

# **Consolidated Plan**

2025-2029 Program Cycle

U.S. Department of Housing and Urban Development  
Community Development Block Grant Program

City Commission authorized submission on May 6, 2025

Submitted for HUD review on May 14, 2025

Final submission to HUD on July 13, 2025

City of Manhattan, Kansas

1101 Poyntz Avenue

Manhattan, KS 66502

785-587-2412

[www.cityofmhk.com](http://www.cityofmhk.com)

# 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 (City) as an Entitlement Community under the Community Development Block Grant (CDBG) Program. In order to comply with CDBG Entitlement Community requirements, the City prepares, approves, and submits a Consolidated Plan (CP) every five years.

This CP is the fourth iteration and encompasses the 5-year Strategic Plan period beginning July 1, 2025, and ending on June 30, 2029, and the 2025 Annual Action Plan beginning on July 1, 2025, and ending June 30, 2026. This CP contains a Strategic Plan describing the goals the City will focus on for the next five years and references the Citizen Participation Plan (CPP) (2025-2029) and Analysis of Impediments to Fair Housing (2025).

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

#### Overview

The Citizen Participation Plan and the Analysis of Impediments to Fair Housing used a variety of sources to determine the following objectives for the next CP. The goal is to create a sustainable cycle of Categories of Eligible Activities that leverages other funding sources when applicable, meets one or more National Objectives, and achieves local goals to produce desired outcomes.

- **Strategic Goal 1.** To further understand, plan for, and react to the needs and opportunities in low- to moderate-income neighborhoods, especially regarding housing, public works, and publicly-owned assets.
- **Strategic Goal 2.** Using information from the planning and capacity building category to inform how to improve the safety and quality-of-life in LMI concentrations through public facility and infrastructure improvement activities, including completing ADA compliance projects.
- **Strategic Goal 3.** To continue to support public service activities via local and regional non-profits monitoring and serving the needs of LMI concentrations. Maintaining effective working relationships between these agencies and the City will facilitate further understanding of building capacity while meeting HUD restrictions.
- **Strategic Goal 4.** To leverage local funding sources to address housing-related challenges in the marketplace, including low supply of units across the affordability spectrum.

### **3. Evaluation of past performance**

In the previous CP, the City's annual allocation averaged \$542,973. The City has no difficulty identifying project uses for funds during the duration and expects no funds will remain once projects are completed. The City has been diligent in complying with National Goals and Objectives, and the City's use of funds to date has served 99.3% of LMI persons and households. The City has used its annual allocations under the following Categories of Eligible Activities.

- **Public Facility and Improvements:** Projects have included park improvements, street improvements, sidewalks, and ADA improvements, as well as renovations to public facilities, and non-profit agencies' facilities aiding LMI, elderly, disabled, homebound, homeless, and/or abused residents.
- **Public Services:** The City provided support for public service agencies addressing mental health, housing and budget counseling, civil legal service, homelessness prevention, and abused children service needs.
- **Rehabilitation:** The City expended funds on low-income housing repairs through a housing rehabilitation program and an emergency and accessibility repair program for single-family homes and mobile homes.

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

The City's CPP was comprehensive and included many recommended best practices. The City Commission approved the CPP and City staff ensured compliance with its implantation prior to the start of the program year. CPP included a CDBG-dedicated webpage with a feedback form, posts on the City's social media channels, consultation with local and regional agencies, two public hearings, a poster targeted to LMI and ESL audiences, and legal notices.

The AAPs are developed to carry out the priority needs and goals identified in the CP. Per the CPP, there were two public hearings held to help inform the CP. In non-CP years, these will occur in November, prior to drafting the AAP and in March.

In 2025, the public hearings to inform the 2025 AAP were completed concurrently with the CP process and the sessions were held in March and April due to administrative changes and a compressed timeframe. The City Commission authorized City staff to submit the AAP to HUD in May 2025, after their review of the CP and submission of it to HUD by staff.

## 5. Summary of public comments

The following is a summary of all feedback received during planning and preparation of the CP.

Table of Public Comments Summarized

Concerning the entire city, what is a challenge or need?	What is a challenge or need specific to those living in LMI areas?	Other questions or comments
Housing	Landlords not accepting housing vouchers, like Section 8	How does the US Census Bureau determine LMI neighborhoods
Poverty	Not enough housing units, especially transition housing	Inquiries into how non-profit agencies can access the money
	High housing cost burden	How does the program work
		Reviewing if/how CDBG applies to their non-governmental organization
		The city should renovate and build a maintenance fund for the structure in Goodnow Park

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

Staff accepted all comments and views. In the case of non-CDBG eligible comments or views, they were noted as appropriate and forwarded to the applicable department if necessary.

## 7. Summary

The City will work to remain an entitlement community in good standing with HUD as it distributes CDBG funding according to program objectives, goals, and requirements in identifying, implementing, and monitoring projects concentrated in Manhattan’s low- to moderate-income (LMI) areas through public projects, private/public partnerships, and in collaboration with local and regional agencies.

## The Process

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

#### 1. Describe an 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.

Table of Lead and Responsible Agency

Agency Role	Agency Name	Department/Agency/Entity
CDBG administrator	City of Manhattan, Kansas	Community Development Department

#### Narrative

The Community Development Department for the City of Manhattan, Kansas, will be the lead agency in developing the CP and administering all projects and programs included in each Annual Action Plan (AAP).

#### Contact Information

Stephanie Peterson, AICP, Director  
Community Development Department  
City of Manhattan  
1101 Poyntz Ave.  
Manhattan, KS 66502  
785-587-2422  
[stephanie.peterson@cityofmhk.co](mailto:stephanie.peterson@cityofmhk.co)

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

#### 1. Introduction

The City contacted 32 local and regional agencies to consult on the Consolidated Plan (CP). Twenty-one agencies contributed feedback in one or more forms, responding to important community challenges over the next five years. Five agencies did not respond to the City's efforts to collaborate and five chose not to participate in the CPP for the CP or AAP.

**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)).**

Multiple agencies have the opportunity to communicate regularly through day-to-day messaging, project management, and/or coordinated meetings, including the Flint Hills Community Care Team (CCT), the Riley County Council on Social Services Agencies (RCSSA), and the Flint Hills Wellness Coalition (FHWC), to name a few. Representatives discuss community needs, provide feedback, and coordinate responses for greater efficiency and results.

The City of Manhattan funds agencies through local tax dollars to address issues related to the needs of LMI persons, as directed by the City Commission on recommendations from the Community Support Funds Advisory Board. Agencies eligible to receive funding 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.

**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 ties into the Kansas Balance of State (BoS) Continuum of Care (CoC) and coordinates with the Kansas Housing Resources Corporation (KHRC) to administer and monitor state-operated Emergency Solutions Grant (ESG) funds. In the past, ESG funds are “passed through” to the Manhattan Emergency Shelter, Inc. (MESI), the Crisis Center, Inc. (CCI), and Pawnee Mental Health Services (PMHS).

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. Be Able Community Center provides daytime services to the homeless population, including employment and job skill training.

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. Pawnee Mental Health Services operates a transitional shelter for homeless individuals who are exiting the Crisis Stabilization Unit.

**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 2023 and 2024, finding the City complies with KHRC ESG requirements.

