Group/Organization</b>	Sunflower CASA Project, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration met with the Director at Sunflower CASA in regards to children who are victims of abuse or neglect. The City and Sunflower CASA will continue to work together on identified projects assisting children.
5	<b>Agency/Group/Organization</b>	Manhattan Area Housing Partnership, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Certified Housing Development Organization Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration met with the Director of the Manhattan Area Housing Partnership, Inc. (MAHP), which provides low income tax credit housing, and provides services to clients who are disabled.
6	<b>Agency/Group/Organization</b>	Crisis Center, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration met with the Director of the Crisis Center in Manhattan to determine the housing and other needs for victims of domestic violence. The City will continue to support the Crisis Center through various means, such as utilizing CDBG Planning funds to develop concept designs for a new shelter.
7	<b>Agency/Group/Organization</b>	HOUSING & CREDIT COUNSELING, INC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Service-Fair Housing Regional organization Consumer Credit Counseling
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy HUD Certified Housing Counseling
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCCI was consulted via conference call and e-mail. HCCI counseling and education is key to homeless prevention and anti-poverty strategies. The City will continue to support HCCIs efforts to assist local residents on issues involving consumer credit, tenant and landlord issues, and work with them to educate tenants, Landlords, Bankers and Realtors on Fair Housing issues.
8	<b>Agency/Group/Organization</b>	KANSAS LEGAL SERVICES INC
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Employment Service-Fair Housing Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration met with the Director of Kansas Legal Services, Inc. (KLS) Manhattan office to coordinate for projects on services and advice to LMI residents regarding matters that might be tried in civil court.

9	<b>Agency/Group/Organization</b>	Flint Hills Area Transportation Agency
	<b>Agency/Group/Organization Type</b>	Regional organization Services-Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Transportation Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration met with the Director of the Flint Hills Area Transportation Agency to discuss and identify the transportation needs and solutions for low income areas and clients, and coordination of services with other agencies.
10	<b>Agency/Group/Organization</b>	Pawnee Mental Health Services, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities Services-Health Services - Victims Health Agency Publicly Funded Institution/System of Care Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration consulted with the Pawnee Mental Health staff via a variety of means. Pawnee provides a variety of services to individuals requiring assistance because of mental health issues.
11	<b>Agency/Group/Organization</b>	Manhattan-Ogden USD 383
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education Publicly Funded Institution/System of Care State Public School District Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration consulted with USD 383 staff via various means. USD 383 provides a variety of services to unaccompanied youth and families in transition that require assistance.
12	<b>Agency/Group/Organization</b>	Riley County Community Corrections
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy needs - persons leaving incarceration
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration consulted with the Riley County Community Corrections (RCCC) Director in an in person meeting. RCCC provides a variety of services to residents in the City and throughout Riley County that are leaving incarceration, and was most interested in developing affordable housing that will accept persons convicted of crimes.
13	<b>Agency/Group/Organization</b>	Manhattan Area Habitat For Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Regional organization Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Low Income Housing Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Manhattan Area Habitat for Humanity (MAHFH) is a branch of the Topeka Habitat For Humanity. City Administration began consultation in 2018 with MAHFH via email and face-to-face with the local Director when MAHFH began providing volunteer assistance to complete low cost, non-specialized housing rehab services to clients with projects that are usually less than \$500. The City refers clients to MAHFH on rehab projects too small for CDBG funding, and MAHFH refers clients to the City when the projects are large and complex, or involve lead and/or asbestos abatement. MAHFH also constructs housing for qualified Low income families, on a case by case basis.

14	<b>Agency/Group/Organization</b>	Riley County Police Department
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Child Welfare Agency Agency - Emergency Management Publicly Funded Institution/System of Care Other government - County First Responders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration consulted with Riley County Police Department representatives to identify the typical issues officers encounter when dealing with homeless individuals, abused spouses/children, special needs populations, and other issues and causes of poverty. The RCPD collaborates with many area agencies to resolve issues in the City and County. The City provided CDBG housing rehab fliers for officers to hand out if they encounter citizens who may need assistance through that program.
15	<b>Agency/Group/Organization</b>	Flint Hills Breadbasket
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Needs for people living in poverty

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration consulted with the Breadbasket staff via email, phone, and in-person meetings. The Breadbasket provides food resources to people living in poverty and provides referrals to other service agencies based on household needs. The City has been in discussions with the breadbasket to utilize CDBG funds to relocate a large outdoor cooler out of the parking lot and closer to the facility.
16	<b>Agency/Group/Organization</b>	Big Lakes Developmental Center, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-Health Services-Education Services-Employment Regional organization Adult day care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration consulted with the Big Lake Development President in an in-person meeting. Big Lakes provides housing and other services to persons with intellectual disabilities. The President was most interested in developing additional housing for their clients.
17	<b>Agency/Group/Organization</b>	Flint Hills Community Clinic
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Flint Hills Community Clinic is a private non-profit that provide health care to persons in poverty who are without health insurance. The acting director met in a meeting to discuss current and future needs and provided an assessment of current issues and needs related to poverty and health.
18	<b>Agency/Group/Organization</b>	Manhattan Area Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Employment Business and Civic Leaders Workforce Advisory Board
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Manhattan Area Chamber of Commerce was contacted via email regarding area employment and affordable housing options for the local workforce.
19	<b>Agency/Group/Organization</b>	Greater Manhattan Community Foundation
	<b>Agency/Group/Organization Type</b>	Local Grant-making Foundation Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Administration consulted with the Greater Manhattan Community Foundation at an in-person meeting at their offices, regarding ways to collaborateto meet the needs of the Manhattan Community.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City consulted with all relevant agencies involved in implementing the Consolidated Plan and Annual Action Plan.

**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	Kansas Statewide Homeless Coalition	The Kansas Statewide Homeless Coalition (KSHC) Balance of State (BoS) manages the Continuum of Care (CoC) for the 101 counties that do not have Entitlement status. The City consulted the Director of MESI, who is the Riley County CoC contact, to identify issues and to ensure consistency with the Strategic Plan.
Manhattan Urban Area Comprehensive Plan	City of Manhattan	The Comprehensive Plan was last updated in 2015 and guides land use, growth management and development in the Manhattan area, and was developed through a joint planning initiative with Riley County and Pottawatomie County. The study area is 93 square miles and identifies new and expanded growth areas in the two counties, as well as potential redevelopment areas within the City. The process also included an update to the 2000 Manhattan Area Transportation Strategy (MATS), which focuses on a broad range of multi-model transportation issues. This plan is reviewed annually and amended as needed, such as incorporating the new Bicycle - Pedestrian Systems Plan, which addresses multi-model needs at a finer scale than MATS.
Manhattan Housing Authority Five Year Plan	Manhattan Housing Authority	The Manhattan Housing Authority is the local public housing agency designated by HUD. The City consulted with the MHA director to assess public housing issues, needs and opportunities.
2019 Community Needs Assessment for Riley County	Wichita State Uni. Community Engagement Institute, coordinated by the Flint Hills Wellness Coalition	The 2019 Community Needs Assessment was designed to gain insight from the community for planning and community improvements in eleven different topic areas that included mental and physical health, social issues, children and youth, aging, housing, transportation, infrastructure, and others.
Multi-Hazard, Multi-Jurisdictional Mitigation Plan	Riley Co. Emergency Management, Pottawatomie Emergency Management, and Manhattan City Departments	This is the Hazard Mitigation Plan for Homeland Security Region 1 in Kansas to address coordination in the event of a disaster. The City, Riley and Pottawatomie Counties with other local, state and federal agencies are undertaking a review of procedures to follow, in the event of a Federally declared disaster to determine the most efficient responses to Urgent Needs.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City coordinates with the Kansas Housing Resources Corporation on the Emergency Solutions Grant Program for MESI and the Crisis Center. On an ongoing basis, the City collaborates as needed with the Manhattan Housing Authority, the Manhattan Emergency Shelter, Inc., the Riley County Council of Social Service Agencies (RCCSSA) and the Manhattan Social Services Advisory Board (SSAB) to identify the greatest needs and achieve the broad goals identified in the Consolidated Plan. Other City Departments, such as the Parks and Recreation Department, the Fire Department and the Public Works Department assist in identifying public facility needs that the City should address in LMI neighborhoods. The City coordinates with various Riley County and Pottawatomie County departments, as needed, regarding issues of coordination on development, resources, policy and emergency management.

**Narrative (optional):**

The City identifies needs and receives suggestions from the public, local agencies, non-profits and local neighborhood groups; and participated in a two-year long citizen engagement initiative called “Community Solution to Affordable Housing” that was facilitated by the Institute for Civic Discourse and Democracy at Kansas State University, and utilized its findings in developing the Consolidated Plan. The City collects these needs identified by various community groups on an ongoing basis and transforms them as applicable into projects either in the City’s Capital Improvements Plan, or at the beginning of each CDBG Plan year. The City identifies needs and receives suggestions from the public, local agencies, non-profits and local neighborhood groups; and participated in a two-year long citizen engagement initiative called “Community Solution to Affordable Housing” that was facilitated by the Institute for Civic Discourse and Democracy at Kansas State University, and utilized its findings in developing the Consolidated Plan. The City collects these needs identified by various community groups on an ongoing basis and transforms them as applicable into projects either in the City’s Capital Improvements Plan, or at the beginning of each CDBG Plan year.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

Manhattan’s Citizen Participation Plan (CPP) encourages and ensures full and proper participation of residents at all stages of the Consolidated Plan process. To achieve the purposes of the CPP, five objectives guide the basic standards by which the City measures proper citizen participation, and are consistent with federal requirements for the Community Development Block Grant Program and the Section 108 Loan Guarantee Program. The City will:

- Provide for and encourage citizen participation, with particular emphasis on participation by persons of low- and moderate-income, including non-English speaking residents.
- Provide citizens with reasonable and timely access to local meetings, information and records.
- Provide for public hearings to obtain citizen’s views and to respond to questions at all stages of the consolidated planning process.
- Provide for technical assistance to groups representative of persons of low-and moderate income that request assistance in developing proposals.
- Provide for a timely written answer to written complaints and grievances regarding the Consolidated Plan.

The City’s annual review process includes a public meeting held during the planning phase of each grant year, a public meeting held once the draft plan is completed but before it is submitted to the City Commission for approval, and a review the Consolidated Annual Performance Evaluation Report (CAPER) each year. The City uses an online Electronic Suggestion Box that residents can use to submit ideas, and utilizes Facebook and other social media platforms to monitor comments regarding issues. The City will hold a Public Meeting to discuss any Section 108 applications and the accompanying project receiving it, and any Substantial Amendment that are required to Consolidated or Annual Plans. The City provides review meetings for complex projects to gain public insight before a project starts.

The City notifies the public of meetings through a variety of means including social media, newspaper ads, news releases, the City's TV channel, "In Touch" and “Next Door” systems and/or local radio interviews. The City posts all documents on the City's website and provides physical copies of documents to the Manhattan Public Library. The City also makes copies available to residents upon request.

The City used the guidelines identified above to involve residents in the planning process. The City accepted suggestions all year long, and actively promoted a public input period during the planning phase that began October 27, 2019, and ended December 16th. The City held a public input meeting on November 7, 2019, and one citizen attended. The Suggestion Box garnered comments from 29 residents, and another

14 residents made project comments on Facebook. The City combined all suggestion received during local agency consultations with the projects suggested by Manhattan residents to identify projects that the City should address.

The completed draft was presented to the City Commission at a televised and live-streamed legislative session on April 7, 2020, that replaced the public meeting to discuss the proposed 2020-2024 Consolidate Plan and 2020 Annual Action Plan, due to the Pandemic and mandatory public gathering restrictions. The City notified the public of the meeting through the previously mentioned means, and again provided an on-line public comment form. The City posted all documents on its website, and provided a web-link for the Library to post on its website. The documents were downloadable as City Hall and the Library were closed per Pandemic precautionary measures. During the 30-day Public Review period, the City received one comment regarding a correction, and questions about consultations held with the School District. No comments were received after the Public Hearing on May 5th.

**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 Meeting	Non-targeted/broad community  Residents of Public and Assisted Housing	The City held a Public Input Meeting on November 7, 2019, which 1 person attended.	The City received No Comments. The attendee took a suggestion form home, but never returned it.	No Comments received from the meeting.	
2	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	1 person	Same as Above	Same as Above	

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)
3	Internet Outreach-Suggestion box	Non-English Speaking - Specify other language: City's website provides for multiple language translations  Non-targeted/broad community	29 Residents provided Suggestions	Suggestion included issues addressing Public Services, Infrastructure needs, transportation and housing.	All comments accepted	
4	Internet Outreach-Suggestion box	Non-targeted/broad community	14 people commented	Same as above	All Comments accepted	
5	Internet Outreach-Suggestion box	Non-targeted/broad community  Residents of Public and Assisted Housing	The City held a Public Review on the proposed 2020-2024 Consolidated Plan and 2020 Annual Action Plan during the televised and live-streamed April 7, 2020 legislative City Commission meeting. Due to the pandemic, it was conducted virtually. Residents were able to watch from their homes on TV, live-streamed, and /or following the meeting from the web video.	Questions regarded the Consultations, financing, infrastructure issues, the City's Share, the timeline, and the application process in general.	All Comments were accepted	<a href="https://boxcast.tv/channel/uit4zpviaoueycatomj5">https://boxcast.tv/channel/uit4zpviaoueycatomj5</a>

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)
6	Internet Outreach-Suggestion box	Non-English Speaking - Specify other language: City's website provides for multiple translations  Non-targeted/broad community	The meeting was televised; there is no information on the number of viewers	1 comment was received regarding a correction	All comments accepted	
7	Internet Outreach-Suggestion box	Non-targeted/broad community	The City Commission held a televised virtual Public Hearing on May 5, 2020, prior to authorizing submission of the Plans to HUD. Residents were able to watch it from their homes on the local TV channel, live-streamed, and/or following the meeting from the web video.	No Comments were received during the meeting or in the 5 days that followed.	Not Applicable	<a href="https://boxcast.tv/channel/uit4zpviaoueycatomj5">https://boxcast.tv/channel/uit4zpviaoueycatomj5</a>
8	Internet Outreach-Suggestion box	Non-English Speaking - Specify other language: City's website provides for multiple translations  Non-targeted/broad community	Unknown, the effort was made to make residents aware of the televised meeting announced above.	No comments were received	Not Applicable	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Through citizen participation, public hearings, consultations, and data review, the identified housing needs between 2020 and 2024 will revolve mostly around availability of affordable units. Since 2017, the population of Manhattan has seen a slight decrease. Many factors contribute to the population change, including deployments from Fort Riley, and lower on-campus enrollment and improvements to Kansas State University's on-line degree offerings. Past unaffordable rent-rates contributed to the local workforce choosing more affordable areas outside the City, which may be another factor in recent population declines. Of all issues related to housing, cost and the associated cost burden is the greatest obstacle that residents must overcome.

ACS data estimates that Manhattan has 23,440 housing units, of which 3,001 (12.80%) are vacant. The percentage of Tenant-Occupied units has been relatively steady at 61.3%, with Owner Occupied housing units at 38.7%. The ACS 2018 data estimates the Rental Unit vacancy rate at 10.5%, which is an increase that reflects the impact of all of these factors.

The average household size for renters is 2.34 persons and 2.53 persons for homeowners. The average household size in Manhattan is 2.41 for all households, and 2.93 for all families.

The most recent (ACS 2018) data on tenant-occupied units estimates that there are 12,524 occupied rental units in Manhattan. Of all renters, 54.1% are paying more than 30% of their income for housing costs. A little over half (56%) of rental units were affordable to people earning between 50% and 80% of Median Income (i.e. low-income persons), with the availability of affordable units decreasing even more for persons who are very low and extremely low income.

Owner-occupied units are estimated at 7,915 with 4,919 (62.1%) of those having a mortgage. In 2013, 24% of homeowners with a mortgage, and 13% of homeowners without a mortgage were paying more than 30% of their incomes towards housing costs. According to the ACS 2018, 22.6% of homeowners with a mortgage are paying more than 30% towards housing costs; and 10.1% homeowners without a mortgage are paying more than 30% of their income for housing costs. The Median Price for a home in Manhattan in 2019 was \$213,750; and has fluctuated yearly depending on demand, and the vacancy rate for owner-occupied homes was 1.3%.

The upward trend in rental-unit vacancy rates, along with the lower vacancy rate for owner-occupied housing units may reflect demand for both rental units that are affordable to lower income earners, as well as tight supply of owner-occupied housing that is affordable to families earning a median income. The City Commission has recently authorized Community Development to undertake a study of housing conditions, suitability and gaps, as well as an examination of codes and ordinances that may contribute to housing cost, in order to develop effective policies and strategies to address the full range of the city's housing needs on an ongoing basis.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Generally, community housing needs relate to affordability. While rents in the city of Manhattan are 9% below those of its peers, the average rate of pay is 23% below that of its peers, and demand for housing that is affordable for low- and moderate- income persons exceeds the supply. The lack of housing affordability at the wages paid in Manhattan has contributed to a workforce that lives outside of the City limits and commutes to jobs in Manhattan. The vacancy rate has crept up, as has the percentage of units that are overcrowded as households have begun to share more units.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	52,281	55,770	7%
Households	18,111	20,720	14%
Median Income	\$35,116.00	\$43,104.00	23%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Recent History of Fair Market Rents By Unit Bedrooms					
FMR Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2015	\$ 586	\$ 590	\$ 776	\$ 1,118	\$ 1,374
FY 2016	\$ 688	\$ 692	\$ 912	\$ 1,329	\$ 1,590
FY 2017	\$ 627	\$ 631	\$ 837	\$ 1,210	\$ 1,471
FY 2018	\$ 762	\$ 767	\$ 1,014	\$ 1,463	\$ 1,779
FY 2019	\$ 722	\$ 727	\$ 944	\$ 1,330	\$ 1,658
FY 2020	\$ 752	\$ 757	\$ 969	\$ 1,334	\$ 1,701

#### Recent FMR rates

#### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,900	2,090	4,145	1,830	8,740
Small Family Households	425	590	1,385	835	4,245
Large Family Households	20	4	50	75	435
Household contains at least one person 62-74 years of age	85	125	295	190	1,435
Household contains at least one person age 75 or older	180	220	175	90	705
Households with one or more children 6 years old or younger	229	335	410	415	939

**Table 6 - Total Households Table**

Data Source: 2011-2015 CHAS

<b>Table 6 Assessment</b>	<b>Percentage of Households by Type and Income</b>						
<b>Household Earnings</b>	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>	<b>Percentage of All Households by type</b>	<b>Percentage by type that are LMI</b>
<b>Total Households</b>	<b>18.84%</b>	<b>10.09%</b>	<b>20.02%</b>	<b>8.84%</b>	<b>42.21%</b>	<b>100.00%</b>	<b>48.95%</b>
Small Family Households	5.68%	7.89%	18.52%	11.16%	56.75%	36.13%	32.09%
Large Family Households	3.42%	0.68%	8.56%	12.84%	74.49%	2.82%	12.67%
Household contains at least one person 62-74 years of age	3.99%	5.87%	13.85%	8.92%	67.37%	10.29%	23.71%
Household contains at least one person age 75 or older	13.14%	16.06%	12.77%	6.57%	51.46%	6.62%	41.97%
Households with one or more children 6 years old or younger	9.84%	14.39%	17.61%	17.83%	40.34%	11.24%	41.84%

**Percentage of Households by Type and Income**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	95	40	90	4	229	60	20	0	0	80
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	450	130	515	90	1,185	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	45	25	4	139	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	2,270	540	80	0	2,890	210	125	80	0	415
Housing cost burden greater than 30% of income (and none of the above problems)	50	690	1,055	270	2,065	20	150	285	125	580
Zero/negative Income (and none of the above problems)	480	0	0	0	480	35	0	0	0	35

**Table 7 – Housing Problems Table**

Data Source: 2011-2015 CHAS

<b>Substandard Housing – Lacking complete plumbing or kitchen facilities &amp; cost burden</b>						
<b>Table 7 Assessment -Renters</b>	<b>Percentage of Housing Problems by Renter AMI</b>					
	<b>0-30% AMI</b>	<b>&gt;30-50 % AMI</b>	<b>&gt;50-80 % AMI</b>	<b>&gt;80-100 % AMI</b>	<b>Percentage of All Renters</b>	<b>Percentage that are LMI Renters</b>
Substandard Housing - Lacking complete plumbing or kitchen facilities	41.48%	17.47%	39.30%	1.75%	1.80%	1.77%
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	37.97%	10.97%	43.46%	7.59%	9.34%	8.63%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	46.76%	32.37%	17.99%	2.88%	1.10%	1.06%
Housing cost burden greater than 50% of income (and none of the above problems)	78.55%	18.69%	2.77%	0.00%	22.77%	22.77%
Housing cost burden greater than 30% of income (and none of the above problems)	2.42%	33.41%	51.09%	13.08%	16.27%	14.14%
Zero/negative Income (and none of the above problems)	100.00%	0.00%	0.00%	0.00%	3.78%	3.78%
Percentage of all Renter households by type with some kind of housing problem.					55.06%	52.16%