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

Table of Participating agencies/groups/organizations

Name	Type	CP section of consultation	Consultation format	Anticipated outcome of the consultation or areas for improved coordination
Be Able Community Center	Services–Housing; Services–Persons with Disabilities; Services–Homeless	Homelessness Strategy; Homeless Needs–Chronically homeless, Families with children, Veterans, Unaccompanied youth; Market Analysis; Anti-Poverty Strategy; Homelessness Prevention	Survey, one-on-one, email	Continued communication
Flint Hills Area Transportation Agency	Regional organization Services-Transportation	Homelessness Strategy; Non-Homeless Special Needs; Transportation Needs	Survey, email	Continued collaborative partnership
Flint Hills Breadbasket	Food Bank; Services-Children; Services-homeless	Housing Need Assessment; Homeless Needs–Chronically homeless; Homeless Needs–Families with children; Non-Homeless Special Needs; Market Analysis	Survey, one-on-one, email	Continued communication
Habitat for Humanity of the Northern Flint Hills	Housing Regional organization; Services; Services-Persons with Disabilities	Housing Need Assessment; Market Analysis; Low Income Housing Development	Survey, one-on-one, email	Continued collaborative partnership

Housing and Credit Counseling, Inc.	Housing Services; Housing Services-Education; Services-Fair Housing; Regional organization; Consumer Credit Counseling	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy HUD Certified Housing Counseling	Survey, one-on-one, email, PS RFP response	Continued collaborative partnership
Kansas Legal Services, Inc.	Regional organization; Services-Housing; Services-Children; Services-Elderly Persons; Services-Persons with Disabilities	Housing Need Assessment Non-Homeless Special Needs Anti-Poverty Strategy	Survey, one-on-one, email, PS RFP response	Continued collaborative partnership
Manhattan Area Chamber of Commerce	Needs Assessment; Services-Employment	Housing Need Assessment; Economic Development; Market Analysis	Survey, email	Continued communication
Manhattan Emergency Shelter	Services-Housing; Services-Persons with Disabilities; Services-Homeless	Homelessness Strategy; Homeless Needs- Chronically homeless, Families with children, Veterans, Unaccompanied youth; Market Analysis; Anti-Poverty Strategy; Homelessness Prevention	Survey, one-on-one, email, PS RFP response	Continued collaborative partnership
Manhattan Housing Authority	Housing PHA; Services-Housing; Services-Fair Housing	Housing Need Assessment; Public Housing Needs Homelessness Needs-Veterans; Market Analysis	Survey, one-on-one, email	Continued collaborative partnership

North Central-Flint Hills Area Agency on Aging	Regional organization; Services–Housing; Services–Elderly Persons; Services–Persons with Disabilities	Housing Need Assessment; Public Housing Needs Homelessness Needs–Veterans	Survey, one-on-one, email	Continued communication
Pawnee Mental Health Services, Inc.	Regional organization; Services–Health; Services–Victims Health Agency; Publicly Funded Institution/System of Care	Homelessness Strategy; Non-Homeless Special Needs;	Survey, email, PS RFP response	Continued collaborative partnership
Sunflower Children’s Collective	Services–Children; Services–Victims	Needs Assessment	Survey, email, PS RFP response	Continued collaborative partnership
The Center for Hope Ministry	Services–Housing; Services–Persons with Disabilities; Services–Homeless	Needs Assessment	Survey, one-on-one, email	Continued communication
The Crisis Center, Inc.	Services–Victims of Domestic Violence; Services–Homeless	Homelessness Strategy; Homeless Needs–Chronically homeless, Families with children, Veterans, Unaccompanied youth; Market Analysis; Anti-Poverty Strategy; Homelessness Prevention		Continued collaborative partnership

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

All agencies relevant in informing and/or implementing the CP and AAP were contacted and given the opportunity to provide input during the process.

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

Table of Other local / regional / federal planning efforts

<b>Plan Name</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan	City of Manhattan	Informed the CP and Strategic Goals
Continuum of Care	Kansas Statewide Homeless Coalition	Informed the CP and Strategic Goals
Housing Market Analysis	City of Manhattan	Informed the CP and Strategy Goals
HUD-50075 Five Year Plan	Manhattan Housing Authority	Provided data and informed the CP and Strategic Goals
Kansas Statewide Housing Assessment, North Central Region section	Kansas Housing Resources Corporation	Informed the CP and Strategy Goals
Manhattan Urban Area Comprehensive Plan and amendments	City of Manhattan	The Comprehensive Plan (2015) guides land use and informs growth management and development in the Manhattan urban area. It and its amendments informed the CP and Strategic Goals.

**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 appropriate state departments, the Kansas Housing Resources Corporation (KHRC), the Flint Hills Metropolitan Planning Organization (FHMPPO), and the Flint Hills Regional Council (FHRC) when applicable. In addition, the City routinely interacts with Riley County and Pottawatomie County governments.

**Narrative (optional):**

**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.**

Per HUD requirements, the City Commission approved the CPP to provide resident participation during the process. Feedback was captured in and provided perspective during the goal setting process. Legal notices in the local newspaper, City social media channels, the City e-newsletter (“The Insider”), website communication and a feedback form, and two public hearings allowed the City to:

- Provide for and encourage citizen participation, with particular emphasis on participation by LMI, including non-English speaking residents.
- Provide citizens with reasonable and timely access to local hearing (meetings), information, and records.
- Provide technical assistance to the LMI agency representatives.
- Provide timely responses to questions, comments, or submission regarding the CP.

Outreach specifically targeting broader participation by traditional underrepresented groups, such as LMI households and English As Second Language (ESL) populations included disseminating messages to regional and local agencies who service these demographics and placement of posters in civic and commercial spaces frequented by these demographics.

The participation process included a public comment period for drafts of the CPP and CP, and a public comment opportunity when the City Commission approved the documents.

Per the CPP, there were two public hearings held to help inform the CP. In non-CP years, these will occur in November, prior to drafting the AAP and in March to inform the next year’s AAP in the five-year cycle.

In 2025, the public hearings to inform the 2025 AAP were completed concurrently with the CP process and the sessions were held in March and April due to administrative changes and a compressed timeframe. The City Commission authorized City staff to submit the AAP to HUD in May 2025, after their review of the CP and submission of it to HUD by staff.

### Citizen Participation Outreach

Table of Citizen Participation Outreach Efforts

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 hearings (2)	Broad community, LMI residents	13	See section ES-05 Executive Summary, number 5 above	No outstanding comments	n/a
2	Legal notice	Broad community	n/a	n/a	n/a	n/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)
3	Internet presence- webpage and feedback form	Broad community	None	n/a	n/a	<a href="#">Community Development Block Grant (CDBG) Program   Manhattan, KS - Official Website</a>
4	Poster	LMI residents, ESL	None	n/a	n/a	n/a
5	Digital presence- social media and e-newsletter	Broad community	None	n/a	n/a	Accessed at <a href="#">Manhattan, KS - Official Website   Official Website</a>

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Housing Market Analysis (2022), the Analysis of Impediments to Fair Housing (2025), resident participation, and agency consultation for the CP and AAP process combined with the review of data from existing materials informed the needs assessment.

Over the next five years, a major driver of the housing market will be the populations of Fort Riley personnel levels and enrollment at Kansas State University. These audiences heavily influence the demand for supply and willingness to respond to sale/rent price, location, and structure condition in the market. The upward or downward direction of this pressure will affect the availability of affordable units to households earning 120 percent of AMI and lower, especially LMI residents.

The supply of units is dictated by the lack of available land within the city limits and the current high costs of construction and financing. The political challenges of annexation, combined with the high cost of service extension, will limit the public sector from dramatically impacting the supply.

Finally, stagnant wages or larger economic impacts on the global, state, or regional level, including a lack of growth in employment, will suppress the supply of housing units.

During this CP time period, the City will continue to examine, revise, and propose ordinances, regulations, codes, processes, and programs positively addressing the full range of the market housing challenges and not directly contribute to negative conditions.

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

### Summary of Housing Needs

Generally, community housing needs revolve around how a lack of supply in the entire housing market has a ripple effect, including on a lack of choice across the entire sale/rent price spectrum, lack of variety of housing structure types, affordability options especially for LMI households, lack of transition housing options available, and downward pressure on the market.

HUD provides the following information addressing this section of the CP.

**Cost burden or Housing Cost Burden:** ‘The ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Table of Housing Cost Burden Overview

	Owner	Renter	Total
Cost Burden <=30%	7,340	5,965	13,305
Cost Burden >30% to <=50%	915	2,695	3,610
Cost Burden >50%	440	3,310	3,750
Cost Burden not available	0	170	170
Total	8,685	12,130	20,815

Source: [HUD User, Consolidated Planning, CHAS Data](#)

**Housing Problems:** “incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than **30%**”.

Table of Household Income (Owners and Renters) compared to HUD Housing Problems

	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total
Household Income <= 30% HAMFI	3,330	330	3,655
Household Income >30% to <=50% HAMFI	2,255	570	2,825
Household Income >50% to <=80% HAMFI	1,365	2,240	3,610
Household Income >80% to <=100% HAMFI	410	1,800	2,205
Household Income >100% HAMFI	460	8,055	8,520
Total	7,820	12,995	20,815

Source: [HUD User, Consolidated Planning, CHAS Data](#)

**Severe Housing Problems:** “incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than **50%**”.

Table of HUD Severe Housing Problems Overview

	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	725	3,690	4,415
Household has none of 4 Severe Housing Problems OR cost burden not available, no other problems	7,960	8,440	16,400
Total	8,685	12,130	20,815

Source: [HUD User, Consolidated Planning, CHAS Data](#)

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

Per 2023 ACS, we have 7,341 single-person HHs which is 33.9% of the 21,677 HHs. Not sure how to figure out demographic info on single-person HHs.