#### Percentage of Renters with Housing Problems

<b>Substandard Housing – Lacking complete plumbing or kitchen facilities &amp; cost burden</b>						
<b>Table 7 Assessment -Renters</b>	<b>Percentage of Housing Problems by Renter AMI</b>					
	<b>0-30% AMI</b>	<b>&gt;30-50 % AMI</b>	<b>&gt;50-80 % AMI</b>	<b>&gt;80-100 % AMI</b>	<b>Percentage of All Renters</b>	<b>Percentage that are LMI Renters</b>
Substandard Housing - Lacking complete plumbing or kitchen facilities	41.48%	17.47%	39.30%	1.75%	1.80%	1.77%
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	37.97%	10.97%	43.46%	7.59%	9.34%	8.63%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	46.76%	32.37%	17.99%	2.88%	1.10%	1.06%
Housing cost burden greater than 50% of income (and none of the above problems)	78.55%	18.69%	2.77%	0.00%	22.77%	22.77%
Housing cost burden greater than 30% of income (and none of the above problems)	2.42%	33.41%	51.09%	13.08%	16.27%	14.14%
Zero/negative Income (and none of the above problems)	100.00%	0.00%	0.00%	0.00%	3.78%	3.78%
Percentage of all Renter households by type with some kind of housing problem.					55.06%	52.16%

#### Percentage of Owners with Housing Problems

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,880	755	710	100	4,445	270	145	80	0	495
Having none of four housing problems	210	935	2,595	1,225	4,965	25	255	765	505	1,550
Household has negative income, but none of the other housing problems	480	0	0	0	480	35	0	0	0	35

**Table 8 – Housing Problems 2**

Data Source: 2011-2015 CHAS

Severe Housing Problems	Percentage of Severe Housing Problems by Renter AMI						Percentage of Severe Housing Problems by Owner AMI					
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Percentage of All Renters	LMI Renters with this issue	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Percentage of All Owners	LMI Owners with this issue
Table 8 Assessment												
Having 1 or more of four housing problems	64.79%	16.99%	15.97%	2.25%	35.02%	34.23%	54.55%	29.29%	16.16%	0.00%	6.18%	6.18%
Having none of four housing problems	4.23%	18.83%	52.27%	24.67%	39.12%	29.47%	1.61%	16.45%	49.35%	32.58%	19.34%	13.04%
Household has negative income, but none of the other housing problems	100.00%	0.00%	0.00%	0.00%	3.78%	3.78%	100.00%	0.00%	0.00%	0.00%	0.44%	0.44%

**Percentage of Households with Severe Housing Problems**

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	275	385	610	1,270	65	95	130	290
Large Related	20	4	0	24	0	0	15	15

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	120	120	35	275	109	110	140	359
Other	2,240	905	975	4,120	105	70	85	260
Total need by income	2,655	1,414	1,620	5,689	279	275	370	924

**Table 9 – Cost Burden > 30%**

Data Source: 2011-2015 CHAS

Cost Burden > 30%	Percentage of Renter Households				Percentage of Owner Households				Percentage of All Households
	0-30% AMI	>30-50% AMI	>50-80% AMI	LMI Percentage of All Renters	0-30% AMI	>30-50% AMI	>50-80% AMI	LMI Percentage of All Owners	
Table 9 Assessment									
Small Related	2.17%	3.03%	4.81%	10.01%	0.81%	1.19%	1.62%	3.62%	7.53%
Large Related	0.16%	0.03%	0.00%	0.19%	0.00%	0.00%	0.19%	0.19%	0.19%
Elderly	0.95%	0.95%	0.28%	2.17%	1.36%	1.37%	1.75%	4.48%	3.06%
Other	17.65%	7.13%	7.68%	32.46%	1.31%	0.87%	1.06%	3.24%	21.15%
Total need by income	20.92%	11.14%	12.76%	44.82%	3.48%	3.43%	4.62%	11.53%	31.94%

**Percentage of Households paying greater than 30% of Income for Housing**

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	245	170	70	485	65	25	25	115
Large Related	20	0	0	20	0	0	0	0
Elderly	100	45	0	145	90	45	40	175
Other	2,215	445	45	2,705	105	55	15	175
Total need by income	2,580	660	115	3,355	260	125	80	465

**Table 10 – Cost Burden > 50%**

Data Source: 2011-2015 CHAS

Table 10 Assessment	Percentage of LMI Renter Households				Percentage of LMI Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Percentage LMI of All Renters	0-30% AMI	>30-50% AMI	>50-80% AMI	Percentage LMI of All Owners
Small Related	1.93%	1.34%	0.55%	3.82%	0.81%	0.31%	0.31%	1.44%
Large Related	0.16%	0.00%	0.00%	0.16%	0.00%	0.00%	0.00%	0.00%
Elderly	0.79%	0.35%	0.00%	1.14%	1.12%	0.56%	0.50%	2.18%
Other	17.45%	3.51%	0.35%	21.31%	1.31%	0.69%	0.19%	2.18%
Total need by income	20.33%	5.20%	0.91%	26.43%	3.24%	1.56%	1.00%	5.80%

**Percentage of Households paying greater than 50% of Income for Housing**

**5. Crowding (More than one person per room)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	54	125	340	4	523	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	460	50	280	90	880	0	0	0	0	0
Total need by income	514	175	620	94	1,403	0	0	0	0	0

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

<b>Crowding (More than one person per room) - Percentage of Renter Households</b>						
Table 11 Assessment	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Percentage of All Renters	Percentage of LMI Renters
Single family households	10.33%	23.90%	65.01%	0.76%	4.12%	4.09%
Multiple, unrelated family households	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Other, non-family households	52.27%	5.68%	31.82%	10.23%	6.93%	6.22%
Total Renters with this problem	36.64%	12.47%	44.19%	6.70%	11.05%	10.31%

**Percentage of Households experiencing Crowding**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	25	57	155	237	0	0	0	0

**Table 12 – Crowding Information – 2/2**

The estimates in table 12 is based on ACS 2015 estimate of single family households units overcrowded, in Table 11 (1 of 2) times the percentage of families in Manhattan with children under 18 (45.45%). No single family homeowners reported overcrowding.

**Data Source Comments:**

**Describe the number and type of single person households in need of housing assistance.**

The US Census considers single people occupying a dwelling by themselves as a household of one. Based on ACS 2018 estimates, the number of householders who live alone increased 12.6% to 6,821 since the 2010 Census. One-person households represent 33.4% of the estimated 20,439 occupied housing units in Manhattan, which is 5% higher than the national average. Approximately 1,285 single person households are 62 and older; 51% are male and 49% are female; disabled persons occupy an estimated 8.9% of units, and approximately 78% are white, 15% are member of a minority group and nearly 7% are Hispanic. Of all of these, over 48% of unrelated individuals 15 years of age and older, and 30.8% of individuals 18 to 64, have incomes below the poverty level.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The data for victims of stalking is available only on a statewide basis. Consultation with the Crisis Center, Manhattan’s shelter for spouses fleeing domestic violence in their homes, revealed that it serves on average 157 families per year who are in need of shelter. The Crisis Center estimates that over 1,000 individuals use the Crisis Center’s non-residential services in any given year, and most of those need some type of housing assistance.

As part of the population as a whole, the 2018 ACS estimates 9.9% of the total population will have some form of disability. The highest percentage (28.9%) of disabled persons are 65 and older, and 8.9% of people 18 to 64 years of age will have a disability.

**What are the most common housing problems?**

Availability of housing that is affordable for individuals near the median income is the single most common housing problem affecting all races and ethnicities. The high percentage of rental housing in Manhattan, over 61% of all dwelling units, is a result of the transient nature of Kansas State University students and military personnel and their families stationed at the Fort Riley Army Base. The percentage of all housing units occupied 5 years or less is 72.9%, and 35.4% have been occupied for 2 years or less. The downward trend in single-family building permits over the past several years, combined with the low vacancy rate for owner-occupied homes at 1.3%, indicates that the supply of affordable owner-occupied homes is not meeting demand.

**Are any populations/household types more affected than others by these problems?**

Female parent only households with children under five are the population/households most affected by housing costs. This group represents 37.7% of families whose income in the past 12 months was

below the poverty level. For all people 18 to 64 years of age, 30.8% of the population has income below the poverty level, and unrelated individuals 15 years and up make up 48% of people had incomes less than the poverty level.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

As part of the Kansas Balance of State (BoS) Continuum of Care (CoC), the Manhattan Emergency Shelter Inc. (MESI) is committed to creating a system that connects homeless persons and families with the appropriate services they need. Individuals at imminent risk of residing in shelters or becoming unsheltered typically experience the common factors in their lives. These include a lack of employment or employment that does not pay a living wage, housing costs at more than 30% of their income, high childcare costs, high transportation costs, high medical expenses or addiction issues; or have experienced an expensive crisis event. Single mothers with children under the age of 5 years are the most at risk.

The CoC has continued to provide HPRP assistance with an emphasis on rapid re-housing instead of homeless prevention. As a result, there is less funding for paying utilities, rent and sustenance to keep the nearly homeless housed. Local agencies, such as MESI and Shepherd's Crossing have attempted to fill the gap in the past through HPRP extension programs funded through CDBG Public Services and other agencies are able to provide limited or partial assistance for rent and utility areas.

The CoC is still committed to serving the population previously served by the Homeless Prevention and Re-housing Program (HPRP) and collaborates with communities in Kansas to fund local programs with State-Administered Emergency Solutions Grant (ESG) funds. The CoC provides numerous educational opportunities to improve the effectiveness of local agencies in providing services to persons experiencing homelessness and those at risk of becoming homeless. CoC members meet regularly to address needs and gaps in services in their regions and work towards developing plans to end homelessness in their areas.

The Kansas BoS CoC has also worked with the Veterans Administration (VA) to address the needs of homeless veterans. In the City of Manhattan, HUD Veterans Affairs Supportive Housing (VASH) assists up to 40 veterans to find and maintain housing and provides training and counseling to address the unique needs of Veterans.

In consultations with area agencies, the most commonly expressed issues affecting formerly homeless individuals who are receiving rapid re-housing assistance and nearing the end of assistance is the availability of affordable housing. Section 8 vouchers have a waiting list, low income and tax credit housing is at full capacity nearly all of the time and the Manhattan Housing Authority has a waiting list of households that are eligible for assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The “at-risk” definition applies to those persons who are at risk of losing their primary nighttime residence within 14 days, including the potential loss of a hotel, motel or other temporary housing. People meet the criteria if they lack the resources or financial support to remain housed. MESI estimates that 100% of all families in the shelter and 20% of all low-income families will need assistance at some point. MESI bases this estimate on its day-to-day operations and experience in serving their clients.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The housing characteristic most linked with instability and increased risk of homelessness is cost and availability of housing for lower income residents. Based on the 2011-2015 data in the tables that follow, nearly 45% of tenants and 12.42% of owners in Manhattan pay more than 30% of their income towards housing costs. Nearly 23% of all tenants and 5% of owners pay more than 50% of their income towards housing costs. LMI tenants represent 36.91% of all the renters that pay 30% or more to housing costs.

Although over 61.3% of Manhattan's housing is rental units and nearly 38.7% are single-family homes, pressure from Kansas State University employees and students, as well as soldiers and civilian staff at the Fort Riley Army Base, increases competition for all types of housing.

Another housing characteristic that has been an issue in the past is overcrowding. In the data below, LMI tenants represent nearly 9.69% of the 10.43% of all renters who reported crowding as an issue. In 2016-2017, a private developer created over 600 new multi-family units, and the percentage of overcrowded units has decreased from the 10.14% in data below, to an estimated 3.4% as identified in available 2018 data. However, cost of housing continues to be a burden for more than half of all households.

### **Discussion**

HUD has provided the data in the tables of this section, which is based on American Community Survey data from 2011-2015, however more recent data seems to indicate a trend towards the need for more affordable, single-occupancy housing, and single-family housing. This is especially evident for the Extremely Low Income residents who represent 50% of the renters paying more than 30% of their income to housing, and 25% of this group who are paying more than 50% of income for housing. LMI homeowner's represent 10.86% of the 12.42% of all homeowners who pay more than 30% of income for housing. Review of ACS 2018 data indicates that the number of single-family homeowners with or without a mortgage who are paying more than 30% income has risen to 17.94%. Additionally, ACS data for 2018 indicates that 54.10% of all renters were paying more than 30% of their income for rent. However, 2018 was a high mark in terms of rents paid, and assessments that are more recent indicate that monthly rental rates have come down primarily for older less maintained units, due in large part to the development of additional new units combined with increasing vacancy rates.

A study of recent new housing developments in Manhattan has shown an increase in price for both rental rates and home mortgages. While the rental housing stock has benefitted from the additional multifamily units built in 2016-2017, new single-family housing permits have declined steadily since 2015, while the average price for all single-family homes has steadily increased.

As of the 2018 ACS, 53.78% of all households in Manhattan were “non-family” households, and 46.22% were “family households”. Non-family households consist of single persons living alone, which was

33.37% of all households, and 6.29% of all non-family households were 65 years and older. HUD CHAS data estimates other non-family households, such as roommates and non-related persons living together, to be 20.41% of total households. Family households consist of married couples, and single fathers and mothers with children under 18 years of age, and grandparents living with grandchildren under 18 years of age. Families with children under 18 years of age make up 21.01% of all households.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD describes the four categories of Housing Problems as lacking a complete kitchen, lacking complete plumbing facilities, more than 1 person per room, or cost burden greater than 30%.

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate higher than 10% of the rate for the “Jurisdiction as a whole”. Income classifications are as follows:

- Extremely low income: 0% - 30% of AMI
- Very Low income: 31% - 50% of AMI
- Low income: 51% - 80% of AMI

The tables below summarize HUD’s 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data population differences of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Income levels.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,220	164	515
White	2,355	109	430
Black / African American	265	15	0
Asian	240	10	14
American Indian, Alaska Native	40	15	0
Pacific Islander	0	0	0
Hispanic	220	4	15

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,740	350	0
White	1,310	270	0
Black / African American	60	4	0
Asian	135	30	0
American Indian, Alaska Native	35	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	4	4	0
Hispanic	170	25	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,135	2,015	0
White	1,765	1,500	0
Black / African American	145	54	0
Asian	20	220	0
American Indian, Alaska Native	0	75	0
Pacific Islander	0	0	0
Hispanic	200	134	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	495	1,335	0
White	455	1,070	0
Black / African American	4	60	0
Asian	10	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14	90	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Summary of Populations with one or more Housing Problems					Household has no/negative income, but none of the other housing problems
Housing Problems	0-30% AMI	30%-50% AMI	50%-80% AMI	80-100% AMI	Only 0-30% AMI reports this problem
<b>Jurisdiction as a whole</b>	<b>82.59%</b>	<b>83.25%</b>	<b>51.45%</b>	<b>27.05%</b>	<b>13.21%</b>
White	81.38%	82.91%	54.06%	29.84%	14.86%
Black / African American	94.64%	93.75%	72.86%	6.25%	0.00%
Asian	90.91%	81.82%	8.33%	11.76%	5.30%
American Indian, Alaska Native	72.73%	100.00%	0.00%	0.00%	0.00%
Pacific Islander	0.00%	50.00%	0.00%	0.00%	0.00%
Hispanic	92.05%	87.18%	59.88%	13.46%	6.28%

### Discussion

Of all of the groups or income levels that experienced a disproportionately greater need for both renters and owners, LMI Black/African American populations at all levels of low income appear to have had a disproportionate housing problem, as well as very low income Native Americans. The information on the table above summarizes each income segment by race/ethnic group and housing problems, while tables later in this section imply that disproportionate housing problems are related to overcrowding or housing condition, and not cost.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD identifies the four categories of Severe Housing Problems as lacking a complete kitchen, lacking complete plumbing facilities, more than 1.5 persons per room, or cost burden greater than 50%.

The table below summarizes the 2011-2015 CHAS data percentage of each racial/ethnic group by LMI status, experiencing at least one severe housing problem by HUD Adjusted Median Income levels.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,150	235	515
White	2,325	140	430
Black / African American	260	25	0
Asian	225	25	14
American Indian, Alaska Native	25	35	0
Pacific Islander	0	0	0
Hispanic	220	4	15

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	900	1,190	0
White	650	930	0
Black / African American	25	39	0
Asian	70	95	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	10	0
Hispanic	95	100	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	790	3,360	0
White	575	2,690	0
Black / African American	130	75	0
Asian	0	240	0
American Indian, Alaska Native	0	75	0
Pacific Islander	0	0	0
Hispanic	85	250	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	100	1,730	0
White	95	1,430	0
Black / African American	0	65	0
Asian	0	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	105	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Summary of Populations with One or More Severe Housing Problems					Household has no/negative income, but none of the other housing problems
Housing Problems	0-30% AMI	30%-50% AMI	50%-80% AMI	80-100% AMI	Only 0-30% AMI reports this problem
<b>Jurisdiction as a whole</b>	<b>80.77%</b>	<b>43.06%</b>	<b>19.04%</b>	<b>5.46%</b>	<b>13.21%</b>
White	80.31%	41.14%	17.61%	6.23%	14.85%
Black / African American	91.23%	39.06%	63.41%	0.00%	0.00%
Asian	85.23%	42.42%	0.00%	0.00%	5.30%
American Indian, Alaska Native	41.67%	100.00%	0.00%	0.00%	0.00%
Pacific Islander	0.00%	0.00%	0.00%	0.00%	0.00%
Hispanic	92.05%	48.72%	25.37%	3.67%	6.28%

### Discussion

As noted above, household types experiencing disproportionately greater need for Severe Housing Problems are Extremely Low Income Black/African American, Very Low Native American and extremely low Hispanic Households. There is no data regarding which problem is greatest by race or ethnicity, other than for cost burden.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

HUD defines a disproportionately greater housing cost burden when a racial/ethnic group experiences housing cost burden at a rate greater than 10% more than for the income level of the jurisdiction as a whole.

In the tables below, which summarize the percentage of each racial /ethnic group experiencing housing cost burden, Racial/ethnic groups are subdivided by the percentage of each racial ethnic group paying less than 30% or less (no housing cost burden), 30 to 50% (cost burdened) and greater than 50% housing costs (severely cost burdened). The column labeled "No / negative income" is the population that reports no housing problem but also has no income, or is paying for housing from savings, and assumes they have housing costs.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,415	3,625	3,915	745
White	10,245	2,995	3,105	440
Black / African American	615	170	235	45
Asian	675	140	160	104
American Indian, Alaska Native	90	15	60	0
Pacific Islander	15	4	0	0
Hispanic	535	290	235	100

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

Housing Cost Burden	<=30% of Income	30-50% of income	>50% of income	No / negative income (not computed)
<b>Jurisdiction as a whole</b>	<b>59.98%</b>	<b>17.51%</b>	<b>18.91%</b>	<b>3.60%</b>
White	61.04%	17.84%	18.50%	2.62%
Black / African American	57.75%	15.96%	22.07%	4.23%
Asian	62.56%	12.97%	14.83%	9.64%
American Indian, Alaska Native	54.55%	9.09%	36.36%	0.00%
Pacific Islander	78.95%	21.05%	0.00%	0.00%
Hispanic	46.12%	25.00%	20.26%	8.62%

### Discussion:

As noted from the tables above, no households by race or ethnicity have a disproportionate housing cost burden (greater than 30-50% of income spent on housing), although Hispanic populations report having the most burden. Only Native Americans report having a disproportionately severe housing cost burden, (greater than 50% of income spent on housing) for renters and owners combined for all incomes. The implications are that housing problems for all populations relate to overcrowding, lack of complete plumbing, or lack of complete kitchens.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

For people experiencing one or more of the four housing problems by income category, Black/African Americans at all LMI levels have a disproportionate need. Hispanic groups earning less than 30% of median income also have a disproportionate need. All Native Americans earning between 30% and 50% of median income of the Area Median Income are the most likely have a disproportionately greater need in relation to housing problems. However, these groups exceed the jurisdiction as a whole for that category by only .03%. For people experiencing severe problems, groups and income levels are approximately the same.

### **If they have needs not identified above, what are those needs?**

The needs are nearly the same for all categories: more housing at affordable rates that reduce overcrowding, and the amount of income spent on securing housing that improve the quality of housing choice. Another need identified during consultations, but not included above, was for people who have difficulty finding housing because of mental impairment, incarceration history, or disability. Disability is particularly important for groups 65 and older.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The lowest income neighborhoods are in the older parts of town including the areas surrounding Kansas State University, surrounding the downtown area, and south of Poyntz Avenue. Racial and ethnic groups are mostly mixed in these neighborhoods, with Asian and Hispanic groups mingling into areas that were historically Black/African American neighborhoods.

## NA-35 Public Housing – 91.205(b)

### Introduction

There are two Public Housing Authorities in Manhattan; the Manhattan Housing Authority, which strictly serves clients in the Manhattan Area, and the North Central Flint Hills Area Agency on Aging (NCFH AAA) which serves a multi-county region which includes Riley County. Although it is not a PHA, the Manhattan Area Housing Partnership, Inc. (MAHP) is a private, non-profit corporation that is the only registered Community Housing Development Organization (CHDO) in Manhattan. The MAHP has been a valuable partner for public housing in Manhattan.

The NCFH AAA is a private, non-profit organization that plans, coordinates and provides services in 18 north central Kansas counties to enhance the quality and dignity of life for older Kansans and those living with disabilities, as well as their families and family caregivers. It also serves as the area-wide Aging and Disabilities Resource Center. Its programs and services are partially funded by the Older Americans Act through the Kansas Department for Aging and Disability Services and through voluntary participant contributions. It also utilizes HUD provided Tenant-Based Rental Assistance (TBRA) vouchers for its clients.

The City collaborates with the Manhattan Housing Authority (MHA) on issues related to affordable housing. In the past, the City has completed Public/Private partnerships with MHA, MAHP, and private developers to construct new and affordable housing for both families and seniors.

In 2020, the MHA operated 232 (1-4) bedroom units in six public housing communities and managed an additional 78 units in two tax credit housing communities. Since 2018, HUD has designated the MHA as "Troubled" in the Section 8 Housing Choice Voucher Program, solely due to the depletion of its capital improvement funds used to make repairs to the Apartment Towers Low Income Housing building. MHA continues to provide housing assistance to low income persons in the Manhattan Community, and is working to replenish its Capital Improvements fund as quickly as possible. In addition to the MHA programs, the Veteran's Affairs Supportive Housing (VASH) program provides Section 8 vouchers for 55 veteran's living in Manhattan and 25 Family Unification Program vouchers.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,496	12,509	0	12,509	0	0
Average length of stay	0	0	4	4	0	4	0	0
Average Household size	0	0	1	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	29	17	0	17	0	0
# of Disabled Families	0	0	67	44	0	44	0	0
# of Families requesting accessibility features	0	0	212	144	0	144	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	167	95	0	95	0	0	0
Black/African American	0	0	42	42	0	42	0	0	0
Asian	0	0	0	4	0	4	0	0	0
American Indian/Alaska Native	0	0	3	3	0	3	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	18	13	0	13	0	0	0
Not Hispanic	0	0	194	131	0	131	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Manhattan Housing Authority (MHA) integrates the needs of disabled individuals into its daily operations; and has not developed a separate 504 plan. One building in the MHA inventory, Flint Hills Place has no accessible units; and has received an exception due to the excessive financial burden it would cause to convert it to accessible units.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The number and types of families on waiting lists for public housing and Section 8, and tenant-based rental assistance changes with the circumstances of the applicants and the availability of housing. The MHA has identified transportation as the most important need for elderly, disabled and some extremely low-income families. Other issues involve physical and mental health and medical insurance, and training in general life skills, such as budgeting and money management.

**How do these needs compare to the housing needs of the population at large**

The needs of these residents are similar to the needs of the population at large, which is affordable housing availability.

**Discussion**

The City supports the efforts of the MHA and collaborates with this agency on specific projects to support its mission. Needs identified by the MHA will be considered in the development of each year's Annual Plans.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The City of Manhattan is committed to creating a system that connects homeless persons and families with the appropriate services they need. The City does not receive Entitlement ESG funds, but does apply for, receive and monitor State operated funds which are "passed through" to the Manhattan Emergency Shelter, Inc. (MESI) and the Crisis Center, the local domestic violence shelter that provides emergency shelter and case management for abused spouses.

MESI addresses most of the needs of Manhattan's Homeless population. MESI collaborates with a number of local agencies to assist people who are homeless or are at imminent risk of becoming homeless. These other agencies include the Salvation Army, Shepherd's Crossing, the Flint Hills Breadbasket, the Crisis Center, Pawnee Mental Health, the Riley County Police Department, Housing and Credit Counseling, Inc., the Manhattan Area Housing Partnership, Inc., MHA, Kansas Legal Services, and others.

MESI has several programs to aid the Homeless or households "at risk" to become self-sufficient. The State ESG funds are used in the Caroline Peine Transitional Shelter and the Homeless Rental Assistance Program that provides rapid re-housing assistance and homeless prevention. MESI also operates two Kansas Balance of State (BoS) Continuum of Care (CoC) Programs to aid individuals suffering from disabilities and for young families at risk of homelessness.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	26	5	327	300	210	60
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	19	4	200	200	140	45
Chronically Homeless Individuals	1	2	3	1	1	150
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	17	0	27	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source** Data was compiled from the Manhattan Emergency Shelter, Inc. and the Crisis Center statistics for the 2019 calendar year. HIV is HIPPA protected information and is not publicly available.  
**Comments:**

Indicate if the homeless population is:  Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The Manhattan Emergency Shelter, Inc. has provided estimates for the homeless in Manhattan. The numbers above are from their data and represent their best estimate based on previous year's experiences. Additionally, the Veteran's Affairs Program Representatives assist homeless veterans and their total was added to the total from MESI.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	335	2
Black or African American	150	1
Asian	5	0
American Indian or Alaska Native	5	0
Pacific Islander	5	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	50	0
Not Hispanic	450	0

**Data Source Comments:** Data was collected from the Manhattan Emergency Shelter, the Crisis Center.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

See the tables above.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The majority of homeless in Manhattan are White (67%), followed by Black or African Americans (30%). Approximately 1% each of Native American, and Asian or Pacific Islander are homeless. Approximately 10% are Hispanic. Homeless households with children typically experience 60 days of homelessness each year, while households with adults only typically experience 45 days of homelessness. The chronically homeless in Manhattan is a small portion of the homeless population (less than 1% of the total homeless population) and typically experience 150 days of homelessness each year.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Approximately 1% of Manhattan's population will become homeless in each year. Most are able to find shelter through either MESI's shelter or arrangements made through other local agencies. Local churches assist with motel stays and free meals, while some local motels collaborate with outreach workers to house families temporarily and unaccompanied individuals. In addition to MESI, the Salvation Army, Shepherd's Crossing, the Flint Hills Breadbasket, and the Flint Hills Community Clinic will help households on the brink of homelessness with rent arrears, utility payments, sustenance and medications.

**Discussion:**

There are many reasons why people may become homeless. Low-income populations and especially those living at or below poverty are also more likely to experience homelessness due to the lack of affordable housing. Other reasons a person may become homeless or be difficult to house include, credit and background checks for some, substance abuse problems, frequent negative contacts with local law enforcement, recent release from incarceration, and those with frequent eviction histories. A lack of sufficient income or experience budgeting also contributes to homelessness. Some individuals suffer from mental illness, which limits their capacity to interact in business-like settings or in a socially acceptable manner needed to secure and maintain housing. The chronically homeless in Manhattan are less than 1% of the total homeless population that MESI assists each year, so there is not a program specifically targeting Chronic Homelessness. Local agencies and groups collaborate effectively to provide shelter to all those who seek it.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The priorities assigned for individual Non-Homeless Special Needs categories were derived from the input obtained from numerous outreach efforts and consultations used to identify community needs and establish priorities. Prioritization also takes into consideration feasibility of projects, impacts of the costs of larger projects on other priorities and anticipated fund levels for the Consolidated Plan programs and other sources of funding that may be available to address established needs.

The largest employers in the Manhattan area are: Fort Riley Army Base (Soldiers, Civilian and Contractors) – 20,963, Kansas State University - 6,136, USD#383: 1,600, Champion Powered by GTM Sportswear 600, Ascension/Via Christi - 570.

### **Describe the characteristics of special needs populations in your community:**

Possible non-homeless special needs populations with housing or supportive service needs that could be served during this five year consolidated planning period include: persons with severe mental illness, developmental disabilities, physical disabilities, the frail elderly; persons with dependence on illicit drugs or alcohol, persons recently released from incarceration, and persons with HIV/AIDS and their families. The segments of these populations may be any age, race, and sex or education level.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The City has not quantified the segments of these populations requiring special housing options. However, many people with such needs are also low income and the needs of these populations are be addressed through programs designed to help extremely low to moderate income households. In addition, the following local agencies assist the needs of these populations in the Manhattan area in the following ways:

- **Elderly & Frail Elderly and Disabled:** North Central Flint Hills Area Agency on Aging and Disabilities provides housing assistance Care Services, Consultations, and an Employment Program. The Manhattan Housing Authority provides subsidized housing, and the Riley County Seniors' Service Center provides support services, education classes, health screening clinics, and meals, as well as a “meals on wheels” program.
- **Persons with Severe Mental illness:** Pawnee Mental Health Services, Inc. (PMHS) provides outpatient evaluation and treatment, group therapy, case management, and support programs. In 2019, PMHS opened an 11 bed crisis stabilization center to help individuals experiencing a mental health issue. This facility has been at capacity since opening.
- **Disabled (Developmental or Physical):** Three Rivers Independent Living Resource Center provides counseling, life-skills training, technical assistance, and advocacy. Big Lakes Developmental Center provides case management, supervised living, supported living, work services, and an adult training center for persons with intellectual disabilities. Manhattan Area Housing Partnership provides payee services for individuals needing assistance managing living expenses.

- Alcohol/Other addiction: Pawnee Mental Health provides outpatient treatments, evaluation, and specialized services.
- Persons released from incarceration: Riley County Corrections works to secure stable housing, and the local Job Corps office provides job training and other skills to help find stable work.
- Persons with HIV/AIDS: The Riley County Health Department is a Ryan White Part B participant and provides testing and counseling, and Positive Connections in Topeka helps HIV/AIDS patients with financial support, case management, and supportive services such as finding housing and food pantries.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the Riley County Health Department, the HIV/AIDS population in the regional area is quite small, consisting of approximately 35 individuals. Information about the characteristics of the population is limited by privacy rules. However, the Riley County Health Department has 22 partner agencies that it uses to address needs of the population. The Manhattan Housing Authority does not ask questions regarding health on their applications for housing and has no way to tell how many clients may have HIV/Aids.

**Discussion:**

Over the past 15 years, the state and regional agencies have been reducing availability of resources that support all of these populations. Many resources no longer exist or have been reduced significantly in their capacity to provide for these needs. These reductions include reductions in the number of caregivers operating within the community setting, and decreases in financial resources resulting in reduced flexibility to address specific and individual needs. The City will continue to support projects that are broadly inclusive to cover as many of these citizens as possible.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Manhattan has a wide variety of Public Facility needs and the City has determined it will focus CDBG funds on facility projects that will improve livability and sustainability in identified LMI Areas. Projects identified consist of, but are not limited to local community and neighborhood facilities, homeless facilities, facilities for abused and neglected individuals, mental health facilities, meal sites and food pantries, and parks and recreation facilities. In particular, the Parks and Recreation Department in response to public demand, is currently conducting a study of existing City facilities that will identify specific needs for each facility in their inventory and determine the need for additional recreation facilities.

### **How were these needs determined?**

The City identified needs for Public Facilities through consultations with other City Departments, local public service providers and agencies, local groups and through a survey process. A potential need for a new recreation or exercise facility was proposed by attendees of the Public Meeting held to gain input from local citizens, as well as by the City Parks and Recreation Department.

### **Describe the jurisdiction’s need for Public Improvements:**

Manhattan has a wide variety of Public Improvement needs and the City has determined it will focus CDBG funds on infrastructure projects that will improve livability and sustainability in identified LMI Areas or for LMI defined populations. Projects identified consist of, but are not limited to improvements for park facilities, flood control, water/sewer, streets, sidewalks, ADA improvements, transportation, connectivity and bike lanes or trails.

### **How were these needs determined?**

The need for Public Accessibility projects were identified through consultations with other City Departments, local public service providers and agencies, local community groups, advisory boards, and through a survey process. The public also identified projects at the public input meeting.

### **Describe the jurisdiction’s need for Public Services:**

Manhattan has a wide variety of Public Service’s needs. Public Services identified for support consist of, but are not limited to services for children, seniors, the mentally disabled, individuals suffering from abuse, legal services, transportation services, tenant/landlord counseling, financial counseling and budgeting, and assistance with rent and utilities for LMI individuals.

### **How were these needs determined?**

The needs for Public Services were identified through consultations with the Social Services Advisory Board (SSAB), individual local public service providers and agencies, local groups and a survey process. The public also identified services at the public input meeting. Each year the City issues a Request for Proposals (RFP) from local Public Services agencies and with the help of the SSAB, scores the submissions and prioritizes them for funding.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Manhattan has many types of demand for housing resources. Employees of large area employers such as Fort Riley, Kansas State University (KSU), other local colleges, the local school districts, and local manufacturers, compete with the students enrolled at the various area colleges. Geographical and environmental limitations include flood plains, areas of steep slope, University land, Fort Riley, the Konza Prairie Preserve, and jurisdictional boundaries, which limit potential growth areas. While the vacancy rate may indicate that there is plenty of rental housing available, there are indications that the type and quality may not align with the needs of many residents.

Fort Riley partners with Corvais Property Management to maintain 4,415 homes on the Ft. Riley Army base for soldiers and their families; and 6,317 barracks spaces for single soldiers, which addresses approximately 70% of the housing needs of the Fort's enlisted personnel. The base employs approximately 14,985 soldiers, 3,818 civilian government employees and an additional 2,100 civilian contractors. As operations in foreign theaters draw down, the Army expects longer local deployments, and a stable number of families accompanying their soldiers. Pending any Department of Defense (DOD) base realignments and/or future deployments, the impact of Fort Riley on the Manhattan housing market is expected to stabilize over the next 5 years.

In 2012, the U.S. Department of Agriculture (USDA) began working with the U.S. Department of Homeland Security (DHS) to bring online a new National Bio and Agro-Defense Facility (NBAF) in Manhattan. The USDA will fully commission the bio-containment facility in 2021, and will employ approximately 400 full time employees. The USDA will own, manage and operate the NBAF once construction and commissioning activities are complete.

The KSU Manhattan campus had 18,454 students enrolled in the fall of 2019, and provided housing for approximately 5,990 individuals and foreign students and their families. The balance of the local campus student population and KSU employees live either in Greek Housing, or in private housing in Manhattan or surrounding towns and rural areas. The demand for on-campus housing has typically been greater than the supply in the past 5 years, yet the development of on-line degrees, and remote campus locations, may have contributed to a drop in on-campus student populations. KSU opened a new 540-bed residence hall in the spring of 2015 and is reviewing future needs for another residence hall and additional apartment bedrooms.

Manhattan Christian College (MCC) offers four- and five-year bachelor's degrees, two year Associate of Arts degrees, an adult student degree completion program, both via the classroom and online, and a one year certificate. MCC, KSU, Manhattan Area Technical College (MATC) have cooperated to develop dual-degree programs. In the 2018–2019 academic year, MCC had an enrollment of 282 and offered limited on-campus housing. The Manhattan Area technical College is a public technical college providing high quality technical, general, and adult education to a ten county area, to prepare individuals to pursue technologically advanced careers. MATC enrolled 777 students for 2019, and has no housing options.

In 2015, Manhattan's vacancy rate was very low, resulting in demand driven rental rates. In 2016, construction began on a single multi-family development of apartments units. The City saw 663 multi-family units built in 2016, 51 in 2017, 8 in 2018 and 97 in 2019. This ongoing apartment construction coupled with declining on-campus KSU enrollments over the same period has resulted in a rental vacancy rate of 10.14 % as of the 2018 ACS data. Yet, the ratio of renters to owners remains stable, with 61.3% of all housing units in the city being tenant-occupied, and 38.7% owner-occupied., The vacancy rate for all single family homes is 1.5%.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

In the table below, Housing types consisted of 47% single-family attached and detached structures, 48% multi-unit structures and 5% mobile homes. Approximately 56% of the City’s housing was built before 1979. Forty-seven percent (46.47%) of all multi-unit structures have 3 or more bedrooms. By comparison, 83% of housing in the state is single-family structures.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,165	40%
1-unit, attached structure	1,610	7%
2-4 units	2,745	12%
5-19 units	5,185	23%
20 or more units	3,075	13%
Mobile Home, boat, RV, van, etc	1,085	5%
<b>Total</b>	<b>22,865</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	3,045	24%
1 bedroom	135	2%	2,350	18%
2 bedrooms	1,015	13%	4,175	33%
3 or more bedrooms	6,800	85%	3,175	25%
<b>Total</b>	<b>7,980</b>	<b>100%</b>	<b>12,745</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Manhattan does not target its housing programs in specific geographic areas. The City offers a Housing Rehabilitation program to LMI single-family homeowners wherever they reside in the city. This program consists of 3 activities: Comprehensive Rehabilitation, Emergency and Accessibility Rehabilitation, and Mobile Home Rehabilitation. The Manhattan Housing Authority public housing units are scattered around Manhattan and renters with Section 8 vouchers reside throughout the City. Additionally, the MAHP, Inc. accesses tax credits and HOME funds through the Kansas Housing Resources Corporation to build new affordable housing for both families and seniors wherever there is available space.

### Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no known units expected to be lost permanently in the next 5 years in Manhattan. Typically, redevelopment for construction of new apartments in the older areas of the community results in a net gain of dwelling units compared to the number of demolished units. The City collaborated with the Manhattan Housing Authority to complete repairs at the Apartment Towers building that address mold,

asbestos, sanitary sewer issues, and installed energy efficient windows, and the building is back at available capacity.

### **Does the availability of housing units meet the needs of the population?**

There is a significant shortage of affordable rental units for LMI populations in Manhattan. Sixty-one percent (61%) of all households in the City are renters, yet only 48% of all housing units are affordable to households earning 80% or less of the Median Area Income.

### **Describe the need for specific types of housing:**

Manhattan needs all types of affordable housing, especially for all households earning less than 50% of the Area Median Income. New construction permits for rental apartment housing was relatively significant from 2016 – 2019, however new units tend to demand higher rental rates. The number of single-family housing permits have steadily declined since 2014. The population over the last 5 years has fluctuated as well due to military deployments, drops in university enrollment, and perhaps single-family households moving outside of Manhattan to find affordable housing. According to the Riley County Register of Deeds, the average price of a single-family house is above \$222,793, making most homes unaffordable to LMI households, while the vacancy rate for single-family homes is a very low 1.5%.

### **Discussion**

The demand for all housing within Manhattan fluctuates each year; while demand for rental housing is relatively level, until recently due to KSU's declining enrollment. The rental vacancy rate of 10.1% is likely due in part to less than half of all units being affordable to renters. The price for single-family homes has gone up even in years where population has declined. Most recent estimates have the vacancy rate for single-family homes dropping to an even lower 1.3%. The City encourages housing development through a streamlined development process and has supported development of affordable multi-family housing units by waiving building permit fees and utility hookup fees for tax credit housing. In 2019, the Manhattan Area Housing Partnership, Inc. (MAHP) received a grant to construct 36 single-family units for elderly LMI households. The City provided MAHP with the land on which it will construct this development.

Furthermore, the City assists LMI single-family homeowners through the CDBG Rehabilitation Program, which maintains the livability and safety of their structures, keeps LMI owners in their homes, and helps to preserve the affordable single-family housing stock. The City believes this will help support the availability of affordable single-family homes.

In early 2020, the Manhattan City Commission authorized City Administration to undertake a Housing Market Analysis and Policy Strategy review. It will examine suitable housing needs, as well as to examine city policies to determine needed improvements, and reduction of negative impacts; to provide housing market details in all housing sectors and areas of the city for development, and to develop tools and strategies to promote completion of recommended projects. Suitable housing is an umbrella term meaning housing for residents that is appropriate in size, type, quality, price range, and general location. Suitable housing is important to the community as a basic need for economic development, community growth and community equity.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The table below shows the percentage change over an 11-year period for housing costs in Manhattan. New construction activity in Manhattan had been on an upward trend until the national real estate and economic downturn in 2007 began to affect the area. New construction permits (in all housing units) had rebounded through 2010, and reaching its highest mark since the housing crisis. In 2011, the housing market experienced a 17% decline in the sales of existing homes and the number of new permits issued decreased each year through 2013.

A study of average sale prices in Manhattan from 2006 to 2014 indicates that Manhattan home sale price was affected less severely than the rest of the state and nation during the housing crisis. The 2019 Fair Market Rent Rates compared to other Metropolitan Statistical Area in Kansas (KC metro, Lawrence, St. Joseph, Topeka, and Wichita) reveals that Manhattan currently has the highest Fair market rental rates in the state.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	155,200	187,200	21%
Median Contract Rent	620	729	18%

**Table 29 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Rent Paid

Rent Paid	Number	%
Less than \$500	2,745	21.5%
\$500-999	7,130	56.0%
\$1,000-1,499	2,210	17.4%
\$1,500-1,999	485	3.8%
\$2,000 or more	185	1.5%
<b>Total</b>	<b>12,755</b>	<b>100.1%</b>

**Table 30 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	385	No Data
50% HAMFI	1,945	370
80% HAMFI	7,685	1,230
100% HAMFI	No Data	1,870
<b>Total</b>	<b>10,015</b>	<b>3,470</b>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	722	727	944	1,338	1,658

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	722	727	944	1,308	1,440
Low HOME Rent	695	727	893	1,032	1,152

**Table 32 – Monthly Rent**

Data Source Comments: HUD FMR and HOME Rents for 2019

**Is there sufficient housing for households at all income levels?**

As discussed in Section NA-05, data suggests that there is not sufficient affordable housing at all income levels, especially for extremely low-income earners. As rents have gone up, so have overcrowding and the vacancy rate.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

At current levels, the vacancy rate for single-family homes is only 1.5%. High rents have resulted in lower income households sharing housing units, which in turn has increased overcrowding, while at the same time the vacancy rate for rentals has gone up. In 2018, rental rates spiked to their highest levels ever, and in 2019 significantly decreased. For 2020, the fair market rent rates have again increased, though not to the level of 2018. Single-family housing costs continue to increase as households compete for single-family housing, while the number of new permits each year has also decreased, resulting in higher prices for single-family homes. The demand for all types of housing in Manhattan is steady, however will likely continue to fluctuate over the next 5 years for both tenants and homeowners, as the local economy develops and responds to a myriad of influences.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The median rent in Manhattan in February 2020 was \$743 for a two-bedroom apartment compared with the 2018 ACS estimate of \$908. Both the local median rent rate and the 2018 ACS estimate is lower than the estimated Fair Market rental rate estimated for 2020. Although Manhattan is not a HOME entitlement city, HOME rents apply to some developments assisted with Tax Credits from the Kansas Housing Resources Corporation. The ACS 2018 single-family home mortgage rate of \$1,585, combined with the ACS 2018 vacancy rate estimate for single-family homes at 1.3%, implies that there is a need for more affordable single-family housing development, rather than for multi-unit apartments. Projects that provide or preserve low-income single-family housing become imperative.