▼ Total:	39,411
Lives alone	7,341
Householder living with spouse or spouse of householder	15,038
Householder living with unmarried partner or unmarried partner of householder	3,562
Child of householder	1,659
Other relatives	2,783
Other nonrelatives	9,028
▼ 18 to 34 years:	20,633
Lives alone	3,312
Householder living with spouse or spouse of householder	3,960
Householder living with unmarried partner or unmarried partner of householder	2,607
Child of householder	1,245
Other relatives	1,012
Other nonrelatives	8,497
▼ 35 to 64 years:	13,705
Lives alone	2,592
Householder living with spouse or spouse of householder	7,912
Householder living with unmarried partner or unmarried partner of householder	794
Child of householder	414
Other relatives	1,521
Other nonrelatives	472
▼ 65 years and over:	5,073
Lives alone	1,437

**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.

For the calendar year 2024, the Crisis Center sheltered 208 adults and children (unduplicated), providing 9,334 bed nights. They served 675 unduplicated adults with face-to-face services and responded to 3,208 calls and texts through their crisis helpline. Currently the Crisis Center Helpline system cannot account for duplications of people served because it is confidential, so personnel don't require the called to identify a name, location, etc. to receive service. For Riley County, the Center served 935 through unduplicated face-to-face and crisis helpline adults, to the best of their estimate.

The ACS provides the following information concerning disability status.

▼ DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZ...	
▼ Total Civilian Noninstitutionalized Population	52,458
With a disability	6,657
▼ Under 18 years	7,998
With a disability	301
▼ 18 to 64 years	39,352
With a disability	5,024
▼ 65 years and over	5,108
With a disability	1,332

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

The overall lack of supply at all price/rent options, especially units affordable for individuals near the median income and below are housing problems affecting all races and ethnicities. The high percentage of rental housing in Manhattan, averaging over 60% of all dwelling units, is a result of the transient nature of the population composed of Kansas State University students and lower ranked military personnel and their families stationed at Fort Riley.

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

Female-parent-only households with children under five are the 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 Crisis Center also contributes to the CoC by providing emergency shelter for those experiencing domestic violence. Local agencies, such as MESI and Shepherd's Crossing attempt to provide limited or partial assistance for emergency needs, such as past-due rent and utility arrears.

As with the previous CP, agencies reported the most common issue affecting the CoC population is receiving rapid re-housing assistance in emergencies and the availability of affordable units to transition to when near the end of their completion in an assistance program. Section 8 vouchers have a waiting list and continue to be unaccepted by some landlords, the agencies reported. Other assisted housing options are at capacity and the Manhattan Housing Authority has a waiting list for assistance programs.

**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 characteristics most linked with instability and increased risk of homelessness are housing-related costs and availability of housing for lower income residents.

Based on 2011-2015 data, 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 not living on-post at Ft. Riley Army Garrison, increases competition for all types of housing.

**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 homeowners 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. 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 a disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

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.

Table of 0–30% of Area Median Income

<b>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	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
<b>Data Source:</b>	2011-2015 CHAS		

Table of Disproportionally Greater Need 30–50% AMI

<b>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	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
Pacific Islander	4	4	0
Hispanic	170	25	0
<b>Data Source:</b>	2011-2015 CHAS		

Table of Disproportionally Greater Need 50–80% AMI

<b>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	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

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
Hispanic	200	134	0
<b>Data Source:</b>	2011-2015 CHAS		

Table of Disproportionally Greater Need 80–100% AMI

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
<b>Data Source:</b>	2011-2015 CHAS		

## 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 a 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

Table of Severe Housing Problems 0–30% AMI

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

Data Source: 2011-2015 CHAS

### 30–50% of Area Median Income

Table of Severe Housing Problems 30–50% AMI

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

Data Source: 2011-2015 CHAS

### 50–80% of Area Median Income

Table of Severe Housing Problems 50–80% AMI

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	790	3,360	0
White	575	2,690	0

<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>
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

Data Source: 2011-2015 CHAS

### 80–100% of Area Median Income

Table of Severe Housing Problems 80–100% AMI

<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

Data Source: 2011-2015 CHAS

### 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 a 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

Table of Greater Need: Housing Cost Burdens AMI

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
<b>Data Source:</b>	2011-2015 CHAS			

### Discussion:

Manhattan continues to have 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 lack of supply of all units, 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, including more housing options at affordable rates, amount of income spent on housing, and a lack of available transition housing for people who have mental health impairments, an incarceration history, or disability.

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

As reflected in the U.S. Census Bureau map, LMI neighborhoods continue to be those adjacent to Kansas State University, the oldest areas surrounding downtown and radiating off of Bluemont and Poyntz Avenues. Outside of these three areas, LMI areas can be found in conjunction with manufactured housing and/or mobile home parks. There is no significant racial/ethnic concentration in the City.

**NA-35 Public Housing – 91.205(b)**

**Introduction**

The public housing authority in Manhattan is the Manhattan Housing Authority. In addition, the North Central Flint Hills Area Agency on Aging (NCFHAAA), a private non-profit organization, provides services to older Kansans and those living with disabilities, as well as their families and family caregivers, including utilizing HUD-provided Tenant-Based Rental Assistance (TBRA) vouchers. NCFHAAA serves multiple counties in northeast Kansas, including Riley County. The Manhattan Area Housing Partnership, Inc. (MAHP) is a private, non-profit corporation providing public housing in Manhattan. It is also the only CHDO in Manhattan. Historically, the City has considered public/private partnerships with MHA, MAHP, and private developers to construct new and affordable housing when possible.

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

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. As of

March 2025, there were a total of 701 individuals on MHA’s waitlist for public housing. Of these, 39 were elderly and 144 were disabled.

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, 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 are availability of affordable housing options, costs of living, and housing cost burden.

**Discussion**

The City supports the efforts of the MHA and will collaborate with the agency on housing-specific projects to support its mission when possible. The City will continue to explore opportunities to partner with and/or assist the other public housing-related organizations in studying needs and identifying opportunities to address housing challenges.

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

**Introduction:**

The City of Manhattan contributes 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 receive and monitor state-operated funds which are passed through to local agencies.

MESI, the Crisis Center, Be Able Community Center, and the Center of Hope Ministry are directly involved in helping the homeless population. Other contributing agencies include the Salvation Army, Shepherd’s Crossing, the Flint Hills Breadbasket, Pawnee Mental Health, the Riley County Police Department, Housing and Credit Counseling, Inc., MAHP, MHA, Kansas Legal Services, and others.

Table of Homeless Needs Assessment

Population	Estimate the No. of persons experiencing homelessness on a given night		Estimate the No. experiencing homelessness each year	Estimate the No. becoming homeless each year	Estimate the No. exiting homelessness each year	Estimate the No. of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with	15	6	115	100	100	41 days

Adult(s) and Child(ren)						
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	25	20	300	350	225	41 days
Chronically Homeless Individuals	2	20	20	50	16	41 days
Chronically Homeless Families	0	2	2	10		41 days
Veterans	3	6	40	40	30	41 days
Unaccompanied Child	10	10	75	100	59	41 days
Persons with HIV. HIV is HIPPA protected information and is not publicly available.	0	2	5	1	4	41 days

**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):**

Table of Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	232	260
Black or African American	149	175
Asian	1	10
American Indian or Alaska Native	5	8
Pacific Islander	5	6
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	46	59
Not Hispanic	346	400

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

When examining the nature of homelessness through the lens of race and ethnicity, MESI relies on the numbers and compares our population here in-shelter to the demographic information available to us from the US Census Bureau.

	<b>U.S. Census Bureau</b>	<b>MESI</b>
<b>Race:</b>		
White:	78.8%	55.8%
Black or African American:	4.5%	35.4%
Asian:	4.3%	.51%
American Indian or Alaska Native:	1.3%	2.29%
Pacific Islander:	.4%	1.53%
<b>Ethnicity:</b>		
Hispanic:	9.3%	12.2%

Based on these numbers, MESI understands Manhattan’s homeless demographic makeup, and the vast overrepresentation of the following racial categories: Black or African American, American Indian or Alaska Native, and Pacific Islander. There is also an overrepresentation of the Hispanic ethnicity category. This information helps MESI better understand which populations in the city are at the greatest risk of homelessness and allows agencies to target services for the populations who need them the most.