**Discussion**

Preservation of affordable housing will be important to the Manhattan area as new single-family housing development has not kept pace with demand and new homes typically are beyond the means of many households. New growth areas for Manhattan are somewhat limited by surrounding constraints, (i.e. Fort Riley and it’s Noise Impact area, KSU/Board of Regents owned land, floodplains, and areas of steep slope), and the price of housing continues to rise faster than the median income rate. One result has been a trend toward some residents moving to small towns and unincorporated areas surrounding Manhattan and commuting in to work. This, in turn, is affecting transportation for the region and creating demand for broader multi-modal transportation options.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The Risk Reduction Division of the Manhattan Fire Department investigates all complaints regarding the condition of rental housing. Landlords are advised when corrective action must be taken and remediation is pursued for issues that involve health and safety. If Landlords do not address the issues, the City may take enforcement action as allowed by ordinance and adopted code.

### Definitions

The City of Manhattan does not have its own definitions to describe housing condition; however, all new housing must meet adopted codes. The City has adopted the 2018 International Building Code Series, including the Residential Code and Existing Building Code, and the 2017 National Electrical Code. The City uses the Federal Fair Housing guidelines for accessibility compliance in covered multifamily dwellings, which references the American National Standards Institute (ANSI) requirements for accessibility.

The Risk Reduction Division ensures through the permitting and enforcement process that new multifamily housing containing four or more dwelling units complies with all federal regulations of the Fair Housing Act. Existing housing also must meet the code in effect at the time it was built, in addition to the Property Maintenance minimum requirements for all structures in the City, which are currently checked on a complaint only basis.

Conditions are the same as described in Sections NA-15 and NA-20.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,330	17%	5,805	46%
With two selected Conditions	70	1%	935	7%
With three selected Conditions	0	0%	30	0%
With four selected Conditions	0	0%	85	1%
No selected Conditions	6,580	82%	5,885	46%
<b>Total</b>	<b>7,980</b>	<b>100%</b>	<b>12,740</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,448	18%	2,735	21%
1980-1999	2,410	30%	3,160	25%
1950-1979	3,095	39%	5,155	40%
Before 1950	1,030	13%	1,690	13%
<b>Total</b>	<b>7,983</b>	<b>100%</b>	<b>12,740</b>	<b>99%</b>

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,125	52%	6,845	54%
Housing Units build before 1980 with children present	1,385	17%	585	5%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

The City does not offer a Rental Rehabilitation Program. The City provides a Housing Rehabilitation Program for LMI owner-occupied households located anywhere in Manhattan.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The 2014-2018 ACS estimates that there are 23,440 housing units of all types in Manhattan. Of those, 11,580 (49.4%) were built before 1979 and may contain lead-based paints. The 2018 ACS also estimates that 48% of all households are LMI. This indicates that approximately 5,558 households occupy units with Lead Based Paint (LBP) hazards.

## Discussion

The tables above show the number of housing units, by tenure, based on the number of conditions or characteristics of the unit in Manhattan. Selected conditions are similar to housing problems in the Needs Assessment and include the following: lack of complete plumbing facilities, lack of complete kitchen facilities, more than one person per room, and cost burden greater than 30%. Renter-occupied units have a significantly higher prevalence of substandard condition versus owner occupied units. The majority of all units have only one selected condition, which is cost burden. The second greatest substandard condition existing for all units is overcrowding.

The Median year for all housing built in Manhattan is 1975. Manhattan’s housing stock is a mix of newly constructed units, median aged units and older units constructed before 1950. Older housing units constructed before 1950 represent 18% of all housing units. The majority, 41%, of all housing units were built between 1950 and 1979 with approximately 27% built between 1980 and 1999 and slightly less than 16% built since 2000.

The approximate percentage of all housing units in Manhattan that may contain lead paint is 57.5%. Of those, an estimated 11% have children present. The percentage of all housing units affordable to all households earning less than 80% of median income is approximately 53%. Data that estimates LMI households living in housing built before 1979 is unavailable. The CDBG Housing Rehabilitation Program conducted by the City follows lead safe practices at the qualified sites. All units constructed prior to

1979 are required to have a lead based paint assessment. The assessment identifies LBP hazards, and the City reports control options quarterly. The City requires rehabilitation contractors to follow lead-safe work practices and a certified lead based paint inspector monitors their work. Additionally, all general contractors who successfully bid CDBG rehab projects are required to be State authorized as lead activity firms and must employ lead safe trained workers. LBP activities are limited to a maximum of \$5,000 for any given rehabilitation.

According to 2013 American Community Survey Data, approximately 6.8% of all rental units in Manhattan were vacant and 1.5% of all single-family homes were vacant. The City does not track the type of rehabilitation needed for vacant dwelling units, nor does the City own any housing units.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

A seven-member Board of Commissioners appointed by the Mayor, with the consent of the City Commission, governs the Manhattan Housing Authority (MHA). The Executive Director manages the day-to-day operations and 8 staff members. The mission of the MHA is to assist income-qualified persons with decent, safe and affordable housing in an efficient, ethical and professional manner. MHA policies consistently follow and affirmatively further HUD's fair housing goals.

MHA works closely with the Manhattan Area Housing Partnership, Inc. (MAHP), a local Certified Housing Development Organization (CHDO) for the management of 60 Low Income Housing Tax Credit (LIHTC) mixed finance units. MAHP is a private non-profit corporation, which owns and operates low-income housing developed with HUD HOME funds, Kansas Housing Resource Corporation Tax Credits, and other sources. MAHP owns an additional 159 affordable units, and accepts Section 8 vouchers from the MHA and the North Central Flint Hill Area Agency on Aging.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			232	207		197	55	25	0
# of accessible units									

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 37 – Total Number of Units by Program Type**

**Alternate Data Source Name:** HUD VASH Program Clients

**Data Source Comments:** Information provided by the Manhattan Housing Authority

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The Manhattan Housing Authority is the only Public Housing Authority (PHA) in Manhattan that owns and operates housing units. The North Central Flint Hills Area Agency for Aging and Disability is also a PHA that covers rural areas in 18 counties, but does not own or operate any housing in Manhattan. MHA operates six public housing properties, with a total 232 units, consisting of the following: Apartment towers 88 units; Baehr Place 20 units; Carlson Plaza 47 units; Pottawatomie Court 28 units; Hudson Circle 19 units; and Flint Hills Place 30 units.

The following inspection scores for Public Housing Condition are the most recent available from fiscal year 2018, and were done before the rehabilitation work at Apartment Towers was completed. HUD’s Fiscal Year 2019 inspections were scheduled for March 2020, but were cancelled due to the Pandemic.**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Apartment Towers	36/40
Baehr Place	36/40
Carlson Plaza	36/40
Flint Hills Place	36/40
Hudson Circle	36/40
Pottawatomie Court	36/40

**Table 38 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The MHA manages all Public Housing units in the City. MHA manages restoration of units through utilization of a Capital Fund account. In 2014, HUD awarded the MHA a Capital Fund Reserve for Emergencies and Natural Disasters (Emergency Funds) grant to renovate the Apartment Towers. This building was the first high-rise in Manhattan that is also a low-income housing unit. The funds from this grant were allocated towards removal of mold and asbestos, and demolition and rehabilitation of units. The HUD funding did not include window replacement, and during renovation of the building, contractors discovered other issues with the sanitary sewer lines in and under the building. The City provided the MHA with a \$1 million bond in order to complete the needed repairs, including window replacement. The MHA contracted with Johnson Controls to conduct an Energy Performance Contract (EPC) in 2015, and currently receives certain incentives from HUD as a result.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The strategy of the MHA is to assist income-qualified persons with decent, safe and affordable housing in an efficient, ethical and professional manner through a program of regularly planned facility updates utilizing capital funds. The needed major renovation of Apartment Towers represented a significant improvement for living conditions in 40% of the MHA’s available units. MHA is also planning energy improvements in accordance with an Energy Performance Contract for units found viable during the Investment Grade Energy Audit (IGEA) stage upon selection of an Energy Services Company.

**Discussion:**

Since 2013, the MHA managed 232 1-4 bedroom units in six public housing communities and managed an additional 78 units in two tax-credit housing communities. In December of 2018, HUD designated the MHA as a "Troubled Performer" in the Public Housing Program, due to the depletion of its capital reserve fund caused by the completion of the repairs and renovations to the Apartment Towers building. The MHA has continued to provide maximum assistance to the Manhattan Community, and is working to rebuild its capital reserve funds. The MHA is also responsible for the disbursement of 197 Section 8 Housing Choice Vouchers, 55 VASH vouchers and 25 Family Unification Program vouchers. Due to funding limitations, MHA has been unable to utilize the full allocation of vouchers.

The MHA follows the procedure set forth in its Tenant Selection and Waiting List Management Plans, pursuant to the requirements for Public Housing [24 CFR 960.202.] and for Section 8 [24 CFR 982.202]. In filling an actual or expected vacancy, the MHA offers the voucher unit to an applicant in the appropriate sequence, with the goal of accomplishing de-concentration of poverty, and income-mixing objectives.

Currently, there are 73 applicants on the public housing waiting list, 14 of which are waiting for a one-bedroom unit. There are currently 129 applicants on the Section 8 Housing Choice Voucher (tenant-based) waiting list, with applications dating back to 2018.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Manhattan Emergency Shelter, Inc. (MESI) and the Crisis Center are the two entities in Manhattan that provide homeless emergency shelter, transitional, and permanent supportive housing beds. Five Tax-Credit developments provide housing for individuals in need of permanent supportive and transitional housing. Beginning in 2020, HUD eliminated funding for Transitional Housing, though MESI provided this housing up until the end of April 2020.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	47	176	0	15	1
Households with Only Adults	26	0	0	12	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	21	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Data from MESI, Crisis Center and MHA.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Prior to 2017, the Kansas Balance of State (BoS) Continuum of Care's (CoC) had four "Projects for Assistance in Transition from Homelessness (PATH)" programs engaging homeless or nearly homeless populations through outreach that connected them to housing. The Continuum of Care's (CoC) outreach plan targeted those most likely to encounter unsheltered families, such as school liaisons, domestic violence agencies, emergency assistance providers, state and local agencies and non-profit public service providers. In reviewing the PATH program in 2017, the CoC determined that Manhattan did not have enough "chronically homeless" to warrant funding for PATH. However, the Manhattan Emergency Shelter, Inc. (MESI) continues to offer rental/support services and provides case management to develop holistic plans to help families move out of homelessness. MESI works with the service provider community to gain priority for homeless families on waiting lists and develops relationships with landlords and other housing providers that work with families facing multiple barriers.

MESI trains staff to engage persons who are referred to them, or who "walk-in". Local faith based organizations provide food, shelter and financial assistance to the homeless and individuals and families in imminent danger of homelessness. MESI works with local officials to identify structures not meant for human habitation, where staff is likely to find homeless individuals and families, and uses structured interviews to determine the number of unsheltered homeless persons during the Point-In-Time (PIT) counts.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The Caroline Peine Emergency Shelter operated by MESI provides 47 beds for homeless, and offers programs to provide both mentally ill and homeless women with children with housing. Local law enforcement collaborates with local advocates to assist in identifying and engaging unsheltered persons by making referrals to the shelter or other service providers. The Crisis Center, Inc. provides shelter and 26 beds to women and their children, who are homeless due to abusive situations. The Flint Hills Community Clinic provides health care for the uninsured, while Pawnee Mental Health provides services to individuals in mental distress, and Big Lakes Developmental Center provides services and job training to the intellectually disadvantaged. The Kansas Workforce Center has local offices that provide both job search assistance and job training to unskilled individuals, and the Manhattan Job Corps work with persons leaving incarceration. A HUD Veterans Affairs Supportive Housing Representative works with veterans to obtain additional permanent housing and works with the MHA to secure vouchers for housing opportunities for Veterans and their Families.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Manhattan has a very connected network of agencies that work together to address the special needs populations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The needs of the elderly, frail elderly, persons with disabilities, or alcohol and other drug addictions, persons with HIV/AIDS and their families, public housing, and female head of household residents are similar to those of the population at large. The Special Needs Population in Manhattan is small, and the City has a well-connected network of service agencies, which enables them in aiding LMI populations as a whole. The most challenging persons to house in Manhattan are those who suffer from a mental illness, or have had negative encounters with law enforcement, including those with addictions.

In 2019, Pawnee Mental Health opened a new 11-bed Crisis Stabilization Center, which is available to individuals who are experiencing a mental health event. The Center has been at capacity since its opening.

In 2018, a local group of agencies led by local EMS Service and the local hospital began to collaborate to assist individuals who were chronic users of emergency services for non-emergency needs. This group, called the Community Care Team, obtains written releases from clients in order to collaborate to identify needs, resources, and agencies that can assist these individuals to address housing, transportation, access to health care, and a myriad of other issues. The Community Care Team has a base group of 14 agencies, and reaches out to other agencies as needed.

Below is a list of the services available in Manhattan and the agencies that provide them.

## Services and Provider Agencies

Service	Agency Names
Adult Day Care	Manhattan Homestead Assisted Living, Meadowlark Hills Retirement Community, Via Christi Village-Manhattan
Adult Education	USD 383 Adult Learning Center
Alcohol & Drug Addiction	Alcoholics Anonymous, Pawnee Mental Health Services, Regional Prevention Center of Northeast Kansas, Narcotics Anonymous
Attendant/ Personal Care	At Home Assisted Care, Homecare & Hospice, Manhattan Homestead Assisted Living, Meadowlark Hills Home Health, Via Christi Village-Manhattan
Chore Services,	At Home Assisted Care, Homecare & Hospice, Meadowlark Hills Home Health
Companion Services	At Home Assisted Care, Homecare & Hospice, Meadowlark Hills Home Health, Meadowlark Hills Retirement Community, RSVP of the Flint Hills, Inc.,
Consumer Credit Counseling	Housing & Credit Counseling, Inc. (HCCI)
Domestic Abuse	The Crisis Center, Inc.
Durable Medical Equipment	Candlewood Health Mart Pharmacy, Manhattan Medical Supply, North Central-Flint Hills Area Agency on Aging & Disabilities, Paul's Pharmacy, Positive Air, LLC.
Employment Opportunities	Kansas Dept of Commerce Manhattan Workforce Center, Job Corps
Families in Transition	Manhattan Emergency Shelter Inc.
Financial assistance	Kansas Dept of Children and Families (Formerly SRS), Manhattan Emergency Shelter, Inc., Shepherd's Crossing, Salvation Army
Food Bank & Pantry	Flint Hills Breadbasket
HIV/AIDS support	Regional AIDS Project
Home Health Care	Caregivers Home Health, Homecare & Hospice, Meadowlark Hills Home Health, Meadowlark Hills Retirement Community
Homeless Housing	Manhattan Area Partnership, Inc., Manhattan Emergency Shelter Inc., The Crisis Center, Inc.
Homeless/At Risk Services	Manhattan Emergency Shelter Inc., The Salvation Army, Shepherd's Crossing, Inc.
Homeless/At Risk clothing	The Encore Shop, The Budget Shop
Homeless/At Risk Seniors	North Central-Flint Hills Area Agency on Aging & Disabilities
Homeless or At Risk Youth	Boys and Girls Club, Big Brothers and Big Sisters of Manhattan, Head Start of Riley County
Homemaker Services	At Home Assisted Care, Caregivers Home Health, Homecare & Hospice, Meadowlark Hills Retirement Community
Hospice/Palliative	Homecare & Hospice, Meadowlark Hills Retirement Community
Hospital	Ascension/Via Christi Regional Health Center
Housing and Finance Counseling	HCCI
Housing Options	Manhattan Housing Authority, The Crisis Center, Inc., HCCI
Housing Payee Services	Manhattan Area Partnership, Inc.,
Elderly Information, Housing & Assistance	North Central-Flint Hills Area Agency on Aging & Disabilities, Riley County Senior Services Center, RSVP of the Flint Hills Inc.
Job Training	Kansas Dept of Commerce Manhattan Workforce Center, Manhattan Job Corps
mental disabled job training and support	Big Lakes Developmental Center
Legal Services for Civil Court	Kansas Legal Services, Inc.
Meals	Riley County Senior Services Center, Meadowlark Hills Retirement Center
Medical	Ascension/Via Christi Regional Health Center, Riley County Health Department
Medical - uninsured	Flint Hills Community Clinic
Medical assistance for uninsured children	Kansas Dept of Children and Families (Formerly SRS)
Mental Health Services	Ascension/Via Christi Regional Health Center & Outpatient Behavioral Health, Pawnee Mental Health Services
Mentally ill - Supportive Housing	Manhattan Emergency Shelter Inc.
Prescription assistance	Shepherd's Crossing, Flint Hills Community Clinic
Rehabilitation Services	Caregivers Home Health, Homecare & Hospice, Meadowlark Hills Home Health, Ascension/Via Christi Regional Health Center, Stoneybrooke Retirement Community, Via Christi Village-Manhattan
Respite Care	At Home Assisted Care, Homecare & Hospice, Manhattan Homestead Assisted Living, Meadowlark Hills Home Health, Stoneybrooke Retirement Community, Via Christi Village-Manhattan
Senior Centers	Riley County Senior Services Center, Via Christi Village-Manhattan
Disabled Support services	Three Rivers Independent Living Resource Center
Support Services & Vocational Rehabilitation	Kansas Dept of Children and Families (Formerly SRS); Manhattan Job Corps
Transportation	RSVP off the Flint Hills Inc., At Home Assisted Care, Flint Hills Area Transportation Agency, Big Lakes Developmental Center
Veteran's Support Services	Veteran's Administration Supportive Housing (VASH) - Topeka
Weatherization	U.S. Department of Energy, North Central Regional Planning Commission, 3 Rivers, Inc.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

MESI master leases 10 one-bedroom rental units in Manhattan and facilitates the placement of eligible homeless individuals with severe mental illness into the units through the Opportunities Program. MESI provides a subsidy for rent including utilities. An on-site Residential Counselor offers daily case management, advocacy and referral services, property management and landlord mediation, and crisis prevention and intervention to all tenants. The Peer Support Advocate promotes community integration and socialization on a weekly basis by hosting social events, group support sessions, and individual peer support activities. The tenants in the Opportunities Program require long-term subsidy and supportive services and are expected to remain through the life of the program.

Pawnee Mental Health offers housing to enable individuals to achieve their highest possible level of independent living. Case managers and attendant care workers assist individuals in group transitional and independent living to develop skills and habits to help clients maintain their independence.

Three Rivers Independent Living assists physically disabled persons in locating, securing, and maintaining adequate housing. Three Rivers employs an accessibility specialist, who will help clients determine housing modification to improve accessibility. They also provide training for individuals so they may advocate personally for their rights and develop skills necessary to live independently.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Same as next question below.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Local Social Service agencies address Special Needs populations through the execution of existing programs available to all LMI persons. The City includes persons who are not homeless but have other special needs in the Housing Rehabilitation activities such as Comprehensive Rehabilitation and Emergency and Accessibility Rehabilitation. CDBG funds support Public Services program activities that provide rent and utility support, services for disabled individuals who need assistance managing funds to maintain housing and other necessities for living independently, services for abused children, and housing and credit counseling for those at risk of homelessness due to budget problems.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

There are no known negative effects of City policy as relates to affordable housing and residential investment.

The City implements its planning and zoning authority through the Manhattan Urban Area Comprehensive Plan, and the Manhattan Urban Area Subdivision Regulations and the Manhattan Zoning Regulations. The Subdivision and Zoning Regulations are currently being combined into a new Unified Development Ordinance anticipated to be adopted in 2020. The Manhattan Urban Area Planning Board and Manhattan City Commission develop, adopt and update the Comprehensive Plan and other policy and regulatory documents for the City.

The Manhattan Urban Area Comprehensive Plan, updated in 2015, contains elements which promote neighborhoods containing a mixture of land uses and diversified housing options to serve a growing and changing population, including housing that is affordable, neighborhoods that incorporate multi-modal connectivity, neighborhood commercial areas, schools, and parks and open space. Housing and neighborhood goals include maintaining the quality and character of established neighborhoods throughout the community and ensuring that infill and redevelopment is compatible with existing neighborhoods and is appropriate in size, scale, design, and use, while addressing needs of all citizens. New neighborhoods will be located where residents of all ages, abilities, and financial means will have access to the full range of infrastructure, facilities, and services to lead active, healthy lifestyles.

The City bases the provision of healthy, livable neighborhoods that offer a variety of lifestyle options on the following guiding principles:

- Expanded housing options to meet the needs of a changing community;
- Revitalization of established and core area neighborhoods; and,
- Access to amenities that encourage active and healthy lifestyles.

The City has adopted the 2018 International Building Code Series, and the 2017 National Electrical Code. The City prefers to use the Federal Fair Housing guidelines for accessibility compliance in covered multifamily dwellings, which references the American National Standards Institute (ANSI) requirements for accessibility. The Risk Reduction Division of the Fire Department ensures through the permitting and enforcement process that new multifamily housing containing four or more dwelling units complies with all federal regulations of the Fair Housing Act.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Two entities have the most impact on the Manhattan economy: Kansas State University and the Fort Riley Army base. The second largest industry after Education/Health Care and Arts, Entertainment and Accommodations, is Retail Trade. The State projects Manhattan’s business sector to grow in the area of Biosciences with the relocation of the National Bio and Agro-defense Facility (NBAF) that is expected to be completed in 2021, and alone will create 400 full time jobs.

The largest employers in the Manhattan area currently are: Fort Riley Enlisted personnel – 14,985; Kansas State University - 6,136; Fort Riley Civilian personnel - 5,978; USD#383 - 1,600; Champion/GTM Sportswear – 660; Ascension/Via Christi - 570.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	194	20	1	0	-1
Arts, Entertainment, Accommodations	2,689	4,180	20	21	1
Construction	732	1,232	5	6	1
Education and Health Care Services	2,315	3,711	17	18	1
Finance, Insurance, and Real Estate	965	1,546	7	8	1
Information	309	557	2	3	1
Manufacturing	1,210	1,905	9	9	0
Other Services	798	1,273	6	6	0
Professional, Scientific, Management Services	959	1,341	7	7	0
Public Administration	4	0	0	0	0
Retail Trade	2,198	3,490	17	17	0
Transportation and Warehousing	312	126	2	1	-1
Wholesale Trade	633	913	5	4	-1
Total	13,318	20,294	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	30,030
Civilian Employed Population 16 years and over	28,390
Unemployment Rate	5.44
Unemployment Rate for Ages 16-24	13.70
Unemployment Rate for Ages 25-65	3.19

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	7,620
Farming, fisheries and forestry occupations	1,050
Service	3,420
Sales and office	6,095
Construction, extraction, maintenance and repair	2,050
Production, transportation and material moving	1,230

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,990	88%
30-59 Minutes	2,820	10%
60 or More Minutes	485	2%
<b>Total</b>	<b>28,295</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	450	70	465
High school graduate (includes equivalency)	2,125	125	530
Some college or Associate's degree	4,640	310	1,705
Bachelor's degree or higher	9,025	225	1,660

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	95	65	50	180	155
9th to 12th grade, no diploma	395	210	190	285	170
High school graduate, GED, or alternative	2,650	985	435	1,450	920
Some college, no degree	14,770	3,055	1,045	1,495	825

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	1,035	850	465	460	75
Bachelor's degree	1,735	3,390	1,150	1,700	785
Graduate or professional degree	165	1,860	1,180	2,170	1,245

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	11,777
High school graduate (includes equivalency)	27,465
Some college or Associate's degree	29,233
Bachelor's degree	40,198
Graduate or professional degree	48,483

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Arts, Entertainment, Accommodations is the largest business sector in the Manhattan area providing 20% of available jobs and employing 21% of the workers. Education and Health Care Services provide 17% of the jobs and employs 18% of the workforce, and Retail Trade provides 17% of available jobs and employs 17% of workers. The other most impactful business sectors in Manhattan are Manufacturing, Professional/Scientific/Management Services, and Finance/Insurance/Real Estate. With the estimated addition of 400 NBAF jobs into the Professional/Scientific/Management Services, it is expected that this category will outstrip Finance/Insurance/Real Estate industry to become the third largest sector in Manhattan. In the 2011-2015 ACS data, Public Administration shows no share of the job market, however 2018 ACS data indicated it consists of 4% of the local job market.

**Describe the workforce and infrastructure needs of the business community:**

State projections for the Riley County area predict that the largest industry increases by the year 2026 will include:

- Management of Companies (20.9%);
- Professional/Scientific/Technical Services (18.9%);
- Transportation/Warehousing (15.8%);
- Agriculture/Forestry/Fishing and Hunting (13.8%);
- Administrative and Support Services (11.8%);
- Health Care and Social Assistance (10.4%);
- Arts/Entertainment along with Accommodation & Food Service (9%);
- Mining (8.6%);
- Finance and Insurance (7.2%);
- Construction (6.6%); and
- Education (4.8%)

Manhattan has built-in ability to train the necessary workforce with the presence of the University and the Manhattan Area Technical College. The City will need good infrastructure for housing and public

facilities, transportation, and technology improvements. Manhattan's Comprehensive Plan has identified areas for appropriate housing, and maintaining its well-coordinated services will help to accommodate the population filling these jobs.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

In 2012, it was determined that the National Bio- and Agro-defense Facility (NBAF) would be located in Manhattan. NBAF will be a state-of-the-art bio-containment facility for the study of foreign animal, emerging and zoonotic (transmitted from animals to humans) diseases that threaten the U.S. animal agriculture and public health. Construction is nearing completion, with full commissioning expected sometime in 2021, and approximately 400 permanent full time federally funded positions at the facility. As the facility develops, the need for workforce in the Professional/Scientific/Management Services sector is expected to increase approximately 23%.

Infrastructure to accommodate the facility is being implemented through a partnership involving Federal, State, and local entities, including the University and the City. Growth needs are identified in the Comprehensive Plan and infrastructure improvements in the City are addressed regularly in the five year Capital Improvements Plan (CIP).

The Flint Hills Metropolitan Planning Organization (FHMPPO) was designated in 2013, and covers parts of Geary, Pottawatomie, and Riley Counties and Junction City, Manhattan, Oden, St. George, Grandview Plaza, and Wamego. The FHMPPO was charged with multimodal transportation planning efforts for the metropolitan area and developed the region's first Long Range Transportation plan establishing a vision for the future of the regional transportation system that will identify future transportation needs.

The City also makes a portion of Sales Tax available for economic development, and works with the Manhattan Area Chamber of Commerce to promote the City and local market for jobs.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Manhattan is well educated with 96% of residents over age 18 having at least earned a high school diploma, 52% have a Bachelor's degree, and 25% have a Graduate degree. The Kansas Department of Commerce operates a local workforce office in Manhattan, and the Flint Hills Job Corps and Manhattan Area Technical College provide a broad range of job training and work skills to interested persons.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Including degree track education at the Kansas State University, professional and technical programs at the Manhattan Area Technical College, local Community College satellite facilities, and Manhattan Christian College, there are potentially over 450 different training programs in Manhattan. In addition, the Kansas Department of Commerce through the Kansas Works program provides additional training for needed workplace skills and offers the Work Ready! Program to assess the "real world" skills of Kansas workers; provides valuable job training, and help companies match the right people with the

right jobs. Companies new to Manhattan may qualify for assistance through the programs offered by this initiative.

Other workforce training is carried out by the Three Rivers Independent Living which provides job training for physically disabled individuals; Big Lakes Developmental Center which provides skills and Job training to intellectually disadvantaged; and by Pawnee Mental Health which provides training and skills to individuals recovering from mental health issues.

All of these programs support Manhattan's ability to meet the expected job growth and new job creation, resulting in fewer demands on social services.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City is a partner in the recently formed Flint Hill Economic Development District (FHEDD) CEDS area which has applied for and is awaiting recognition from the Economic Development Administration. The FHEDD is housed at the Flint Hills Regional Council and will encompass the counties of Chase, Geary, Lyon, Morris, Pottawatomie, Riley and Wabaunsee counties and the cities within them, the Manhattan-Junction City Core-Based Statistical Area (CBSA), and the Emporia Micropolitan Statistical Area. The area is unified by the Flint Hills ecosystem, but is socially and economically diverse. The City of Manhattan in Riley County is the largest community in the FHEDD with a population of 52,281 in the 2010 Census. Manhattan is the center of the Manhattan Metropolitan Statistical Area, an area that includes Geary and Pottawatomie counties as well as Riley. Of the 176,537 people living in the FHEDD, 72% live in the Manhattan-Junction City CBSA.

The goals of the FHEDD include identify workforce-training needs, initiate a Tallgrass Entrepreneurship Education curriculum, expand transportation options in our region, streamline the business attraction and retention processes and help develop new industries.

**Discussion**

Manhattan has many opportunities and entities offering training programs that meet the needs of companies and public services agencies. The City is mindful of its impact in the region and is proactive in planning for future infrastructure and transportation needs as the City and the surrounding communities expect continued growth. Concurrent with this growth, the City is aware of the challenges it faces in ensuring the needs of all of its residents are met.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Of the housing problems discussed in the Needs Analysis, Manhattan has a concentration of multiple housing problems in the areas that surround Kansas State University. This is largely due to competition for housing from students wanting to be near enough to campus that they are able to walk to classes, and local residents who work on campus or who want to be close to KSU, the Manhattan Christian College and the Aggieville entertainment district. This housing problem is most prevalent in the area of cost, with more than 52% of all renters paying more than 30% of their income to housing.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Manhattan's largest concentration of minorities and low-income residents tend to be located in the oldest parts of town and in the areas relatively close to the KSU campus and south of Poyntz Avenue.

### **What are the characteristics of the market in these areas/neighborhoods?**

Most of the housing in these areas is a diverse mix of multi-unit apartments, converted houses, duplexes, and single-family structures. In the oldest areas of Manhattan, single-family housing typically was built before 1979 and is owned by families earning less than median income. Apartments in these areas may consist of converted older homes or older apartment complexes and provide an affordable alternative. Strategic down-zonings in portions of the older neighborhoods starting in 2005, were designed to help stabilize some of the older housing stock and lower density in neighborhoods.

In the areas nearest to KSU, there is a greater mix of new apartment construction and converted older homes, and the issue of housing cost is greater than in other portions of the older neighborhoods.

### **Are there any community assets in these areas/neighborhoods?**

Many Community Assets are located in these areas. The Manhattan Public Library, City Park, the Douglass Community Center, Long's Park, the Flint Hills Breadbasket, numerous faith based and social service agencies, as well as Aggieville and the Downtown are located in the oldest areas of the City, which are also LMI areas.

### **Are there other strategic opportunities in any of these areas?**

There are many strategic opportunities in the LMI areas, as identified by suggestions from Public Service Agencies and from the public. These opportunities include a building a new neighborhood recreation facility, a one-stop Public Services building, park improvements, improving access to local bike paths and trails, adding neighborhood connectivity improvements and accessibility improvements.

The City will research the proposals offered by the public and public service agencies to determine those that will best meet the needs of the community, while improving livability for the LMI population and therefore the whole of Manhattan.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to the 2019 FCC Broadband deployment Report, Riley County as a whole has several broadband providers, and 87.0% of Riley County household have a wired, non-mobile, broadband service. The ACS 2018 Estimates for Manhattan City are that 94.5% of all households have a computer, and 86.20% have a broadband internet subscription. The term broadband commonly refers to high-speed Internet access that is always on and faster than the traditional dial-up access. Broadband includes several high-speed transmission technologies such as:

- **Digital Subscriber Line (DSL):** a wireline transmission technology that transmits data faster over traditional copper telephone lines already installed to homes and businesses
- **Cable Modem:** enables cable operators to provide broadband using the same coaxial cables that deliver pictures and sound to TV sets
- **Fiber:** technology converts electrical signals carrying data to light and sends the light through transparent glass fibers at speeds far exceeding current DSL or cable modem speeds, typically by tens or even hundreds of Mbps
- **Wireless:** connects a home or business to the Internet using a radio link between the customer's location and the service provider's facility. Wireless broadband can be mobile or fixed and usually requires an antenna. Mobile wireless broadband services are also becoming available from mobile telephone service providers.
- **Satellite** can also provide links for broadband and is another form of wireless broadband
- **Broadband over Power lines (BPL):** an emerging technology that delivers broadband over existing low- and medium-voltage electric power distribution network at speeds comparable to DSL and cable modem speeds

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Currently there are several broadband internet service providers in Manhattan due to the emerging technology of Smart Phones. In addition to the typical internet service providers, at least two local cell phone service providers also offer internet access. Smartphones have the capability to provide users with internet access even if they have no typical computer, tablet, or a permanent nighttime residence. The need for competition for Internet service providers revolves around cost, which households earning the lowest incomes are the most affected, and quality of service. Another need for competition in the jurisdiction relates to service quality, which the type of internet usage affects. Internet usage has changed within the last 10 years from web browsing and downloading files, to usages dominated by video consumption for information, entertainment, and education.

Lack of broadband provider competition allows market rigidity – permitting providers not to offer options that are more affordable to low or moderate-income families. A lack of market options when considering broadband access, disproportionately impacts low- and moderate-income households because they often have few financial resources to spend on what some may deem a non-essential service.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Manhattan's increased natural-hazard risks mostly involve storm water in the form of flash floods and major regional flooding. Tuttle Creek Reservoir lies directly north of the City and is fed by the Little Blue, The Big Blue, and the Vermillion Rivers. The Big Blue River continues downstream from the reservoir to its confluence with the Kansas River, just east of Manhattan's Downtown. The Kansas River empties in the Missouri River at Kansas City, KS/MO. Wildcat Creek flows from the northwest part of Riley County, through the western portion of Manhattan and empties into the Kansas River. As such, the floodplains impact the City in the eastern, southern and western portions of the community.

Wildcat Creek has experienced a number of severe flash flood events in 2007, 2010, 2011, and as recently as 2018. In September of 2018, unusually heavy rain in the Wildcat Creek watershed that led to a flood event for many residents living along its banks. The City evacuated several areas, and some residents were out of the homes for more than 6 months.

In 1993, Tuttle Creek Reservoir was involved in the major regional flood event that affected much of the Midwest and caused extensive damage to homes and businesses in Manhattan. In 2019, the Reservoir again reached historic high levels and was within a few inches of over topping the emergency floodgates at the east end of the Dam. The Corp of Engineers responded by releasing water from the dam, which led to flooding in the lower lying portions of the Northview area of Manhattan.

Other natural hazards that may affect Manhattan are tornadoes, ice storms, heavy snows, minor earthquakes, and currently the Coronavirus Pandemic. Ranchland and prairie surround Manhattan so the risk of wildfires is present, but to date has not been an issue.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The flooding in 2018 and 2019 affected homes in LMI census tracts 2, 3.03, 3.04, 6, 7, and 8.01. In each of these situations, the water rose too quickly for residents in some neighborhoods to recover their belongings. The locations were identified by multiple local agencies that responded during the emergencies.

The City has been working to mitigate the flood risk to those residents in Manhattan with the greatest risk of flooding. In 2015, the City updated its floodplain maps that also incorporate Community Floodplains, and adopted higher standard floodplain regulations for development that are more stringent than FEMA requires. The City has created a webpage called "Know Your Flood Risk" that is interactive for residents. Additionally, the City tries to educate existing homeowners on their flood risk, and directly mailed residents with addresses in the flood plain. Where flooding has had the most impact on housing, the City has collaborated with the State and FEMA to initiate a voluntary flood buyout program to purchase single family and multifamily residences along Wildcat Creek, and then remove the structures to create permanent open green space owned by the City that can be used for park space. Long term, the City has a number of storm sewer improvements scheduled, and is working with the Corps of Engineers to modernize the city's levee and associated infrastructure.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This is the City of Manhattan's third Consolidated Plan which will cover the time period from July 1, 2020, through June 30, 2025, and along with each year's Annual Action Plan, will describe projects developed using the broad objectives of the Strategic Plan. The Annual Action Plan for the 2020 Program Year will address the time period from July 1, 2020 to June 30, 2021. The priorities and objectives set forth in the Strategic Plan must satisfy three statutory program goals: Provide Decent Housing; a Suitable Living Environment; and Expanded Economic Opportunities, with primary benefit to low- and moderate-income (LMI) residents. The Strategic Plan confirms that proposed projects are in line with National CDBG Program Objectives related to low and moderate income benefit.

Through citizen participation, public hearings, and consultations with various community organizations, groups, and agencies, the City has determined that the five overall objectives for meeting the identified housing and community development needs between 2020 and 2025 are:

1. Sustain affordable housing opportunities by preserving the existing housing stock and supporting the creation of affordable permanent housing in a standard condition.
2. Improve the livability and safety of neighborhoods through infrastructure and connectivity improvements.
3. Improve access and support for community facilities that improve the quality of life for low- and moderate-income residents.
4. Support public services that meet the needs of low- and moderate-income persons and families.
5. Support activities that create and sustain employment and quality jobs.

The Strategic Plan also describes available community resources and develops priorities for the City of Manhattan over the years 2020-2025. HUD determines the annual allocation of CDBG funds by using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas. The Annual Action Plan provides a concise summary of the activities and projects that the City will implement with the CDBG allocation for each Program Year that address the priority needs and objectives identified by the Strategic Plan. The extensive consultation process provided the City with a list of very specific projects that satisfy a need in some way. These projects include affordable housing choice and rehabilitation; infrastructure, transportation, and connectivity improvements; public facility and access improvements; mental health and physical safety; and other public service improvements.

The City cannot address all of the identified needs from the consultation process with CDBG funds. However, the five overall objectives identified above accommodate a broad approach and give the City maximum flexibility in utilizing these funds.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	City of Manhattan
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	6/30/2010
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The City's limits define the target area. The LMI Areas that are qualified for improvements are those identified by the 2011-2015 ACS data, per HUD's instruction. Housing Rehabilitation programs will occur for LMI single-family homeowners where ever they reside, as well as for public low-income housing. Other Populations that are presumed to be LMI may also reside anywhere within City Limits, and projects will be prioritized for neighborhoods that are predominately ( $\geq 51\%$ ) LMI.
	<b>Include specific housing and commercial characteristics of this target area.</b>	See Market Analysis Section
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The consultation process with the public, local units of government and with public services agencies highlighted that services for LMI persons may be required anywhere in the City, not just in LMI areas.
	<b>Identify the needs in this target area.</b>	See the Needs Analysis Section.
<b>What are the opportunities for improvement in this target area?</b>	Opportunities include expanding public services; conducting single family housing rehabilitation program to preserve affordable housing and promote aging in place; improving neighborhood facilities and infrastructure to improve access, and connectedness; and adding additional facilities where warranted. Examples include trails that connect parts of the City, storm sewer upgrades, improvement to public housing, conversion of City property for public use, low-income housing development, and mitigation efforts related to disasters or public health emergencies and support of critical public service needs.	
<b>Are there barriers to improvement in this target area?</b>	The City's biggest barriers to improvements are related to funding and demand on scarce resources for the selected activities, in combination with fluctuating population and economy.	

## **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Manhattan will allocate investments jurisdiction wide, concentrating projects in census tracts where 51% or more of the population earns less than 80% of the Area Median Income. The City will also focus on projects that directly benefit LMI populations, or are those presumed to be low-income by the nature of their need. The City will annually assess individual projects to balance beneficiary impact, priority, demand and urgency.

The City does not receive HOPWA entitlement funds, and is included in the State of Kansas Eligible Metropolitan Statistical Area (EMSA). An EMSA means a metropolitan statistical area that has a population of more than 500,000 and has more than 1,500 cumulative cases of AIDS.



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Administration, Planning & Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	City of Manhattan
	<b>Associated Goals</b>	Administration, Planning & Fair Housing
	<b>Description</b>	The Administration Project will complete all necessary administration, oversight and compliance activities as required by HUD for all project areas identified in the Consolidated Plan and each Year’s Annual Plan. Administration will also include Fair Housing Activities and Planning activities to identify and address unmet community needs, including for Non-profits serving special populations.
	<b>Basis for Relative Priority</b>	The Administration Project supports the execution of the Housing Rehab, Public Services, Public Facilities and Neighborhood Infrastructure Improvements Projects.
2	<b>Priority Need Name</b>	Housing Rehabilitation

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City of Manhattan
	<b>Associated Goals</b>	Housing Rehabilitation
	<b>Description</b>	The City of Manhattan will rehabilitate owner occupied single-family homes owned by low to moderate-income individuals. The Housing Rehabilitation (Rehab) Program will include Project Management, Comprehensive Rehab, Emergency and Accessibility Rehab, and Mobile Home Emergency and Accessibility Rehab. The Project seeks to maintain livability of single-family homes, stabilize home ownership by the LMI population, and maintain existing affordable housing stock. The City will also assist low-income housing providers to maintain the livability of units operated for the benefit of LMI persons.
	<b>Basis for Relative Priority</b>	This Project is a major priority in Manhattan due the high rental rate versus the homeowner rate, low vacancy rate for LMI single-family homes, and the high cost of housing in Manhattan.
<b>3</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	City of Manhattan
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	The Public Services Project will provide funding support for those Public Services agencies that provide support to the local LMI population and to those that are presumed to be LMI because of their special needs. Activities may include services to victims of abuse (adults and/or children), homeless, homeless prevention, consumer credit and budgeting counseling, services to disabled and elderly, and any other qualified population with unmet needs.
	<b>Basis for Relative Priority</b>	The City gives the Public Services Project high priority due to a lack of funding resources and across-the-board funding cuts for many private/non-profit and state run programs. Lack of funding limits the ability of Public Service providers to expand services to address the unmet needs of LMI populations.
<b>4</b>	<b>Priority Need Name</b>	Public Facilities and Infrastructure
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	City of Manhattan
	<b>Associated Goals</b>	Public Facilities & Infrastructure
	<b>Description</b>	The Public Facilities and Infrastructure Project will identify activities that assist LMI populations and neighborhoods. This project will address needs related to facilities and other infrastructure that improve accessibility and safety, and add significant value to LMI neighborhoods, as well as preventing LMI neighborhoods from becoming blighted. LMI neighborhoods are stabilized by making them a desirable place to live, through quality of life improvements, and providing connectivity to the community. Activities may include ADA improvements, and improvements to community or recreational centers, parks, historical buildings or other facilities, as well as improvements to streets, sidewalks, and other infrastructure.
	<b>Basis for Relative Priority</b>	Improvement to public facilities and infrastructure that specifically serve LMI populations or are located in LMI neighborhoods to improve the accessibility, livability, and quality of life and adds to the sense of connectedness.
5	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children veterans Unaccompanied Youth Non-housing Community Development
<b>Geographic Areas Affected</b>	City of Manhattan
<b>Associated Goals</b>	Economic Development
<b>Description</b>	The Project will consider activities that assist LMI populations and neighborhoods through the creation of employment or quality jobs. Projects for this need will only receive funding in conjunction with other funding sources, and as “last resort” gap funding such as via a 3rd party Section 108 loan guarantee applications or other mechanisms as allowed by HUD.
<b>Basis for Relative Priority</b>	The City currently maintains an Economic Development Fund, and expects job creators to enter into an agreement to use and replenish that fund. By comparison, the annual allocation of CDBG funds is quite small and is always fully budgeted for the first 3 Project priorities. For the purpose of CDBG, the city would only act as pass-through for a 3rd party, which would be responsible for repaying any loan.