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

Table of Families with Children and Veterans

	<b>Households</b>	<b>Individuals</b>
Families with children in need	36	125
Families of veterans	3	12

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

Due to the combined efforts of MESI, the Crisis Center, and other service providers, we have many more sheltered homeless individuals than unsheltered individuals. Most homelessness in the city falls under a category that we would consider to be “non-chronic”, or short-term and acute. Individuals experiencing non-chronic homelessness are most often sheltered and most often transitioned into housing stability with fewer long-term supports.

The chronically homeless in Manhattan are the majority of unsheltered individuals. This particular population suffers from extensive mental health and substance abuse issues which frequently present barriers between them and the ability to seek shelter, largely because of behavioral issues. Some of these individuals have been banned for safety reasons from both MESI and the Center of Hope warming shelter, as well as other properties throughout the community. Other individuals still who are not

banned from these places will refuse shelter because their mental health makes communal living impossible. Lack of accessible mental health treatment and accessible addiction treatment has caused this problem to increase over the last several years, and as a result we have seen our chronic, unsheltered population numbers rise.

### **Discussion:**

Although a low percentage of Manhattan’s population will become homeless each year, rising housing costs, increased housing cost burdens, and limited supply coming online, the expectation is an increase in the homeless population over the next five years. The local continuum of care centers on MESI and the Crisis Center provide shelter, while a host of other local agencies and churches assist when their mission and resources align and are able to respond to situations.

The reasons for homelessness aren’t expected to change but may be added to over the next five years. The lack of overall supply and affordable housing options for LMI populations, especially those living at or below poverty level will be the two main drivers. In addition to increasing housing cost burden, these populations may become homeless or be difficult to house due to credit and background checks, substance abuse problems, frequent contact with local law enforcement agencies, 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.

However, local government agencies and support organizations continue to successfully collaborate effectively to provide shelter to all those who seek it.

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

### **Introduction:**

The assessment of Non-Homeless Special Needs categories was derived from historical information and consultations with local and regional agencies. Over the next five-year cycle, the City will review and incorporate how to better monitor and report the needs of this population, community projects attempting to address the needs, the feasibility of projects, and sources of funding available to address established needs through CDBG or other means.

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

The City has not specifically quantified these segments of the population but rather relies on the partnerships with local and regional agencies to understand the special needs of the population and the challenges they face in the community.

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

The City has not specifically quantified the segments of these populations requiring special housing options. The City relies on continued communication with local and regional agencies to understand these specific needs. However, many people with such needs are also low income and the needs of these populations are addressed through programs designed to help LMI households.

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

Information on the population living with HIV/AIDS was not able available at the time of submission of the CP.

**Discussion:**

As with the previous CP, state, regional, and local agencies continue to face increased demand for services with decreased resources, including finances and number of caregivers. The City will continue to support projects that are broadly inclusive to cover as many of the special needs' population as possible.

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

**Describe the jurisdiction's need for Public Facilities:**

Manhattan will continue to have a wide variety of Public Facility needs over the next five years, and the City has determined it will focus CDBG funds on projects in identified LMI areas.

**How were these needs determined?**

The City identified needs for Public Facilities through consultation with City Departments and the ADA Self-Evaluation and Transition Plan.

**Describe the jurisdiction's need for Public Improvements:**

Manhattan will continue to have a wide variety of Public Improvement needs over the next five years, and the City has determined it will focus CDBG funds on projects in identified LMI areas.

**How were these needs determined?**

The City identified needs for Public Improvements through consultation with City Departments and the ADA Self-Evaluation and Transition Plan.

**Describe the jurisdiction's need for Public Services:**

Manhattan will continue to have a wide variety of Public Service needs over the next five years, and the City has determined it will focus CDBG funds on project in identified LMI areas or services assumed to directly benefit LMI populations.

**How were these needs determined?**

The needs for Public Services were identified through consultation with City Departments, resident input during public participation, consultation with agencies, and data review of recent reports, studies, and plans. Each year the City will issue a Request for Proposal (RFP) to local and regional Public Services agencies to inform them of the funding allocation of Public Services dollars.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Manhattan has demand for housing units across the entire sale/rent price spectrum, especially below 120% AMI. Elements contributing to the challenging housing market include geographical, geological, and environmental limitations such as floodplains, areas of steep slope, and difficult soils. Political boundaries also play a role, including university-related entities' land, Department of Defense requirements, the Konza Prairie National Preserve, and jurisdictional boundaries which limit potential growth areas and slow down or deter development.

The transient nature of subpopulations is also a major impact on the demand side of the market. With difficulties in tracking the occupancy-to-vacancy ratio with complete accuracy and rapid response, the community conversation around the supply of rental housing available is always on-going. This challenge includes reliably tracking and understanding indications that structure type, quality, and associated cost is aligned with demand.

## 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

Table of Residential Properties by Unit Number

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>

## Unit Size by Tenure

Table of Unit Size by Tenure

Bedroom Type	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>

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

The City will focus CDBG funds on LMI areas. Any additional federal or state programs the City participates in over the next five years will follow the communicated requirements. Local initiatives will look to serve households at 120% AMI and below.

### **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.

In August of 2024, the City passed four housing incentive policies. Each of the policies requires eligible projects to generate at least two net units, ensuring the City is not incentivizing projects that reduce the number of units overall.

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

No. There is a shortage of housing units across the entire affordability spectrum and a significant shortage of units for LMI populations. In Manhattan, over sixty percent of all households are designated as renter-occupied, yet less than half of all housing units are affordable to households earning 80% or less AMI.

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

Manhattan needs all types of housing to broaden the supply of options and free up pressure on the market, including for households earning between 61-120% AMI, those earning less than 50% AMI, and those in need of post-emergency transition housing.

## Discussion

Suitable housing is important to the community not just as a basic need, but also for economic development, growth, equity, and sustainability. There is a demand for all housing sale/rent prices and structure types. The City plans to encourage new starts through review and editing of regulations and policies, continued streamlining of the development process, and supporting public/private partnerships when feasible. It also plans to implement a local rehabilitation program to provide support on a case-by-case basis.

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

### Introduction

The Kansas Statewide Housing Assessment and City’s Housing Market Analysis revealed increasing costs for construction and tenancy of housing in Northeast Kansas, especially in Manhattan. State trends of rapidly aging population and migration of rural residents to metropolitan areas puts further strain on the lack of housing units available-affordable and otherwise.

### Cost of Housing

Since 2003 home prices in Manhattan have steadily increased with a media sale price rising from \$117,000 to \$199,000 (over 70 percent). The increase in cost has outstripped the slow increase in household income growth. The cost of construction and financing of both new units and maintenance of existing units has occurred in tandem with each other putting strain on the marketplace.

### Housing Affordability

The price of new homes increased nearly 50 percent from 2012-2022, including a 16 percent increase or \$46,000 increase just between 2021 and 2022. The HMA reported that between 2021 and 2023, sale prices in a 12-month period were on average \$11,000 higher than the list price. This reflects the highly competitive housing market due to geographic limitations and lack of options at all price ranges, which puts downward pressure on the market to deliver affordable, accessible, and transition units.

### Monthly Rent

Table of HUD’s Fair Market Rents in 2023 and 2024 for the Manhattan, KS HUD Metro Area

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$812	\$817	\$1,009	\$1,347	\$1,712
<a href="#">FY 2023 FMR</a>	\$771	\$776	\$953	\$1,253	\$1,623

The Manhattan, KS HUD Metro FMR Area consists of the following counties: Pottawatomie County, KS; and Riley County, KS. All information here applies to the entirety of the Manhattan, KS HUD Metro FMR Area.

Although there is less reported, provided, and reliable data on rents, the HMA did suggest that rent rates had grown 6% since 2010 with the median gross rent around \$910. The rental market continues to be subject to the demand of the Kansas State University student enrollment and Ft. Riley non-post housing populations. However, information shows that since 2010 new units remain at an occupancy of around 94.3 percent.

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

According to data, including the recent Housing Market Analysis, there is not sufficient affordable housing at all income levels, especially for extremely low-income earners.