**Narrative (Optional)**

Through the consultation process and with public input, the City has selected five basic projects that address the identified goals. The Projects include Housing Rehabilitation; Public Services; Public Facilities and Infrastructure; Economic Development; and Administration, Planning and Fair Housing. The Economic Development Project to date has not had any activities over the first 10 years, and some comments received during public input recommended doing away with it. However, City Administration has decided to maintain it for this Consolidated Plan, and then will re-evaluate it as a goal of the Manhattan CDBG program.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The Manhattan Housing Authority (MHA) manages 257 Section 8 vouchers in the City. The North Central Flint Hills Area Agency on Aging also manages some TBRA for elderly, rural areas, and disabled individuals. The City does not manage any TBRA funds.
TBRA for Non-Homeless Special Needs	The MHA manages 55 TBRA VASH program vouchers and 25 vouchers for the Family Unification Program in the City. TBRA vouchers serve other non-homeless special needs through routine program execution. The North Central Flint Hills Area Agency on Aging also manages some TBRA for elderly, rural areas, and disabled individuals. The City does not manage any TBRA funds.
New Unit Production	The City does not plan to build any new Low-Income housing units, however supports the Manhattan Area Housing Partnership, Inc. (MAHP), through the waiving of fees. MAHP has been awarded state operated HOME funds and tax credit funding to build 36 affordable housing units specifically targeted to seniors.
Rehabilitation	The City will provide CDBG funds for rehabilitation of owner occupied LMI Single Family homes that will include a comprehensive rehabilitation program, emergency and accessibility improvements, and improvements to mobile homes. The City anticipates rehabilitating at least 7 homes each year.
Acquisition, including preservation	The City does not plan any acquisition activities, including for preservation.

**Table 49 – Influence of Market Conditions**

<b>Recent History of Fair Market Rents By Unit Bedrooms</b>					
<b>FMR Year</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
FY 2015	\$ 586	\$ 590	\$ 776	\$ 1,118	\$ 1,374
FY 2016	\$ 688	\$ 692	\$ 912	\$ 1,329	\$ 1,590
FY 2017	\$ 627	\$ 631	\$ 837	\$ 1,210	\$ 1,471
FY 2018	\$ 762	\$ 767	\$ 1,014	\$ 1,463	\$ 1,779
FY 2019	\$ 722	\$ 727	\$944	\$ 1,330	\$ 1,658
FY 2020	\$ 752	\$ 757	\$ 969	\$ 1,334	\$ 1,701

### Recent FMR rates

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The following table displays the anticipated resources that the City will allocate to projects and activities that address the needs of residents in Manhattan. CDBG PY 2020 will start on July 1, 2020. HUD announced the allocation amount of \$559,229.00 on March 23, 2020. The City anticipates that 2019 Projects will consume all prior year funds and does not expect Program Income from any activity. The only source of Program Income may come from Housing Rehabilitation grant recipients reimbursing the program because they wish to exit the program. For purposes of planning, "Remainder of Con Plan" estimate is the average of the total of the 11-year allocations times the remaining 4 years.

**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	559,229	0	0	559,229	2,356,401	The City does not require matching funds, but encourages it. City Departments often contribute local funds to projects when they exceed the CDBG budget. Sub-recipients have always matched CDBG funds. The City does not expect any Program Income, but it occurs occasionally in the Housing Rehab program.

**Table 50 - Anticipated Resources**

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

The City does not require matching funds, however opportunities to leverage funds do occur and the City has procedures in place to manage external matching funds. Procedures are in place for individual homeowners who wish to contribute to the rehabilitation of their homes, and for public service agencies and non-profits to provide a match to funds for building rehab when the cost of improvements are greater than the CDBG limitations. The City will use Federal funds to help LMI single-family homeowners undertake home repairs designed to preserve the safety and livability of the structure. Federal funds will be used to provide Public Services in conjunction with donations from private, local, and agency fundraising to assist agencies meet the needs of as many “presumed benefit” populations as possible. All of the Public Service agencies funded to date have provided a match in some amount.

The City targets CDBG funds in LMI areas to improve local public infrastructure, and may serve as match in conjunction with other federal grant dollars. The City will target funds to improve neighborhood accessibility through ADA improvements in facilities and for sidewalks, connectivity improvements such as for creating trails, renovating sidewalks and filling gaps, for improvements to community centers or other public facilities that directly serve LMI populations or areas, and for historic preservation. The City has often provided local funds as match for projects that exceed CDBG budgets.

The City may also use CDBG funds for planning activities, such as to assess public buildings serving LMI neighborhoods or Populations, or to assist private non-profit agencies with planning needs. The City plans to use CDBG funds for economic development in instances where Section 8 Loan Guarantee funding will create or preserve jobs for LMI persons, and where the third Party agrees to repay the loan in full. The City may use CDBG funds to create or preserve jobs for LMI persons, however, there are no projects currently planned that address that goal.

The City operates under several disaster plans, some developed in conjunction with Riley County, that address specific disaster events that include tornados, flood and levee failures, failure of Tuttle Creek Lake Dam, and ice storm events. In these instances, the City intends to use other avenues of Federal assistance to address these potential disasters, and will only Substantially Amend the 2020 AAP if needed. The City has undertaken a review of these disaster plans; participates in training and exercises with area partners in Riley County, Pottawatomie County, and other local, state, and federal agencies to identify areas of improvement, and determine appropriate actions to take after any potential event. Manhattan, Riley County and local entities in the surrounding region routinely leverage Federal and State funds for training and equipment in order to be better prepared for a disaster.

Currently, Riley County Emergency Operations Center (EOC) has activated in response to the COVID-19 Pandemic. The EOC works to ensure the safety and wellbeing of the Riley County Community as part of a unified command structure that includes Riley County Emergency Management, Riley County Emergency Medical Services, Riley County Police Department, the City of Manhattan, and the Manhattan Fire Department. The EOC has developed an Incident Action Plan for the COVID-19 Pandemic for Riley County and Manhattan. The City of Manhattan has specifically

revised the Business Continuity Plan for the COVID -19 event. At present, there is no identified need for CDBG funds as a resource. However, the City may determine a need to redirect CDBG funds to a response effort after submission of this Plan and will amend it as necessary

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

The City owns several parks, buildings and public squares that may be able to address some of the needs identified during community consult meetings. The City has on occasion, repurposed buildings and available spaces to meet needs as identified by various stakeholders. Examples of this include the Flint Hills Breadbasket and the Senior Center, which are City-owned buildings leased at no charge to local groups to meet community needs. Other property occasionally becomes available and the City may consider purchasing it to satisfy specific needs.

**Discussion**

The City, Kansas State University, and other state and local agencies have collaborated with the Flint Hills Area Transportation Agency to locate and identify needed improvements to bus stops areas in LMI neighborhoods and within the North Campus Corridor that the NBAF will affect. City residents have identified sidewalks surrounding the parks and public squares in LMI neighborhoods, and sidewalks connecting other parts of town to bike and pedestrian trails, as well as public facilities improvements, as projects that will improve the livability and community connectedness of LMI neighborhoods.

The City has adopted a strategy of education as the primary method to further Fair Housing in the community. The City includes and maintains a “Fair Housing” webpage to provide educational information, resources and links for potential tenants, home purchasers and landlords. The City updates this webpage on a periodic basis, and developed and distributed a brochure in both Spanish and English regarding Fair Housing issues and actions tenants could take. In December of 2019, City Administration conducted a “Renter’s Forum” to educate tenants regarding their rights and responsibilities. The City also conducts an annual Fair Housing Seminar for landlords that addresses Landlord’s Rights and Responsibilities, as well as for tenants, realtors, bankers and other interested citizens. The Manhattan Housing Authority has collaborated with the City in presenting these annual seminars regarding Fair Housing Issues, and if not presenting, are present to answer questions regarding the Section 8 program.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MANHATTAN	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
MANHATTAN HOUSING AUTHORITY	PHA	Planning Public Housing Rental	Jurisdiction
MANHATTAN EMERGENCY SHELTER	Non-profit organizations	Homelessness Planning public services	Jurisdiction
Manhattan Area Housing Partnership, Inc.	Non-profit organizations	Non-homeless special needs Planning Rental public services	Jurisdiction
Flint Hills Area Transportation Agency	Other	Economic Development Homelessness Planning public facilities public services	Region
Sunflower CASA Project, Inc.	Non-profit organizations	public services	Region
HOUSING & CREDIT COUNSELING, INC	Non-profit organizations	Non-homeless special needs Ownership Planning Rental public services	Region
Riley County Health Department	Government	Homelessness Non-homeless special needs Planning public facilities public services	Other
KANSAS LEGAL SERVICES INC	Non-profit organizations	Economic Development Non-homeless special needs Planning Rental	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Pawnee Mental Health Services, Inc.	Public institution	Homelessness Non-homeless special needs Planning public facilities public services	Region
Crisis Center, Inc.	Non-profit organizations	Homelessness Non-homeless special needs Planning public facilities public services	Jurisdiction

**Table 51 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Manhattan has a strong institutional delivery system through the collaboration of agencies serving the needs of LMI populations and special needs groups. The agencies meet on a monthly basis to collaborate and coordinate, and key agencies have combined to create the Community Care Team (CCT), a collaborative group of local government, private non-profit, and public service agencies that specialize in addressing the needs of poorest in the community. The CCT identifies persons who are chronic users of services and assists them with connecting to needed resources.

The City has created the Social Services Advisory Board (SSAB), and annually dedicates funds for local social service agencies. A volunteer group of citizens solicits proposals from local agencies and advises the City on the award of funds. In 2020, the City awarded over \$447,000 to 11 agencies for programs addressing abused children and spouses, homelessness, frail elderly, and after school programs. MESI, the Crisis Center, the Manhattan Housing Authority, Shepherd’s Crossing, Housing and Credit Counseling, Inc. (HCCI) all work together to prevent homelessness when possible, or re-house homeless populations as quickly as possible, and HCCI specifically educates first time homebuyers. Kansas Legal Services can assist tenants from being evicted and provide other essential civil legal services for LMI persons.

The City’s Public Works Department, and Parks and Recreation Department maintain infrastructure and facilities City-wide. These departments communicate with Community Development to identify needed improvements to maintain livability, improve sustainability and a sense of connectedness to the community that also helps prevent blight.

Potential Gaps in the delivery system include increased costs for services and materials at a time when the State is cutting budgets for the same services, and lack of available funding to support expansion of services, activities and facilities.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City is a member of the Kansas BoS CoC and MESI receives ESG funds through a State operated program. MESI is very involved in the CoC and the City and CoC monitors the funds that MESI receives. A HUD-VASH representative provides services to the local population of homeless veterans, which are incorporated into services for homeless populations of all kinds and are part of the services for the LMI population at large

Local agencies identify homeless through a number of sources including the school district, law enforcement, Pawnee Mental Health and any other agency where they might seek assistance; or homeless clients may self-identify by presenting themselves at the MESI shelter. The Riley County Health Department and the Flint Hill Community Clinic address the health needs for homeless and uninsured.

The Flint Hills ATA Bus provides transportation to individuals needing transportation to the wide range of agencies that provide assistance to the homeless.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strength of the delivery system is indicated through the cooperative partnerships between the various Public Service Agencies. These agencies incorporate services for special needs populations into the services for the LMI population at large.

The biggest gap in the system occurs with agencies that are partially state funded. Costs are increasing for services and materials at a time when the State is cutting budgets for the same services, and fluctuations in available funds to these agencies can interrupt service to these fragile populations.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Due to the decreases in funding, agencies are working harder with less funds and collaborating more to meet the needs in the local area. Agency representatives attend regional and local planning meetings and workshops focused on raising awareness of homelessness and providing education regarding support services. The City will continue to work with public services agencies to serve the needs of all of the City's residents.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration, Planning & Fair Housing	2020	2024	Grant Administration, Planning & Fair Housing	City of Manhattan	Administration, Planning & Fair Housing	CDBG: \$553,969	Other: 0 Other
2	Housing Rehabilitation	2020	2024	Affordable Housing Public Housing Non-Homeless Special Needs	City of Manhattan	Housing Rehabilitation	CDBG: \$670,595	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 176 Households Assisted  Homeowner Housing Rehabilitated: 35 Household Housing Unit
3	Public Services	2020	2024	Homeless Non-Homeless Special Needs	City of Manhattan	Public Services	CDBG: \$393,610	Public service activities other than Low/Moderate Income Housing Benefit: 775 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 110 Households Assisted  Homelessness Prevention: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities & Infrastructure	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Manhattan	Public Facilities and Infrastructure	CDBG: \$1,297,455	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12500 Persons Assisted
5	Economic Development	2020	2024	Economic Development	City of Manhattan	Economic Development	CDBG: \$1	Jobs created/retained: 0 Jobs

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Administration, Planning & Fair Housing
	<b>Goal Description</b>	Administration involves management of all of the projects and their activities including monitoring, compliance and reporting, and closeout. Administration will also include Fair Housing activities, and planning studies for future needs.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Housing Rehabilitation includes the management and completion of the following three activities: Comprehensive Rehabilitation, Emergency & Accessibility Rehabilitation, and Mobile Home Emergency & Accessibility Rehabilitation. The City provides this program to maintain and preserve availability of existing affordable owner-occupied housing stock, improve safety, livability, and accessibility of homes, and to help stabilize neighborhoods.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public Services activities include any service, which benefits a low to moderate income persons or presumed benefit populations to prevent homelessness, increase self-sufficiency and provide counseling. In Program Year 2020, this will include homeless prevention services, mental health services, legal services, consumer credit counseling, as well as Landlord/Tenant counseling, and services for abused children and their non-offending caregivers.
4	<b>Goal Name</b>	Public Facilities & Infrastructure
	<b>Goal Description</b>	Public Facilities and Infrastructure improvements include all facility or infrastructure improvement projects. Facilities may include parks, buildings or public use structures that serve a LMI area or a LMI population. Infrastructure Improvements may include filling sidewalks gaps, making transportation improvements, installation of street crossings or other neighborhood street improvements, and any ADA or other accessibility or connectivity improvements. Public Infrastructure Improvements enhance access, connectivity, and livability for LMI areas or LMI populations, and improve safety, connectivity and accessibility to services, facilities and areas of interest.

5	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Economic Development will include activities that create or preserve quality jobs for low income persons. NOTE: no projects have been identified at this time, but Economic Development is included with the goals should a project be identified within the next five years.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City does not own any public housing or affordable housing units and the City does not receive HOME Entitlement funds. However, through other actions, the City supports the actions of the MAHP, the MHA, and the Crisis Center, all of which are planning for future rehabilitation or development. These include a future new Crisis Center Shelter, MAHP, Inc. planned 36 senior LMI housing units, and some safety modifications for the Manhattan Housing Authority Apartment Towers building. The City supported the MAHP through the donation of City property on which the MAHP will build the senior housing development, and the City has waived City hook-up fees. The City assisted the Crisis Center with a facility design-concept study, and plans to assist the MHA with fire prevention improvements.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

In terms of Compliance, MHA does not need to increase accessible units. In terms of Applicants, MHA occasionally has need for more accessible units, but not consistent demand. MHA accommodates additional demand for accessible units through unit modification as necessary.

### **Activities to Increase Resident Involvements**

MHA provides several opportunities to improve resident involvement such as Resident Appreciation Day, and the Resident Holiday Social. In addition, MHA partners with the Kansas State University (KSU) Mortar Board Society to provide resident activities and residents are invited to participate in local parades. MHA also encourages residents to participate in Neighborhood Watches. Other activities occur as time and funding allows. MHA encourages residents to participate in Neighborhood Watches, as well as to form active resident associations. The MHA produces a newsletter that advises residents of resources, activities, upcoming housing authority events, and educational and training opportunities.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

Yes

### **Plan to remove the ‘troubled’ designation**

The “Troubled Performer” designation is due to circumstances that depleted the MHA’s Capital Reserve Fund. The Manhattan Housing Authority was designated as troubled as of 12/31/2018. This is a direct result of the Apartment Towers renovations, which depleted program reserves. Additionally, MHA experienced higher than normal vacancy rates once the units at Apartment Towers were back online in September 2018. MHA was further challenged to lease the efficiency units, in part due to the increased area median income, which made some potential clients ineligible. Also contributing to the higher vacancy rates was the transfer of 15 residents back to the Apartment Towers, which vacated other public housing units they were temporarily occupying during the renovations. Finally, because the Apartment Towers renovations reduced financial available resources, MHA reduced maintenance staff through normal attrition, increasing the unit turnaround time. All of these factors had a combined impact on the Financial, Capital Fund and Management scores of the Public Housing Assessment System (PHAS).

The Manhattan Housing Authority has already begun working with the Department of Housing and Urban Development (HUD) to increase these scores through monthly monitoring of financial and occupancy scores, as well as on-site technical assistance as necessary.

The City is aware of the situation that caused the troubled designation, and has consulted with the MHA regarding ways to help resolve the issue. By assisting with some needed improvements to its facilities, the City will relieve some of the pressure on the MHA’s capital reserve fund, allowing it to replenish. The City also plans to set aside funds for future improvements at MHA facilities.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

There are no known negative effects of City policy as relates to affordable housing and residential investment.

The City implements its planning and zoning authority through the Manhattan Urban Area Comprehensive Plan, and the Manhattan Urban Area Subdivision Regulations and the Manhattan Zoning Regulations. The Subdivision and Zoning Regulations are currently being combined into a new Unified Development Ordinance anticipated to be adopted in 2020. The Manhattan Urban Area Planning Board and Manhattan City Commission develop, adopt and update the Comprehensive Plan and other policy and regulatory documents for the City.

The Manhattan Urban Area Comprehensive Plan, updated in 2015, contains elements which promote neighborhoods containing a mixture of land uses and diversified housing options to serve a growing and changing population, including housing that is affordable, neighborhoods that incorporate multi-modal connectivity, neighborhood commercial areas, schools, and parks and open space. Housing and neighborhood goals include maintaining the quality and character of established neighborhoods throughout the community and ensuring that infill and redevelopment is compatible with existing neighborhoods and is appropriate in size, scale, design, and use, while addressing needs of all citizens. New neighborhoods will be located where residents of all ages, abilities, and financial means will have access to the full range of infrastructure, facilities, and services to lead active, healthy lifestyles.

The City bases the provision of healthy, livable neighborhoods that offer a variety of lifestyle options on the following guiding principles:

- Expanded housing options to meet the needs of a changing community;
- Revitalization of established and core area neighborhoods; and,
- Access to amenities that encourage active and healthy lifestyles.

The City has adopted the 2018 International Building Code Series, and the 2017 National Electrical Code. The City prefers to use the Federal Fair Housing guidelines for accessibility compliance in covered multifamily dwellings, which references the American National Standards Institute (ANSI) requirements for accessibility. The Risk Reduction Division of the Fire Department ensures through the permitting and enforcement process that new multifamily housing containing four or more dwelling units complies with all federal regulations of the Fair Housing Act.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City employs a Housing Rehabilitation Inspector to oversee rehabilitation of single-family homes for LMI homeowners in its effort to help preserve affordable housing that meets housing quality standards (HQS). The Housing Rehabilitation Inspector also coordinates lead testing, radon testing, and asbestos testing with applicable certified vendors, and collaborates with building code inspectors to ensure housing is at a suitable standard for habitation. The City does not impose rent controls or impact fees and there are no known negative effects of City policy concerning affordable housing and residential investment. However, the City has authorized a comprehensive market study and policy analysis of the housing needs in Manhattan that will review City Policy and provide tools to City Administration to address identified affordable housing needs.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Agencies providing services within the City who specialize in providing outreach to homeless individuals and families include faith-based organizations, the HUD-VASH representative, and agencies that participate in the annual “Everybody Counts” event. MESI in particular leads the Point-In-Time counts that canvas the City and Riley County, as mandated by HUD every January, to provide the Kansas Balance of State (BoS) Continuum of Care (CoC) agencies with an estimate of the number of people who are homeless on one night a year. These numbers are then used to estimate the amount of unsheltered homeless population in the area.

The Caroline Peine Transitional Shelter offers 47 beds of emergency shelter for homeless men, women, and families. MESI typically provides emergency shelter to over 400 people each calendar year and assists additional residents with State ESG funds. MESI also offers placement in permanent supportive housing, and homeless rental assistance either to decrease the current length of homelessness, or to prevent a family from becoming homeless and entering shelter.

MESI’s Transition in Place Programs also typically house over 30 individuals, and is being reviewed for continuation. The Opportunities program houses up to 12. MESI prioritizes chronically homeless individuals and had 2 dedicated beds in the Transition in Place Program and 1 dedicated bed in the Opportunities Program.

The Crisis Center, Inc. provides shelter and services to abused spouses and children. The Crisis Center shelters only those who must flee violence in their homes and must certify those seeking shelter as homeless. Whenever possible, the Crisis Center seeks to help victims of domestic violence stay in their homes through legal means, and provides emergency shelter for those who cannot. On average, it provides emergency shelter to over 155 unduplicated persons per year who are in danger, typically totaling more than 6,500 nights of stay each year.

Although it is typically not part of their anticipated Public Service activities, Pawnee Mental Health will locate shelter for individuals with Severe Persistent Mental Illness. The Kansas Department for Aging and Disability Services (KDADS) assessed the Manhattan area and determined that it did not have as great a need for a PATH Program, and the funding from the State along with other Community Mental Health Centers’ funding, was shifted to other identified high need areas. Because of this change, Pawnee Mental Health Services uses a designated Housing Specialist who represents the agency at state meetings and works with individuals who are homeless or precariously housed, or assists the assigned case manager if there is already one in place.

All of these providers have capacity to assess the needs of the homeless, especially those who are unsheltered.

## **Addressing the emergency and transitional housing needs of homeless persons**

MESI operates the Caroline Peine Shelter which provides Emergency Shelter, Supportive Housing, Rapid Re-housing, and Homeless Prevention Services. MESI uses CDBG funds to prevent homelessness by providing financial assistance for rent and utility arrears payments when persons are at imminent risk of becoming homeless. This program is unique in its ability to divert clients from entering emergency shelter by allowing them to stay in their current, permanent residence.

MESI's Homeless Rental Assistance Program (HRAP) provides Supportive Housing through the "Opportunities Program. In 2020, MESI's "Transitional in Place" Program was de-funded, and it will evaluate options that enhance its ability to assist the chronically homeless. The loss of funding for this program constrains MESI's ability to assist the chronically homeless.

Since its inception, MESI integrated the HRAP Program into shelter services to resolve clients' crises and assist with housing stabilization. Until 2020, funding for the Transitions In Place Program rapidly re-housed literally homeless individuals, which aided with the transition from homelessness to permanent housing. The Opportunities Program is a CoC funded program providing permanent housing for homeless individuals with severe and persistent mental illness who would have no other housing options. MESI's programs incorporate wrap-around housing stability case management, which aims to prevent future evictions or homeless episodes by addressing homeless individuals' unique housing barriers.

MESI collaborates with other local agencies and non-profits to provide housing options, and supports the expansion of the homeless service system to include homeless prevention and re-housing programs and supportive housing programs for the disabled and families. MESI advocates for collaboration among service providers, including public housing agencies, to improve access to affordable housing and expansion of supportive services. MESI encourages agencies to look not just at homelessness, but also other issues of poverty.

Pawnee Mental Health Services uses a designated Housing Specialist who represents the agency at state meetings and works with individuals who are homeless or precariously housed, or assists the assigned case manager if there is already one in place.

The Manhattan Housing Authority (MHA) administers 197 Housing Choice Vouchers, 55 HUD-VASH (Veterans Affairs Supportive Housing) vouchers that help homeless veterans; and 25 Family Unification Vouchers. The VASH vouchers are reserved for veterans with VA case management and the MHA administers them in collaboration with the VA.

The Crisis Center uses "Protection from Abuse Orders" which can in some instances, make it possible for spouse abuse victims to remain in their homes, as can criminal prosecutions. The Crisis Center also works with many agencies and organizations, including the Manhattan Housing Authority, to provide

shelter for their clients. Occasionally, the Crisis Center sends domestic violence victims to MESI for shelter.

**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.**

Homeless persons are identified through a number of sources including the local hospital, school district, law enforcement, and agencies providing shelter or emergency assistance. The City falls within the North East Region of the Kansas BoS CoC, and MESI receives funds through this program. MESI regularly attends CoC meetings and collaborates with other agencies within the CoC.

MESI's programs are designed to help nearly homeless or literally homeless maintain or transition to permanent housing and continue independent living. MESI's Opportunities Program specifically helps persons with severe persistent mental illness maintain permanent housing. Pawnee Mental Health will occasionally find shelter for clients with severe persistent mental illness and homeless clients may self-identify by presenting themselves at the MESI shelter.

The Riley County Health Department and the Flint Hills Community Clinic address the health needs for homeless and the uninsured. The Flint Hills ATA Bus provides transportation for individuals needing transportation to agencies that assist the homeless. Big Lakes Developmental Center, Inc. provides training specifically to help intellectually disadvantaged individuals become self-sufficient. The HUD VASH representative works solely with veterans and their families through the "Housing First" principle to access the services needed for transition to permanent housing.

The Crisis Center shelters abused spouses and their dependents fleeing violence in their homes and certifies those seeking shelter as homeless. It provides emergency shelter only for those who are in danger and cannot remain in their own homes; and works with many agencies and organizations, including the Manhattan Housing Authority, to provide permanent shelter for their clients.

The Caroline Peine Shelter is not able to house any minor children without a parent or guardian. Shelter staff must call authorities to report a child is without a parent/guardian and is seeking shelter, for unaccompanied youth under the age of 18. Unaccompanied youth, ages 18-24, will be housed and a case plan for permanent housing developed. Point-In-Time data in Manhattan - Riley County, has varied greatly from year to year.

USD 383 identifies unaccompanied youth as children living on their own or with an adult who is not their legal guardian, and lacking a fixed adequate nighttime residence. The School District's Families in Transition (FIT) program tracks and assists families and unaccompanied youth through a variety of

means designed to assure educational opportunities continue, and provide assistance to address urgent needs including transportation, nutrition, health care, basic necessities and housing.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

No person who is being discharged from a publicly funded institution or system is to be discharged into homelessness. The Manhattan Emergency Shelter, Inc. is not allowed to be a “discharge plan” for government funded institutions, unless the individual was homeless before entering the institution and resided in the institution for less than 90 days. In the event someone has slipped through the cracks or has been discharged to a location where they are no longer welcome, MESI will house them in their emergency shelter, as they are considered homeless at that time. It is the responsibility of each institution’s discharge plan to find its clients suitable housing and not discharge someone into homelessness. However, MESI does work with the institutions and refers them to other housing options in the community or surrounding area. Agencies in Manhattan are very effective in communicating with each other concerning the needs of their clients.

The HUD approved housing counseling agency, Housing and Credit Counseling, Inc. (HCCI) receives referrals from numerous agencies in Manhattan and provides other services including first time homebuyer training. Local providers work with HCCI to provide financial counseling to individuals at risk of becoming homeless. MESI operates a Homelessness Prevention program, which provides counseling and rent and utility arrears or rapid re-housing services to individuals and families in need of shelter. The Crisis Center specifically provides housing for abused spouses and their children who are in need of a safe place to stay. Pawnee Mental Health Services (PMHS) coordinates with MESI, MHA, and MAHP, Inc. to secure housing for individuals with mental illness. Kansas Legal Services, Inc. (KLS) provides legal counseling for civil issues that may involve tenant/landlord issues, child custody orders and other issues that may be a result of poverty and/or eviction.

MAHP’s Financial Assurance Program assists Social Security and Veteran’s Administration benefit recipients who cannot adequately manage their monthly disability benefit payments, and whose benefits depend on a third party payee. MAHP staff work directly with LMI disabled individuals to help them budget and pay for their housing, food, medical, and other needs required to maintain independence. MAHP, Inc. is the only Social Security Administration approved organizational payee in the Manhattan area.

The Sunflower CASA Project, Inc., Family/Victim Advocate connects non-offending caregivers of abused children with housing resources listed above when a perpetrator lives in the home or is on the lease, and the caregiver must find a safe place for the family member(s).

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The CDBG housing rehabilitation program follows lead safe practices at qualified sites. All units constructed prior to 1978 are required to have a lead based paint assessment. The City of Manhattan will continue to use lead safe work practices in all rehabilitation activities pursuant to 40 CFR 745.80 subpart E.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The City assumes that any home built in or before 1978 is likely to have lead in some locations. The City proactively tests for lead, even though the homeowner may not have asked for it as part of the rehabilitation request.

### **How are the actions listed above integrated into housing policies and procedures?**

Based on the results of the assessment, hazards are identified and control options are reported. Contractors are required to follow lead-safe work practices and are monitored by a certified lead based paint inspector. Additionally, all general contractors who successfully bid projects are required to be State authorized as lead activity firms, and must employ certified lead safe workers. A maximum of \$5,000 can be spent on lead-based paint activities for any given rehabilitation.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Manhattan does not directly provide grants to individuals; however, the City provides financial support to agencies that have programs and policies that are directed toward reducing the number of poverty level families. The City also allocates funding from the general fund on an annual basis to local social service agencies based on recommendations from the Social Services Advisory Board.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City allocates CDBG funds each year with the goal of maintaining the existing affordable housing stock, promoting quality of life and providing stability, especially in older neighborhoods. The housing and community development activities that will be undertaken each year are based on areas of need suggested during the community consultation and data collection process.

Recognizing that limited allocations should be prioritized and focused where the need is greatest, preference will be given to projects that directly affect low and moderate-income residents and serve low and moderate-income neighborhoods. The City will continue to fund specific programs and partnerships with agencies to alleviate poverty conditions and will monitor poverty statistics to ensure that scarce resources are directed to those who have the greatest need.

## **SP-80 Monitoring – 91.230**

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

The City will monitor all projects and public services for Compliance with HUD requirements and federal regulations. The City continues to refine administrative practices in order to effectively manage CDBG projects and activities. The City requires all contractors to abide by all local, state and federal laws on contracts funded with CDBG. City staff will ensure that Minority business are notified of opportunities to bid on projects, and that Section 3 requirements are fulfilled.

Public Services will be required to provide monthly reports of progress and demographic data for households and persons served. Additionally, agencies will receive monitoring visits mid-way through the grant year, in which clients' files will be randomly reviewed for income verification, consistency with project objectives and other documentation of services delivered.

## Expected Resources

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

#### Introduction

The following table displays the anticipated resources that the City will allocate to projects and activities that address the needs of residents in Manhattan. CDBG PY 2020 will start on July 1, 2020. HUD announced the allocation amount of \$559,229.00 on March 23, 2020. The City anticipates that 2019 Projects will consume all prior year funds and does not expect Program Income from any activity. The only source of Program Income may come from Housing Rehabilitation grant recipients reimbursing the program because they wish to exit the program. For purposes of planning, "Remainder of Con Plan" estimate is the average of the total of the 11-year allocations times the remaining 4 years.

#### 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	559,229	0	0	559,229	2,356,401	The City does not require matching funds, but encourages it. City Departments often contribute local funds to projects when they exceed the CDBG budget. Sub-recipients have always matched CDBG funds. The City does not expect any Program Income, but it occurs occasionally in the Housing Rehab program.

**Table 54 - 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**

The City does not require matching funds, however opportunities to leverage funds do occur and the City has procedures in place to manage external matching funds. Procedures are in place for individual homeowners who wish to contribute to the rehabilitation of their homes, and for public service agencies and non-profits to provide a match to funds for building rehab when the cost of improvements are greater than the CDBG limitations. The City will use Federal funds to help LMI single-family homeowners undertake home repairs designed to preserve the safety and livability of the structure. Federal funds will be used to provide Public Services in conjunction with donations from private, local, and agency fundraising to assist agencies meet the needs of as many “presumed benefit” populations as possible. All of the Public Service agencies funded to date have provided a match in some amount.

The City targets CDBG funds in LMI areas to improve local public infrastructure, and may serve as match in conjunction with other federal grant dollars. The City will target funds to improve neighborhood accessibility through ADA improvements in facilities and for sidewalks, connectivity improvements such as for creating trails, renovating sidewalks and filling gaps, for improvements to community centers or other public facilities that directly serve LMI populations or areas, and for historic preservation. The City has often provided local funds as match for projects that exceed CDBG budgets.

The City may also use CDBG funds for planning activities, such as to assess public buildings serving LMI neighborhoods or Populations, or to assist private non-profit agencies with planning needs. The City plans to use CDBG funds for economic development in instances where Section 8 Loan Guarantee funding will create or preserve jobs for LMI persons, and where the third Party agrees to repay the loan in full. The City may use CDBG funds to create or preserve jobs for LMI persons, however, there are no projects currently planned that address that goal.

The City operates under several disaster plans, some developed in conjunction with Riley County, that address specific disaster events that include tornados, flood and levee failures, failure of Tuttle Creek Lake Dam, and ice storm events. In these instances, the City intends to use other avenues of Federal assistance to address these potential disasters, and will only Substantially Amend the 2020 AAP if needed. The City has undertaken a review of these disaster plans; participates in training and exercises with area partners in Riley County, Pottawatomie County, and other local, state, and federal agencies to identify areas of improvement, and determine appropriate actions to take after any potential event. Manhattan, Riley County and local entities in the surrounding region routinely leverage Federal and State funds for training and equipment in order to be better prepared for a disaster.

Currently, Riley County Emergency Operations Center (EOC) has activated in response to the COVID-19 Pandemic. The EOC works to ensure the safety and wellbeing of the Riley County Community as part of a unified command structure that includes Riley County Emergency Management, Riley County

Emergency Medical Services, Riley County Police Department, the City of Manhattan, and the Manhattan Fire Department. The EOC has developed an Incident Action Plan for the COVID-19 Pandemic for Riley County and Manhattan. The City of Manhattan has specifically revised the Business Continuity Plan for the COVID -19 event. At present, there is no identified need for CDBG funds as a resource. However, the City may determine a need to redirect CDBG funds to a response effort after submission of this Plan and will amend it as necessary.

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

The City owns several parks, buildings and public squares that may be able to address some of the needs identified during community consult meetings. The City has on occasion, repurposed buildings and available spaces to meet needs as identified by various stakeholders. Examples of this include the Flint Hills Breadbasket and the Senior Center, which are City-owned buildings leased at no charge to local groups to meet community needs. Other property occasionally becomes available and the City may consider purchasing it to satisfy specific needs.

**Discussion**

The City, Kansas State University, and other state and local agencies have collaborated with the Flint Hills Area Transportation Agency to locate and identify needed improvements to bus stops areas in LMI neighborhoods and within the North Campus Corridor that the NBAF will affect. City residents have identified sidewalks surrounding the parks and public squares in LMI neighborhoods, and sidewalks connecting other parts of town to bike and pedestrian trails, as well as public facilities improvements, as projects that will improve the livability and community connectedness of LMI neighborhoods.

The City has adopted a strategy of education as the primary method to further Fair Housing in the community. The City includes and maintains a “Fair Housing” webpage to provide educational information, resources and links for potential tenants, home purchasers and landlords. The City updates this webpage on a periodic basis, and developed and distributed a brochure in both Spanish and English regarding Fair Housing issues and actions tenants could take. In December of 2019, City Administration conducted a “Renter’s Forum” to educate tenants regarding their rights and responsibilities. The City also conducts an annual Fair Housing Seminar for landlords that addresses Landlord’s Rights and Responsibilities, as well as for tenants, realtors, bankers and other interested citizens. The Manhattan Housing Authority has collaborated with the City in presenting these annual seminars regarding Fair Housing Issues, and if not presenting, are present to answer questions regarding the Section 8 program.

## 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	Administration, Planning & Fair Housing	2020	2024	Grant Administration, Planning & Fair Housing	City of Manhattan	Administration, Planning & Fair Housing	CDBG: \$109,261	Other: 0 Other
2	Housing Rehabilitation	2020	2024	Affordable Housing Public Housing Non-Homeless Special Needs	City of Manhattan	Housing Rehabilitation	CDBG: \$181,090	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 88 Households Assisted Homeowner Housing Rehabilitated: 7 Household Housing Unit
3	Public Services	2020	2024	Homeless Non-Homeless Special Needs	City of Manhattan	Public Services	CDBG: \$83,878	Public service activities other than Low/Moderate Income Housing Benefit: 155 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 22 Households Assisted Homelessness Prevention: 50 Persons Assisted
4	Public Facilities & Infrastructure	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Manhattan	Public Facilities and Infrastructure	CDBG: \$185,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2100 Persons Assisted
5	Economic Development	2020	2024	Economic Development	City of Manhattan	Economic Development	CDBG: \$0	Jobs created/retained: 0 Jobs

**Table 55 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Administration, Planning & Fair Housing
	<b>Goal Description</b>	Administration involves management of all of the projects and their activities including monitoring, compliance and reporting, and closeout. Administration will also include Fair Housing activities, and planning studies for future needs.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Housing Rehabilitation includes the management and completion of the following three activities, Comprehensive Rehabilitation, Emergency & Accessibility Rehabilitation, and Mobile Home Emergency & Accessibility Rehabilitation. The City provides this program to maintain and preserve availability of affordable owner-occupied housing stock, improve safety, livability, and accessibility of homes, and to help stabilize neighborhoods.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public Services activities include any service, which benefits a low to moderate income persons or presumed benefit populations to prevent homelessness, increase self-sufficiency and provide counseling. In Program Year 2020, this will include homeless prevention services, mental health services, legal services, consumer credit counseling, as well as Landlord/Tenant counseling, and services for abused children and their non-offending caregivers.
4	<b>Goal Name</b>	Public Facilities & Infrastructure
	<b>Goal Description</b>	Public Facilities and Infrastructure improvements include all facility or infrastructure improvement projects. Facilities may include parks, buildings, or public use structures that serve a LMI area or a LMI population. Infrastructure Improvements may include filling sidewalks gaps, making transportation improvements, installation of street crossings or other neighborhood street improvements, and any ADA or other accessibility or connectivity improvements. Public Infrastructure Improvements enhance access, connectivity, and livability for LMI areas or LMI populations, and improve safety, connectivity and accessibility to services, facilities and areas of interest.
5	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Economic Development will include activities that create or preserve quality jobs for low income persons. NOTE: no projects have been identified at this time, but the goal is included should a project present itself.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Manhattan proposes to undertake projects in the 2020 Annual Plan to benefit over 12,000 residents. The City selected these projects in conjunction with HUD National Objectives and identified CDBG eligible activities. Four of the five projects have proposed activities that include needs identified by the community through a comprehensive consultation process.

Administration and Planning Project funds are for oversight of all aspects of the CDBG program, however no funds are set aside for a planning study in the 2020 Annual Plan due to funding limitations. The City has budgeted funds to continue to educate residents, landlords and the broader community regarding Fair Housing practices.

Housing Rehabilitation Project funds will help preserve the existing affordable housing for LMI populations. The program will offer three kinds of rehabilitation: Comprehensive (funding up to \$25,000 per home), Emergency and Accessibility (up to \$5,000 per home), and Mobile Home Emergency and Accessibility (up to \$2,500 per home). These activities make repairs necessary to maintain the safety and livability of structures and preserve existing owner occupied affordable housing stock. Accessibility renovations are especially important to disabled individuals and the elderly. The City will also provide funds for the first phase of preparing plans for Apartment Towers for a fire sprinkler system.

The Public Services Project funds provide support to agency services that benefit LMI individuals. The five supported programs address child abuse, homeless prevention, civil legal aid counseling, consumer credit counseling and tenant landlord counseling, and mental health services.

Public Facilities and Infrastructure include sidewalk and ADA improvements, as well as a Trail connection for an LMI neighborhood. No building improvements are planned at this time.

Economic Development funding will be used as a resource for the creation or preservation of quality jobs for LMI persons, and will only be used as gap financing in conjunction with other funds. No Projects have been identified at this time.

#### Projects

#	Project Name
1	Administration
2	Housing Rehabilitation
3	Public Services
4	Public Facilities and Infrastructure
5	Economic Development

**Table 56 – Project Information**

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

Information received during the community consultation and planning process is the basis of allocation priorities for of the projects and activities listed. The activities included in the 2020 Annual Plan are those most often mentioned during consultations and meet the objectives identified in the Strategic Plan.

This 2020 Annual Plan provides a concise summary of the projects, activities, and actions that will take place this plan year to address the priority needs and objectives identified during the extensive consultation process.

## AP-38 Project Summary

Project Summary Information					
No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Administration	Administration, Planning & Fair Housing	City of Manhattan - Strategy area	Administration, Planning & Fair Housing	CDBG : \$109,261
	Description	Administration involves management of all of the projects and their activities including monitoring, compliance and reporting, and closeout. Administration will also include Fair Housing activities, and planning studies for future needs.			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	This Project is for Program Delivery and has no beneficiaries.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Manhattan City Hall for all activities within Manhattan City Limits.			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Activities will include administration of the CDBG Grant Projects, Fair Housing activities. No Planning activities are included at this time			
2	Housing Rehabilitation	Housing Rehabilitation	City of Manhattan - Strategy area	Housing Rehabilitation	CDBG : \$181,090
	Description	Housing Rehabilitation includes the management and completion of the following three activities, Comprehensive Rehabilitation, Emergency & Accessibility Rehabilitation, and Mobile Home Emergency & Accessibility Rehabilitation. The City provides this program to maintain and preserve availability of affordable owner-occupied housing stock, improve safety, livability, and accessibility of homes, and to help stabilize neighborhoods.			
	Target Date for Completion	06/30/2021			

	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Approximately 7 single-family households, and 88 households at Apartment Towers.		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	LMI-owned single family homes within City limits, and low income housing at the Apartment Towers.		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Activities will include Comprehensive Rehab, Emergency and Accessibility Rehab, Mobile Home Rehab, and public housing modernization.		
	Public Services	Public Services	City of Manhattan - Strategy area	Public Services CDBG : \$83,878
	Description	Public Services activities include any service, which benefits a low to moderate-income persons or presumed benefit populations to prevent homelessness, increase self-sufficiency and provide counseling. In Program Year 2020, this will include services provided by the following 5 agencies: Kansas Legal Services - Essential Legal Services, Housing & Credit Counseling - Tenant/Landlord Counseling, and Consumer Credit Counseling, Manhattan Emergency Shelter, Inc. - Homelessness Prevention, Pawnee Mental Health Services, Inc.,- Benefits Specialist/Case Manager, Sunflower CASA Project, Inc. - CAC Advocate Supervisor.		
3	Target Date for Completion	06/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Approximately 277 LMI individuals in 110 households		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	All activities will be provided to residents living within the City Limits of Manhattan.		