### **How is the 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.

Single-family housing costs continue to increase as households compete for limited single-family housing structures and the market pivots to financing challenges and development of other housing structure types outside of single-family residential units. Locally, the expectation is that Manhattan will reflect the national trend of demand for all types of housing in Manhattan. However, this will more than likely fluctuate over the next 5 years for both tenants and homeowners, based on federal and state policies, the number of special populations, and as the local economy responds to external influences.

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

The HMA reported in 2022 that the median rent price was \$910 in the City of Manhattan and \$970 for the region. These rates were above the state average, but below the national average at the time of \$1,100. The reported Fair Market Rents fall below these numbers, which induces the need for further studying and planning to understand the specific pain points, including affordable rent and informing them of the direct versus indirect actions the City can take to produce housing units. The City will continue to review regulations and policies that can positively impact the production of new units and preservation of affordable housing units, especially the existing non-conforming units.

## **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, and the price of construction continues to rise faster than the median income rate. The City will need to work with the development community and local and regional agencies to strategize a multitude of strategies for addressing the lack of available land for new construction, encouragement of infill and density projects, and address suburban sprawl outside of the City limits.

## **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.

### **Need for Owner and Rental Rehabilitation**

The City does not offer a rental rehabilitation program and will not be offering a program over the next five-year cycle.

### **Estimated Number of Housing Units Occupied by Low- to 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 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.

## **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) to serve as the PHA. The Executive Director manages the day-to-day operations. 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 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 accepts Section 8 vouchers from the MHA and the North Central Flint Hill Area Agency on Aging.

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

MHA owns, operates, and manages the following:

- Five public housing properties
  1. Apartment towers with 88 units
  2. Baehr Place with 20 units
  3. Hudson Circle with 19 units
  4. Flint Hills Place with 30 units
  5. Pottawatomie Court with 28 units
- One tax-credit housing community with 60 units
- 296 Section 8 Housing Choice Vouchers
- 63 Veterans Affairs Supportive Housing Vouchers

- 25 Family Reunification Vouchers

MHA’s current waitlist is as follows:

- 701 applicants for public housing
  - 346 one-bedroom units
  - 157 two-bedroom units
  - 139 three-bedroom units
  - 59 four-bedroom units
- 993 applicants on the Section 8 Housing Choice Voucher

**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 and sees the number of units listed above.

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**

Table of Public Housing Condition

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Apartment Towers	92/100
Baehr Place	92/100
Flint Hills Place	92/100
Hudson Circle	92/100
Pottawatomie Court	92/100

**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 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 repairs needed, 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. MHA has submitted a Section 18 application for disposition of Carlson Plaza due to obsolescence, mold, and asbestos.

**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 major renovation needed by Apartment Towers represented a significant improvement in living conditions in 40% of the MHA’s available units. MHA has an Energy Performance Contract EPC on each of the public housing properties. EPC allowed for upgraded energy efficient materials to be installed in all properties prior to 2020.

**Discussion:**

Since 2013, MHA has managed 232 1–4-bedroom units in six public housing communities and managed an additional 30 units in a tax-credit housing community. 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 232 Section 8 Housing Choice Vouchers, 63 VASH vouchers and 25 Family Unification Program vouchers. Due to funding limitations, MHA has been unable to utilize the full allocation of vouchers but has exhausted the budget authority. 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 701 applicants on the public housing waiting list, 346 of which are waiting for a one-bedroom unit. There are currently 994 applicants on the Section 8 Housing Choice Voucher (tenant-based) waiting list.

**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. The Be Able Community Center provides daytime gathering space and development services to the homeless population, while the Center of Hope Ministry provides timely cold weather sheltering.

**Facilities and Housing Targeted to Homeless Households**

Table of 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

**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**

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 are 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.

In addition, the Crisis Center and Be Able Community Center are two vital organizations of the CoC serving the homeless and/or housing emergency needs of the community. The Crisis Center provides emergency shelter and protection programs for victims of abuse. The Be Able Community Center provides day-time services to the homeless population, including counseling, skills training, and living needs.

**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.

Be Able Community Center provides services through its daytime facility, including education, job training, and life skills building. The Center for Hope Ministry coordinates with a local religious organization to provide emergency cold weather shelter during appropriate times.

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 well-connected network of agencies to address the special needs populations. As previously stated, the most challenging persons to house are those who suffer from a mental illness or have had negative encounters with law enforcement, including those with addictions.

**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 greatest impact on servicing special populations over the next five years will be the continuation of the Community Care Team (CCT) led by EMS Service to collaborate on assisting individuals who were chronic users of emergency and non-emergency services. CCT 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 other issues.

Table Service-Providing Agencies

<b>Community Service</b>	<b>Agency</b>
Adult day care	Manhattan Homestead Assisted Living, Meadowlark Hills Retirement Community, Via Christi Village-Manhattan
Adult education	USD 383 Adult Learning Center, University for Man
Alcohol and 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
Chores	At Home Assisted Care, Homecare & Hospice, Meadowlark Hills Home Health
Clothing	FIT Closet
Companionship	At Home Assisted Care, Homecare & Hospice, Manhattan Senior Center, Meadowlark Hills Home Health, Meadowlark Hills Retirement Community, RSVP of the Flint Hills, Inc.
Consumer Credit Counseling	Housing & Credit Counseling, Inc.
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.
Families in transition	Manhattan Emergency Shelter, Inc.
Financial assistance	Kansas Department of Children and Families, Manhattan Emergency Shelter, Inc., Shepherd's Crossing, Inc., Salvation Army
Food and meal	Common Table, Flint Hills Breadbasket, Manhattan Senior Center, Meadowlark Hills Retirement Center
HIV/AIDS support	Regional AIDS Project
Home health care	Manhattan Area Housing Partnership, Inc., Manhattan Emergency Shelter, Inc., The Crisis Center
Homeless housing	Manhattan Area Housing Partnership, Inc., Manhattan Emergency Shelter, Inc., The Crisis Center
Homeless/At-Risk clothing	FIT Closet, The Encore Shop, The Budget Shop
Homeless/At-Risk seniors	Manhattan Senior Center, North Central Flint Hills Area on Aging & Disabilities
Homeless/At-Risk services	Be Able Community Center, Manhattan Emergency Shelter, Inc., Sheperd's Crossing, Inc., The Salvation Army
Homeless/At-Risk youth	Big Brothers and Big Sisters of Manhattan, Boys and Girls Club, Head Start of Riley County
Homemaker	At Home Assisted Care, Caregivers Home Health, Homecare & Hospice, Meadowlark Hills Retirement Community
Hospice/Palliative	Homecare & Hospice, Meadowlark Hills Retirement Community

<b>Community Service</b>	<b>Agency</b>
Hospital	Ascension/Via Christi Regional Health Center
Housing and financing counseling	Housing and Credit Counseling, Inc.
Housing options	Housing and Credit Counseling, Inc., Manhattan Housing Authority, Manhattan Area Housing Partnership, Inc., The Crisis Center, Inc.
Housing payee	Manhattan Area Housing Partnership, Inc.
Elderly information, housing, and assistance	Manhattan Senior Services Center, North Central-Flint Hills Area Agency on Aging & Disabilities, RSVP of the Flint Hills
Job training	Kansas Department of Commerce, Manhattan Job Corps, Manhattan Workforce Center, Youth Build
Legal	Kansas Legal Services, Inc.
Medical	Ascension/Via Christi Regional Health Center, Konza Prairie Community Health Center, Riley County Health Department, Stormont Vail
Medical for behavioral health	Konza Prairie Community Health Center, Morningstar
Medical for uninsured	Flint Hills Community Clinic, Konza Prairie Community Health Center
Medical for uninsured children	Kansas Department of Children and Families
Mental health	Ascension/Via Christi Regional Health Center & Outpatient Behavioral Health, Pawnee Mental Health Services, Inc.
Mentally disabled job training and support	Big Lakes Development Center
Mentally ill supportive housing	Manhattan Emergency Shelter, Inc.
Prescription assistance	Flint Hills Community Clinic, Pharmacy of Hope, Sheperd's Crossing, Inc.
Rehabilitation	Ascension/Via Christi Regional Health Center, Caregivers Home Health, Homecare & Hospice, Meadowlark Hills Home Health, 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	Manhattan Senior Center, Via Christi Village-Manhattan
Transportation	Big Lakes Development Center, Flints Hills Area Transportation Agency, RSVP of the Flint Hills, Inc.
Veteran's support	Veteran's Administration Supportive Housing (VASH)-Topeka
Vocational rehabilitation	Kansas Department of Children and Families, Manhattan Job Corps
Weatherization	3 Rivers, Inc., North Central Regional Planning Commission, U.S. Department of Energy

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

MESI 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.

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)**

See 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, including CDBG funds supporting Public Services program activities that could 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 to affordable housing. The Manhattan Urban Area Comprehensive Plan contains elements that 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.

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**

The City of Manhattan continues to be dependent on the government sector for its local economy. This includes Kansas State University, Ft. Riley Army Garrison, the Kansas State Department of Agriculture, and the National Agro-Bio Defense Facility.

**Economic Development Market Analysis**

**Businesses**

Total employer establishments, 2022	<a href="#">X</a>
Total employment, 2022	<a href="#">X</a>
Total annual payroll, 2022 (\$1,000)	<a href="#">X</a>
Total employment, percent change, 2021-2022	<a href="#">X</a>
Total nonemployer establishments, 2022	<a href="#">X</a>
All employer firms, Reference year 2022	1,204
Men-owned employer firms, Reference year 2022	517
Women-owned employer firms, Reference year 2022	309
Minority-owned employer firms, Reference year 2022	<a href="#">S</a>
Nonminority-owned employer firms, Reference year 2022	870
Veteran-owned employer firms, Reference year 2022	<a href="#">S</a>
Nonveteran-owned employer firms, Reference year 2022	873

## Labor Force

In civilian labor force, total, percent of population age 16 years+, 2019-2023	66.2%
In civilian labor force, female, percent of population age 16 years+, 2019-2023	66.1%
Total accommodation and food services sales, 2022 (\$1,000) <a href="#">(c)</a>	212,361
Total health care and social assistance receipts/revenue, 2022 (\$1,000) <a href="#">(c)</a>	445,438
Total transportation and warehousing receipts/revenue, 2022 (\$1,000) <a href="#">(c)</a>	82,228
Total retail sales, 2022 (\$1,000) <a href="#">(c)</a>	1,587,752
Total retail sales per capita, 2022 <a href="#">(c)</a>	\$29,506

## Transportation

Mean travel time to work (minutes), workers age 16 years+, 2019-2023	16.9
--	------

## Education:

High school graduate or higher, percent of persons age 25 years+, 2019-2023	95.4%
Bachelor's degree or higher, percent of persons age 25 years+, 2019-2023	52.1%

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

The Manhattan economy continues to diversify by sectors but is heavily reliant on government and government services, especially a strong biosecurity expertise, agricultural research capacity, and military presence. Other leading sectors include education, healthcare, retail, manufacturing, and agriculture.

## 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/Accommodation/Food Service	9%
Mining	8.6%
Finance and Insurance	7.2%
Construction	6.6%

Manhattan has built-in ability to train the necessary workforce with the presence of Kansas State University, Manhattan Christian College, and the Manhattan Area Technical College. The City will need good infrastructure for housing, 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 a 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 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. Finally, the Youth Build Program offered through the University of Man Community Learning Center provides GED support, mentoring, and job and life skills training.

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). 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. 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 identifying workforce-training needs, initiating a Tallgrass Entrepreneurship Education curriculum, expanding transportation options in our region, streamline the business attraction and retention processes and help develop new industries.

## **Discussion**

Manhattan has many opportunities and entities offer training programs that meet the needs of companies and public services agencies. The City is mindful of its impact on the region and is proactive in planning for future infrastructure and transportation needs as the City and the surrounding communities expect continued growth. Concurrently 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 multiple housing problems including lack of units at all price/rent rates, lack of affordable units, and transition housing. Areas of concentration continue to be in older neighborhoods located within the LMI designation, especially adjacent to Kansas State University and the Ward Districts between Bluemont Avenue and Ft. Riley Blvd.

### **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 older parts of town, in the areas relatively close to the K-State campus, and between Bluemont Ave and Ft. Riley Blvd.

### **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 small to medium apartment complexes, converted single-family houses, duplexes, and older 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 non-conforming units converted from older single-family homes or older apartment complexes providing affordable alternatives. In the areas nearest to K-State, 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 Downtown.

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

The City adopted the Beyond Tomorrow Downtown Plan (2024) and Move MHK! (2024), a comprehensive strategy for the City's parks and recreational facilities. Other planned improvements include additional sidewalks and ADA improvements.

### **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.**

Per the 2023 ACS, 97.4% of all households have a computer and 90.7% have internet.

#### **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, including Cox Communications and Wamego Telephone Company, and cell phone service providers in Manhattan. Competition in the marketplace dictates options, pricing, and quality of service. A lack of competition disproportionately impacts LMI households because they often have fewer financial resources to spend on what some may deem a non-essential service. The advances in technology and increase in competition in Manhattan since the previous CP has provided all households with more choice, created pricing competition, and delivered higher quality 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 and 2019. In September of 2018, unusually heavy rain in the Wildcat Creek watershed led to a flood event for many residents living along its banks.

In 1993, the 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 overtopping 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, strong winds, ice storms, heavy snows, and minor earthquakes. Ranchland and prairie surround Manhattan, so the risk of wildfires is present.

**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 emergencies.

The City has been working to mitigate the flood risk to those residents in Manhattan with the greatest risk of flooding. 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 recently raised the levee several feet.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This CP is the City of Manhattan's fourth version and will cover July 1, 2025, through June 30, 2029. The Strategic Plan will seek to satisfy one or all three CDBG objectives of providing decent housing, a suitable living environment, and expanding economic opportunities, with a primary benefit to low- and moderate-income (LMI) residents. The City has determined the following goals.

**Strategic Goal 1.** To further understand, plan for, and react to the needs and opportunities in low- to moderate-income neighborhoods, especially regarding housing, public works, and publicly-owned assets.

Needs. LMI concentrated areas of the community.

Project. Grant Administration Costs and Planning and Capacity Building as an element of administration: Support planning and capacity-building activities impacting low- to moderate-income (LMI) individuals/households/neighborhoods to further understand current conditions and identify potential actions.

**Strategic Goal 2.** Information from the planning and capacity building category will inform how to improve the safety and quality of life in LMI concentrations through public facility and infrastructure improvement activities, including completing ADA compliance projects.

Needs: Safety, bike and pedestrian safety, accessibility, and quality of life in LMI-concentrated areas of the community.

Project. Public Facilities and Improvements: Using planning and capacity building to inform people how to improve the safety and quality of life in LMI concentrations through public facility and improvement activities, including completing ADA compliance projects.

**Strategic Goal 3.** To continue to support public service activities via local and regional non-profits monitoring and serving the needs of LMI concentrations. Maintaining effective working relationships between these agencies and the City will facilitate understanding how to build capacity further while meeting HUD restrictions.

Needs. Health, housing, and general support services of LMI populations of the community.

Project. Public Services: Continued support for public service activities via local and regional non-profits to serve and monitor the needs of LMI concentrations is vital to community sustainability. Maintaining effective working relationships between these agencies and the City will facilitate studies, analysis, and planning to understand how to further build capacity while meeting HUD restrictions.

**Strategic Goal 4.** To leverage local funding sources and partnerships to address housing-related challenges in the marketplace, including low supply of units across the affordability spectrum.

Needs: Housing-related issues, including a lack of supply, choices, and variety in sell/rent prices.

Project. Locally funded and managed Home Rehabilitation and Repair Assistance Program (RRAP) to assist homeowners between 60 and 120 percent area median income with critical home repairs and rehabilitation projects.

Although not all community needs can be met by allocating CDBG funds, the above objectives accommodate a broad five-year approach while providing accountability and maximum flexibility in meeting known and unforeseen challenges.