	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Activities will provide funding support for operations that provide consumer credit and housing counseling, Tenant-Landlord counseling, services for abused children, services for people at risk of homelessness and services persons with a mental illness.			
4	Public Facilities and Infrastructure	Public Facilities & Infrastructure	City of Manhattan - Strategy area	Public Facilities and Infrastructure	CDBG : \$185,000
	Description	Public Facilities and Infrastructure improvements include all facility or infrastructure improvement projects. Facilities may include parks, buildings, or public use structures that serve a LMI area or a LMI population. Infrastructure Improvements may include filling sidewalks gaps, making transportation improvements, installation of street crossings or other neighborhood street improvements, and any ADA or other accessibility or connectivity improvements. Public Infrastructure Improvements enhance access, connectivity, and livability for LMI areas or LMI populations, and improve safety, connectivity and accessibility to services, facilities, and areas of interest.			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Approximately 2,100 plus LMI and disabled individuals depending on final activities chosen.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Facilities serving LMI populations and LMI neighborhood areas within City Limits.			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	The planned activities include the north sidewalks at 5 <sup>th</sup> & Leavenworth, possibly Pecan Circle ADA improvements, and possibly improvements to the Flint Hills Breadbasket and Douglass Community Center Annex parking lot.			
5	Economic Development	Economic Development	City of Manhattan - Strategy area	Economic Development	
	Description	Economic Development will include activities that create or preserve quality jobs for low income persons. NOTE: no projects have been identified at this time.			

Target Date for Completion	06/30/2021
Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	No project has been identified so no beneficiaries are expected.
Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Within Manhattan City limits.
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	No activities are planned at this time.

## **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**

All projects and activities will occur within the City limits. Area benefit projects will be confined to areas identified by the 2011-2015 ACS estimates of LMI Census Tracts and/or block groups. Housing rehabilitation efforts can occur anywhere in Manhattan excluding flood zones as long as the household is LMI. Public Services benefit LMI individuals that are residents of Manhattan. Public Facilities and Neighborhood Infrastructure improvements will occur in LMI areas, and/or funds will only be applied to projects that serve presumed benefit categories, or for ADA improvement purposes anywhere.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Manhattan	100

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Projects are allocated geographically as required by HUD regulations to benefit identified LMI areas and neighborhoods, and LMI persons.

### **Discussion**

The City believes the projects identified will best serve the citizens' needs as they exist now. The City will reconsider other suggestions provided during the Consolidated Plan Input processes each Annual Plan year covered by this Consolidated Plan.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The Manhattan Area Housing Partnership, Inc. (MAHP), a local Kansas Community Housing Development Organization (CHDO), as well as other private developers, provide affordable housing in Manhattan. In 2019, the Kansas Housing Resources Corporation awarded MAHP tax credits and HOME funds to construct an additional 36 units of affordable senior housing on land previously owned by the City. The City supports local efforts to expand affordable housing through the waiving of building permit and utility hook-on fees. In the past, the MAHP has collaborated with agencies in the City to provide additional public and affordable housing. The City does not own or operate any housing units.

The Manhattan Emergency Shelter, Inc. receives state administered ESG funds to address the needs of the homeless and operates specific programs that house special populations. There are five affordable housing developments in Manhattan that set aside apartments specifically for housing homeless persons as they stabilize their situations. The Crisis Center also receives state administered ESG funds and provides housing for spouses who become homeless to escape abuse. Other Special Needs populations in Manhattan are too small to warrant services funding, and agencies incorporated services for them into their mainstream programs.

Through rent and utility support funding, CDBG funds will assist MESI with homeless prevention for an estimated 20 households. Through the Housing Rehabilitation project, the City proposes to rehabilitate 7 homes, but the City has no plans to acquire or build housing units. The City collaborated with the Manhattan Housing Authority for public housing modernization efforts at the Apartment Towers, which contains of 88 units that serve approximately 110 residents.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	20
Non-Homeless	95
Special-Needs	30
Total	145

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	22
The Production of New Units	0
Rehab of Existing Units	95
Acquisition of Existing Units	0
Total	117

**Table 59 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The major issue in Manhattan concerning housing is affordability of units. The City therefore will focus efforts on rehabilitating existing owner occupied housing stock to preserve availability of affordable single-family units and assist the MHA with modernization activities. The most recent efforts involve assisting MAHP to develop affordable dwellings for senior LMI residents. The new building codes adopted by the City also have guidance for developers interested in constructing “Tiny Home” villages, and the City is undertaking an 18 month housing market analysis and policy strategy study to look at all needs and impacts on the Manhattan housing market.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Manhattan owns no Public Housing units, but supports the Manhattan Housing Authority (MHA), which is the local Public Housing Authority (PHA) in its efforts to improve existing facilities.

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

The City addresses the needs of public housing through support of the MHA in the activities planned for improving its housing units. The City assisted the MHA in 2018, by financing the remaining repairs at Apartment Towers through a \$1 million bond. These repairs included replacing the leaking windows, and addressing the deteriorated sanitary sewer lines. MHA completed renovations in November of 2018 and the facility fully leased in 2020.

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

The Manhattan Housing Authority promotes involvement in management and encourages residents to participate in homeownership through First Time homebuyer training with Housing & Credit Counseling, Inc. The MHA also refers residents to Habitat for Humanity for Homeownership Opportunities.

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

The current Public Housing Assessment System (PHAS) score for the MHA is “Troubled”, due to depletion of its capital reserve fund needed to accomplish critical repairs. While the MHA begins to rebuild its reserve fund, the City will utilize CDBG funds to assist with some improvements.

The PHAS measures occupancy rates, financial health, infrastructure and buildings, and how well the MHA maintains them, as well as timeliness of obligation and expenditure of capital funds. The City will continue to collaborate with the MHA to secure positive PHAS scores.

### **Discussion**

The MHA offers housing through several means to LMI individuals, including MHA managed housing units, and various Section 8 vouchers. These methods have been discussed in the Strategic Plan and will be a part of MHA’s programming for the near future.

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

### **Introduction**

The City does not receive ESG or HOPWA funds, but agencies address special needs in conjunction with activities for the population at large. MESI, the Crisis Center, and on occasion, Pawnee Mental Health Services, Inc. address the needs of the homeless population, and the City provides CDBG funding support for Homeless prevention activities. HUD-VASH works with the MHA to provide housing for veterans and their families, and the Crisis Center provides shelter to spouses and their families who are homeless due to abusive situations. Pawnee Mental Health will occasionally locate housing for persons with a Severe Persistent Mental Illness.

### **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**

No one agency in Manhattan conducts street outreach for homeless persons. However, in 2018 the Community Care Team, a collaborative effort of 14 core agencies that identify persons who are chronic users of area resources. MESI also has processes to assist the homeless population who self-report at the shelter that it funds through donations and state operated ESG funds.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

MESI operates a 47-bed facility and programs funded through donations and state operated ESG funds that provide a place for people to stay while they secure housing. The Crisis Center has 26 beds that are available to abused spouses and their children. The City will also provide CDBG funds for MESI's Homeless Prevention and Rapid Re-Housing activities.

#### **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**

Homeless persons are identified through a number of sources including self-identifying at the local hospital, school district, law enforcement, Pawnee Mental Health, the Flint Hills Breadbasket, MESI and other agencies.

The City falls within the North East Region of the Kansas BoS CoC operated by the Kansas Statewide

Homeless Coalition, and MESI receives funds through KHRC for CoC programs. The Director of MESI is the Riley County contact for the CoC and regularly participates in CoC meetings with other agencies within the balance of the state. MESI's programs and case management are designed to help chronically homeless individuals become stably housed and maintain independent living.

The Riley County Health Department and the Flint Hills Community Clinic address the health needs for the homeless and uninsured. The Flint Hills ATA Bus provides reduced fare transportation to individuals needing transportation to agencies that assist the homeless. Big Lakes Developmental Center, Inc., provides training specifically to intellectually disadvantaged individuals to help them become self-sufficient. The HUD VASH representative works solely with veterans and their families through the "Housing First" principle to access the services needed for transition to permanent housing.

The Crisis Center shelters abused spouses and families who must flee violence in the homes and certifies those seeking shelter as homeless. They provide emergency shelter only for those who are in danger and cannot remain in their own homes. The Crisis Center works with many agencies and organizations, including the Manhattan Housing Authority, to provide permanent shelter for their clients.

The Manhattan Emergency Shelter is not able to house any minor children without a parent or guardian. The Shelter staff must call authorities to report the child is without a parent/guardian and is seeking shelter for unaccompanied youth under the age of 18. If the unaccompanied youth is between ages 18-24, MESI will house them and create a case plan for permanent housing.

USD 383 identifies unaccompanied youth as children living on their own or with an adult who is not their legal guardian, and children in homeless families. The School District's Families in Transition (FIT) program tracks families and unaccompanied youth and assists them through a variety of means designed to assure educational opportunities continue, as well as address urgent needs involving nutrition, health care, basic necessities and housing.

**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**

Persons who are being discharged from a publicly funded institution or system are not to be discharged into homelessness. Government funded institutions are not allowed to use the Manhattan Emergency Shelter as a "discharge plan", unless the individual was homeless before entering the institution and resided in the institution for less than 90 days. In the event someone has slipped through the cracks or has been discharged to a location where they are no longer welcome, MESI will house them in their emergency shelter, as they are considered homeless at that time. It is the responsibility of each institution's discharge plan to find its clients suitable housing and not discharge someone into

homelessness. However, MESI does work with the institutions and refers them to other housing options in the community or surrounding area. Agencies in Manhattan are very effective in communicating with each other in regards to the needs of their clients.

The HUD approved housing counseling agency, Housing and Credit Counseling, Inc. (HCCI) receives referrals from numerous agencies in Manhattan and provides other services including first time homebuyer training. Local providers work with HCCI to provide financial counseling to individuals at risk of becoming homeless. MESI operates a Homelessness Prevention program which provides counseling and rent and utility arrears or rapid re-housing services to individuals and families in need of shelter. The Crisis Center specifically provides housing for abused spouses and their children who are in need of a safe place to stay. Pawnee Mental Health Services (PMHS) coordinates with MESI, MHA, and MAHP, Inc. to secure housing for individuals with mental illness. Kansas Legal Services, Inc. (KLS) provides legal counseling for civil issues that may involve tenant/landlord issues, child custody orders and other issues that may be a result of poverty and/or eviction.

MAHP's Financial Assurance Program assists Social Security and Veteran's Administration benefit recipients who cannot adequately manage their monthly disability benefit payments, and whose benefits depend on a third party payee. MAHP staff work directly with LMI disabled individuals to help them budget and pay for their housing, food, medical, and other needs required to maintain independence. MAHP, Inc. is the only Social Security Administration approved organizational payee in the Manhattan area.

The Sunflower CASA Project, Inc, Family/Victim Advocate connects non-offending caregivers of abused children with housing resources listed above when a perpetrator lives in the home or is on the lease, and the caregiver must find a safe place for the family member(s).

## **Discussion**

The public service agencies in Manhattan are very efficient at working together to meet the needs of residents. The City supports these agencies through locally raised funds to support essential public services.

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

### **Introduction:**

The City implements its planning and zoning authority through the Manhattan Urban Area Comprehensive Plan, the Manhattan Urban Area Subdivision Regulations and the Manhattan Zoning Regulations. The Manhattan Urban Area Planning Board and Manhattan City Commission develop, adopt, and update the comprehensive plan and other policy documents for the Board's jurisdictional area, and complete formulation of Subdivision and Zoning Regulations for the City. The Manhattan Urban Area Comprehensive Plan, adopted in 2015 by the Planning Board and City Commission, provides the highest level policy guidance regarding affordable housing and contains guiding principles, goals and policies in various chapters that address affordability.

### **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**

The City amended the Comprehensive Plan in 2017 through incorporation of the Aggieville Community Vision Plan update, the Big Blue & Kansas River Floodplain Management Plan, the Hartford Hills Master Plan, and the Flint Hills/Fort Riley Joint Land Use Update.

Chapters 3 and 8 provide the most relevant of these by promoting non-homogeneous neighborhoods containing a mixture of housing types and densities throughout the community that address various populations needs, including seniors and LMI families and individuals. The housing affordability equation includes location within the community in relation to retail and professional services, jobs, transportation, and healthcare. The Comprehensive Plan promotes this through mixed neighborhoods in all portions of the community, as well as incorporation of neighborhood services. The up- and down-zonings that the City completed following adoption in 2015, in the core neighborhoods around the KSU campus, Aggieville and east of City Park, are designed to help expand housing options, stabilize older lower density neighborhoods, and help preserve the more affordable existing housing stock in these core areas.

Providing healthy, livable neighborhoods offering a variety of lifestyle options is based on the following guiding principles:

- Expanded housing options to meet the needs of a changing community;
- Revitalization of established and core area neighborhoods; and
- Access to amenities that encourage active and healthy lifestyles.

The Manhattan Zoning Regulations implement the Comprehensive Plan recommendations to promote affordable housing and create neighborhoods that include a mixture of housing options located throughout the community. The Zoning Regulations allow a variety of housing types throughout the city

and incorporate small minimum lots sizes for single-family and single-family attached dwellings. Manhattan has a significant number of core area neighborhoods that are zoned to allow for two or more dwelling units in a structure, as well as apartment buildings. Many outlying neighborhoods also include areas zoned for multi-family housing. In 2016, the City contracted with a consultant to update its zoning and subdivision regulations into a Unified Development Ordinance (UDO) to implement recommendations identified in the Comprehensive Plan. The project involves a process that:

- Engages community stakeholders and utilizes best practices to create a set of land development regulations that remove barriers to affordable housing;
- Simplifies and streamlines the development process; creates regulations that are more user friendly, and more visual with matrixes and graphics; and
- Is more searchable on-line and on mobile devices.

This process, when completed, will be tied to the City's municipal code of ordinances.

The City Commission approved adoption of the 2018 International Building Code Series, and the 2017 National Electrical Code in June of 2019, which became effective on January 1, 2020. The City prefers to use the Federal Fair Housing guidelines for accessibility compliance in covered multifamily dwellings, which references the American National Standards Institute (ANSI) requirements for accessibility. The Risk Reduction Division of the Fire Department ensures through the permitting and enforcement process that new multifamily housing containing four or more dwelling units complies with all federal regulations of the Fair Housing Act.

Riley County has several Disaster Plans that address different potential catastrophic events. The City has reviewed these individual plans and has participated in Table Top exercises and other activities to identify weaknesses in the existing plans and take appropriate actions to resolve.

### **Discussion:**

The Comprehensive Plan contains policies and guiding principles, which promote neighborhoods that contain a mixture of land uses and diversified housing options to serve a growing and changing population. It includes housing that is affordable and design that allows for multi-modal connectivity between adjacent neighborhoods, commercial areas, parks and open space. Housing and neighborhood goals include maintaining the quality and character of established neighborhoods throughout the Manhattan area and ensuring that infill and redevelopment is compatible with existing neighborhoods and is appropriate in size, scale, design, and use. New neighborhoods will be located where residents of all ages, abilities, and financial means will have access to the full range of infrastructure, facilities, and services to lead active, healthy lifestyles.

The City's efforts in regards to disaster planning include conducting a table top exercise with the Corps of Engineers related to a catastrophic flood event caused by a hypothetical failure of the Manhattan Levee System, and educating responders regarding the most vulnerable section of the City and County

and actions that should be taken. The City and Riley County have also been conducting the Resilient Wildcat Creek initiative to address flash flooding issues in the basin and specifically identify and address social vulnerabilities that typically impact LMI residents. This effort will be expanded to other parts of the community that is impacted by flooding and can be used in the event of other types of disasters.

There are currently no known negative effects of City policy in regards to affordable housing and residential investment. In 2020, the City will undertake an eighteen-month Housing Market Analysis and Policy Strategy study to examine the housing needs and City policy that may negatively affect housing choice, as well as to develop tools to assist City Administration with development decision making.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The greatest obstacle to meeting underserved needs in Manhattan is a shortage of funding. The City will encourage collaboration with and amongst agencies to address needs as they are identified.

### **Actions planned to address obstacles to meeting underserved needs**

The City will continue to collaborate with the Social Services Advisory Board which provides funding recommendations from local tax revenue to support essential public services, and which provides CDBG Public Services funding recommendations.

### **Actions planned to foster and maintain affordable housing**

The City plans to continue the Housing Rehabilitation Project to preserve safety, livability and accessibility of existing affordable owner occupied housing. Currently, Housing and Credit Counseling, Inc. collaborates with Habitat for Humanity to provide home ownership counseling to eligible LMI Clients throughout the local area. Citizens have requested guidance on the construction of “Tiny Homes” and accessory dwelling units, which are included in recently adopted building codes and under consideration in proposed zoning regulations to aid in expanding the affordable housing stock.

### **Actions planned to reduce lead-based paint hazards**

The City follows the HUD lead-based paint regulations and, in April, 2019, was recertified with the state of Kansas as a lead based activity firm.

### **Actions planned to reduce the number of poverty-level families**

The Manhattan Urban Comprehensive Plan contains goals, policies and guiding principles that promote neighborhoods that contain a mixture of land uses and diversified housing options to serve all income levels and a growing and changing population; and promotes affordable housing.

### **Actions planned to develop institutional structure**

The Comprehensive Plan includes housing that is affordable and neighborhood designs that promote multi-modal connectivity between adjacent neighborhoods, commercial areas, parks and open space. Housing and neighborhood goals include maintaining the quality and character of established neighborhoods throughout the Manhattan Urban Area and ensuring that infill and redevelopment is compatible with existing neighborhoods and is appropriate in size, scale, design, and use. New neighborhoods will be located where residents of all ages, abilities, and financial means will have access to the full range of infrastructure, facilities, and services to lead active, healthy lifestyles.

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

The City Commission created the Social Services Advisory Board (SSAB), which makes recommendations on funding for social service activities in the City with local funds, and for CDBG funds. The Community Care Team is a collaboration of agencies that identify and assist individuals who are repeat users of emergency assistance, for non-emergency issues. The City will continue to participate, and encourage public services agencies, the MHA, MESI, and the Crisis Center to participate, in the monthly Riley County Council Social Service agency meetings, to increase collaboration in providing services and accessing additional resources. The Riley County Health Department provides a variety of services to

residents and families in Manhattan and throughout Riley County, and is a key member of the Community Care team.

**Discussion:**

The City is committed to maintaining a quality of life for all individuals and families.

# Program Specific Requirements

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

### Introduction:

The City of Manhattan does not expect to receive any program income in the 2020 Program Year. The only source of Program Income that the City receives is from repayment of Housing Rehabilitation Grants by homeowners who have not maintained the terms of their grant agreement, or chose to leave the program. The City does not have any Urban Renewal Settlements, and has returned no grant funds to the line of credit.

### 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
<b>Total Program Income:</b>	<b>0</b>

### 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.	71.00%

The City estimates that the majority of funds currently used for activities that benefit LMI persons will exceed 70% over the years covered by the 2020 to 2024 Strategic Plan. This is based on the current rate of 100% of prior years' funds that have been used for activities beneficial to LMI persons.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> MESI client statistics
	<b>List the name of the organization or individual who originated the data set.</b> Emily Wagner, Director, Manhattan Emergency Shelter, Inc.
	<b>Provide a brief summary of the data set.</b> The data represented statistics for the shelter residents for the 2014 fiscal year.
	<b>What was the purpose for developing this data set?</b> Data is required by funding organizations, including HUD.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The data is representative of the homeless population in the Manhattan Area only.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The data covers the 2014 operational year.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> The data provided was complete for the year.
2	<b>Data Source Name</b> HUD VASH Program Clients
	<b>List the name of the organization or individual who originated the data set.</b> Ashley Delahanty, HUD-VASH representative.
	<b>Provide a brief summary of the data set.</b> The data set was in reference to homeless veterans in the Manhattan area only.
	<b>What was the purpose for developing this data set?</b> To discover the number and type of homeless veterans and their family structure.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The data is only comprehensive for the Manhattan area only, and is specific to homeless veterans only.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Program year 2013.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Data was from the completed year.
3	<b>Data Source Name</b> Crisis Center
	<b>List the name of the organization or individual who originated the data set.</b> Judy Davis, Director, The Crisis Center
	<b>Provide a brief summary of the data set.</b> The data provided information regarding abused spouses.
	<b>What was the purpose for developing this data set?</b> To determine the number, race, ethnicity and income of abused spouses in the Manhattan Area.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The data only covers information in regards to abused spouses in the Manhattan area.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2014 Operational year.

	<b>What is the status of the data set (complete, in progress, or planned)?</b> The data was complete as of the end of the operational year.
<b>4</b>	<b>Data Source Name</b> Public Housing Statistics
	<b>List the name of the organization or individual who originated the data set.</b> Patrick Oneil, Program Administrator, Manhattan Housing Authority
	<b>Provide a brief summary of the data set.</b> The data included information about the clients of the Manhattan Housing Authority.
	<b>What was the purpose for developing this data set?</b> The data provided information regarding the number, race, ethnicity, income and family makeup of public housing residents and Section 8 voucher holders.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The data covers only the Residents of the MHA PHA and the Section 8 Voucher holders.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The 2014 operational year
	<b>What is the status of the data set (complete, in progress, or planned)?</b> The data set is complete.