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

### Geographic Area

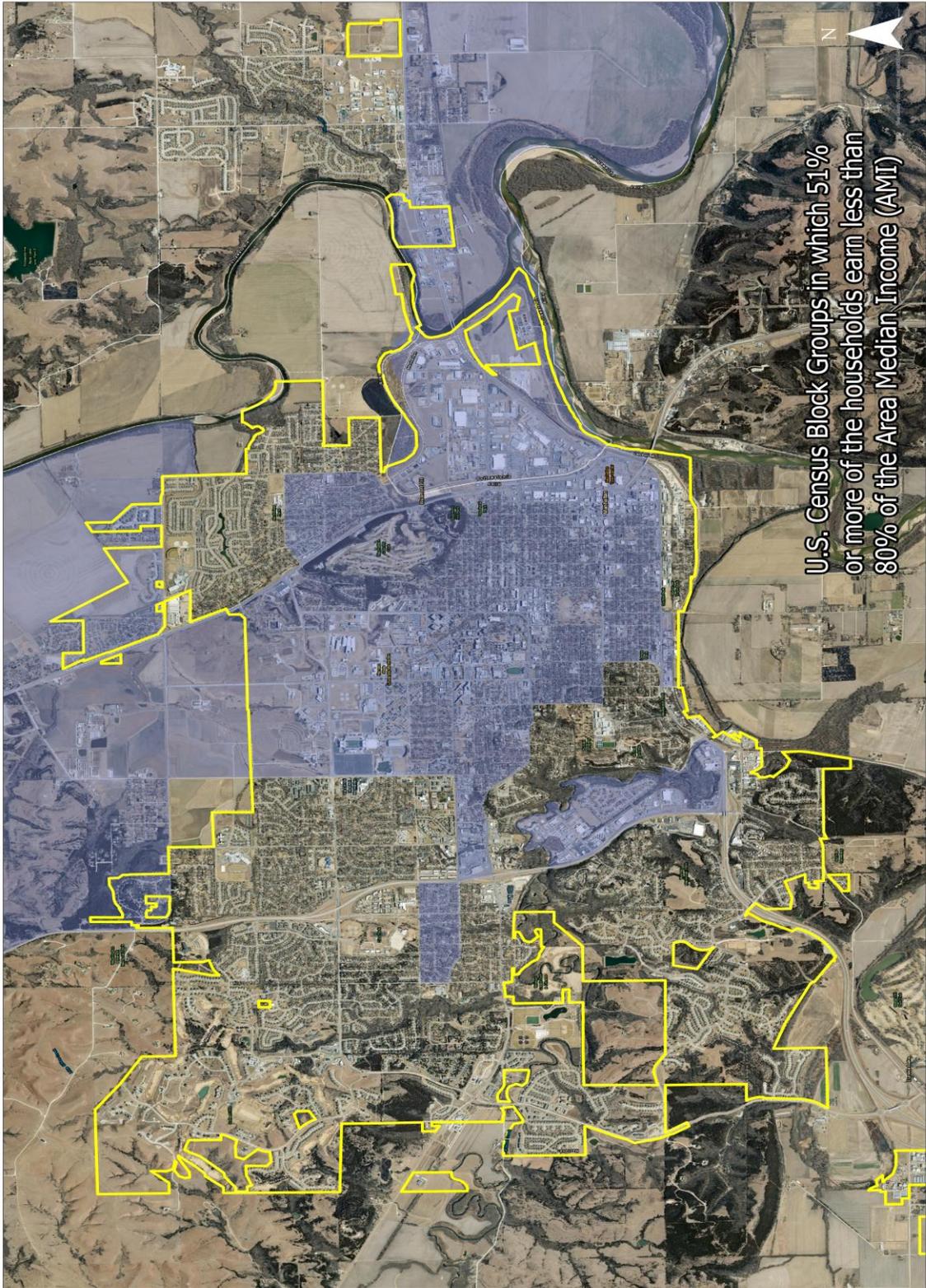
Table of Geographic Priority Areas

<b>Area Name:</b>	City of Manhattan
<b>Area Type:</b>	Strategy area
<b>Other Target Area Description:</b>	LMI Census tracts/block groups
<b>HUD Approval Date:</b>	6/30/2025
<b>% of LMI:</b>	100%
<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 entire area, but the target area for projects will be LMI areas identified by ACS data, per HUD’s instruction. This will also include funding to sources assumed to provide services to LMI populations.
<b>Include specific housing and commercial characteristics of this target area.</b>	Older structures in older neighborhoods with frequent overcrowding due to long-standing Non-Conforming Units which provide affordable housing and tenant occupied structures in poorer conditions.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The CPP confirmed what is presented by existing data, historical reference, and on-the-ground conditions.
<b>Identify the needs in this target area.</b>	Planning and Capacity Building, Public Services, and Public Facilities and Improvements
<b>What are the opportunities for improvement in this target area?</b>	Continued and expanded public services, investment in public facilities and improvements to existing public assets, planning and capacity building to further understand current conditions and future opportunities
<b>Are there barriers to improvement in this target area?</b>	Inconsistent or eliminated funding, demand for scarce resources, fluctuating population, and general economic conditions.

### General Allocation Priorities

The City will assess conditions jurisdiction-wide, but CDBG funding will be concentrated in LMI census tracts/block groups and or services assumed to directly benefit LMI populations. The City will annually assess individual projects to balance beneficiary impact, priority, demand, and urgency through the APP process.

# Low-to-Moderate Income Block Groups of Manhattan



## SP-25 Priority Needs–91.215(a)(2)

### Priority Needs

Table of Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Grant Administration Costs and Planning and Capacity Building
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low, Low, Moderate, Large Families, Public Housing Residents, Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Unaccompanied Youth, Elderly and 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, LMI areas
	<b>Associated Goals</b>	Strategic Goals 1, 2, 3, and 4.
	<b>Description</b>	These efforts will complete all necessary administration, oversight, and compliance activities required by HUD for all project areas identified in the CP and APPs. This will also include Fair Housing activities. Planning activities will identify and address unmet community needs, including non-profits serving special populations.
	<b>Basis for Relative Priority</b>	Grant Administration and Planning and Capacity Building support the execution of Public Services and Public Facilities and Improvements goals, while further informing the current needs and future opportunities in LMI areas.

<b>2</b>	<b>Priority Need Name</b>	Public Facilities and Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low, Low, Moderate, Large Families, Public Housing Residents, Individuals, Families with Children, Mentally Ill, Veterans, Unaccompanied Youth, Elderly and Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Non-housing Community Development, Other
	<b>Geographic Areas Affected</b>	City of Manhattan, LMI areas
	<b>Associated Goals</b>	Strategic Goals 1, 2, and 3.
	<b>Description</b>	This goal will identify projects assisting LMI populations related to public facilities and infrastructure improvements, including ADA compliance, accessibility, and safety. These investments will prevent blight, stabilize LMI areas, increase quality of life, and provide connectivity to the community.
	<b>Basis for Relative Priority</b>	Improvement to public facilities and infrastructure in LMI areas to improve safety, accessibility, livability, quality of life, and add to the sense of connectedness is a high priority because of the lack of funding from other sources and rising costs of construction, maintenance, and incentivizing development.

3	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low, Low, Moderate, Large Families, Public Housing Residents, Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Unaccompanied Youth, Elderly and 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, LMI areas
	<b>Associated Goals</b>	Strategic Goals 1, 2, and 3.
	<b>Description</b>	Public Services will provide funding support for agencies who support LMI populations and those presumed to be LMI because of their special needs. Activities may include services to victims of abuse, 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>	Public Services is a high priority due to a lack of funding resources and across-the-board funding cuts for many private/non-profit agencies and state-run programs focused on LMI populations.

4	<b>Priority Need Name</b>	LMI housing related challenges
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low, Low, Moderate, Large Families, Public Housing Residents, Chronic Homelessness, Individuals, Families with Children, Veterans, Elderly and Frail Elderly, Community Development, Other
	<b>Geographic Areas Affected</b>	City of Manhattan, LMI areas
	<b>Associated Goals</b>	Strategic Goals 1 and 4.
	<b>Description</b>	This goal will assist housing-related projects attempting to help LMI populations related to market challenges, including low supply, lack of affordable options, blight, etc. and in stabilizing LMI areas, increase supply of housing options, improve quality of life, and provide connectivity to the community.
	<b>Basis for Relative Priority</b>	The marketplace lacks a supply of housing options across the entire affordability spectrum, but especially choices available to household incomes ranging from 61-120% of AMI, which then eats into the supply of options for LMI concentrations.

**Narrative (Optional)**

**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 City does not manage any TBRA funds. The MHA manages Section 8 Vouchers. The NCFHAAA manages different voucher types for seniors, elderly, and the disabled.
TBRA for Non-Homeless Special Needs	The City does not manage any TBRA funds. The MHA manages TBRA VASH program and Family Unification Program vouchers. NCFHAAA manages some TBRA for elderly, rural areas, and disabled individuals.
New unit production	The City does not plan to build any new low-income housing units. The City does support MHA and MAHP development efforts.
Rehabilitation	The City operates a locally funded housing rehabilitation and repair assistance program for owner-occupied homes for households between 60 and 120% AMI.
Acquisition, including preservation	The City does not plan any acquisition activities, including for preservation.

## 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 2025 will start on July 1, 2025.

### Anticipated Resources

Table of Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of CP	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	public–federal	Program Administration, Planning and Capacity Building, Public Services, Public Facilities and Improvements	\$546,884	\$0	\$725,000	\$1,271,884	\$2,187,536	Large capital improvement projects are planned with the funds from prior years
CDBG	Local	Support housing rehabilitation aimed at HHIs between 60%-120% of AMI	\$100,000	\$0	\$0	\$100,000	\$500,000	The City of Manhattan has a Workforce Housing Sales Tax (WHST) aimed at supporting housing projects for households earning 60-120% of AMI

**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. 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 previously 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, and for improvements to community centers or other public facilities that directly serve LMI populations or areas. 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.

**If appropriate, describe publicly 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 a public square that may be able to address some of the needs identified during community consulting meetings. The City has on occasion, repurposed buildings and available spaces to meet needs as identified by various stakeholders. Other property occasionally becomes available, and the City may consider purchasing it to satisfy specific needs. In 2024, the City Commission agreed to transfer a portion of a public parking lot to MHA for the construction of a new public housing building.

**Discussion**

In addition to funding Grant Administration and Planning and Capacity Building goals to further understand current conditions and future opportunities, CDBG resources will support local and regional agencies servicing LMI populations. Finally, Public Facilities and Improvements will complete previous projects or identify new projects to improve the livability and community connectedness of LMI neighborhoods.

**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.

Table of Institutional Delivery Structure

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
City of Manhattan	Government	Grant administrator	Jurisdiction, LMI neighborhoods
Manhattan Housing Authority	PHA	Public housing	Jurisdiction
Manhattan Area Housing Partnership, Inc.	Non-profit organization	Affordable housing-ownership, rental; Public Housing	Jurisdiction
North Central Flint Hills Area Agency on Aging	Non-profit organization	Public housing	Jurisdiction
Manhattan Emergency Shelter, Inc.	Non-profit organization	Homelessness	Jurisdiction
Sunflower CASA Project, Inc.	Non-profit organization	Service – children	Jurisdiction
Housing and Credit Counseling, Inc.	Non-profit organization	Non-homeless special needs, Service-housing	Jurisdiction
Kansas Legal Services, Inc.	Non-profit organization	Non-homeless special needs, Service-housing	Jurisdiction
Pawnee Mental Health Services, Inc.	Non-profit organization	Non-homeless special needs, Service-homeless, Service-mental health	Jurisdiction
The Crisis Center, Inc.	Non-profit organization	Homelessness, Non-homeless special need	Jurisdiction

### **Assessment 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 regular basis to collaborate and coordinate in addressing the needs of LMI populations.

The City has created the Community Support Fund Advisory Board and annually dedicates funds to local social service agencies. A volunteer group of citizens solicits proposals from local agencies and advises the City on the award of funds.

The City’s Public Works Department, Public Utilities Department, and the Parks and Recreation Department maintain infrastructure and facilities City-wide. These departments communicate with Community Development to identify projects to maintain livability, improve sustainability and a sense of connectivity, and help prevent blight.

Potential gaps in the delivery system include increased capacity building, increased costs for services and materials at a time when the state and federal government are 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**

Table of Homeless Prevention Services Summary

<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>			

**Describe how the service delivery system, including, but not limited to, the services listed above meets 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 Balance of State Continuum of Care (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.

The Crisis Center, Inc. and Be Able Community Center serve as vital resources and members of the local CoC by providing emergency housing and support and daytime space and resources, respectively.

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 aid 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 Services 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 funding 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

Table of Goals Summary

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Strategic Goal 1. To further understand, plan for, and react to the needs and opportunities in low- to –moderate-income neighborhoods, especially regarding housing, public works, and publicly-owned assets.	2025	2029	Program Administration Costs, Planning and Capacity Building, and Fair Housing activities; non-housing community development	City of Manhattan , LMI areas	Understand challenges and opportunities, especially in LMI concentrated areas, plan for and allocate resources, and provide Fair Housing information	CDBG CP: \$546,884.00 AAP: \$109,376.80	Other: 0 Other

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Strategic Goal 2. Using information from the planning and capacity building category to inform how to improve the safety and quality-of-life in LMI concentrations through public facility and infrastructure improvement activities, including completing ADA compliance projects.	2025	2029	Public Facilities and Improvements; non-housing community development, special needs	City of Manhattan	Public facilities, public safety, bike and pedestrian safety, quality of life, infrastructure investments, ADA compliance, especially in LMI concentrated areas	CDBG CP: \$1,777,373.00 AAP: \$355,474.60	Public Facilities and Improvements other than LMI Housing: 8,000 Persons

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Strategic Goal 3. To continue to support public service activities via local and regional non-profits monitoring and serving the needs of LMI concentrations. Maintaining effective working relationships between these agencies and the City will facilitate further understanding of building capacity while meeting HUD restrictions.	2025	2029	Homeless, Non-Homeless Special Needs	City of Manhattan	Public service needs, including health, wellness, housing, homelessness, legal and homeownership education, child support, etc. of LMI and those in need assumed to be included in LMI concentrations	CDBG CP: \$410,163.00 AAP: \$82,032.60	Public service activities other than LMI Housing Benefit: 775 Persons; Public service activities for Low/Moderate Income Housing Benefit: 250 HHs; Tenant-based rental assistance/Rapid Rehousing: 110 HHs; Homelessness Prevention: 250 Persons

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Strategic Goal 4. To leverage local funding sources to address housing-related challenges in the marketplace, including low supply of units across the affordability spectrum.	2025	2029	Rehabilitation, Construction of Housing, Homeownership Assistance	City of Manhattan	Housing, LMI households	Total: \$500,000 Annual \$100,000	Housing development projects aimed at HHIs between 60%-120% of AMI: 100 units

## Goal Descriptions

Table of Goal Descriptions

1	<b>Goal Name</b>	Strategic Goal 1. To further understand, plan for, and react to the needs and opportunities in low- to moderate-income neighborhoods, especially regarding housing, public works, and publicly-owned assets.
	<b>Goal Description</b>	This goal involves management of all of the projects and their activities including monitoring, compliance and reporting, and closeout. It will also include activities to further understand current conditions and future opportunities, as well as Fair Housing activities.
2	<b>Goal Name</b>	Strategic Goal 2. Using information from the planning and capacity building category to inform how to improve the safety and quality-of-life in LMI concentrations through public facility and infrastructure improvement activities, including completing ADA compliance projects.
	<b>Goal Description</b>	Public Services activities include any service, which benefits or is perceived to benefit LMI populations to prevent homelessness, increase self-sufficiency, and provide counseling. This could also include mental health services, legal services, consumer credit counseling, as well as landlord/tenant counseling, and services for abused children and their non-offending caregivers.
3	<b>Goal Name</b>	Strategic Goal 3. To continue to support public service activities via local and regional non-profits monitoring and serving the needs of LMI concentrations. Maintaining effective working relationships between these agencies and the City will facilitate further understanding of building capacity while meeting HUD restrictions.
	<b>Goal Description</b>	Public Facilities and Improvements include all facility or infrastructure improvement projects, including Capital Improvements, ADA compliance, accessibility, and other maintenance or investments that serve a LMI area. Activities 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.
4	<b>Goal Name</b>	Strategic Goal 4. To leverage local funding sources to address housing-related challenges in the marketplace, including low supply of units across the affordability spectrum.
	<b>Goal Description</b>	Local funding source to aid in LMI or workforce housing related projects serving household incomes falling in the range of 61-120% of AMI.

### **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, does not plan to, and does not receive HOME Entitlement funds. However, over the 5-year period of this Consolidated Plan, the city expects to service somewhere between 7,000-10,000 extremely low-income, low-income, and moderate-income units.

## **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 a 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 Mortar Board Society 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 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 Manhattan Urban Area Comprehensive Plan contains elements which promote neighborhoods containing a mixture of land uses and diversified housing options to serve the 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

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

The City will continue to review ordinances, regulations, policies, programs, and processes over the next five years to ensure its actions are not directly contributing to barriers of affordable housing. The City does not impose rent controls, rental inspections, or impact fees.

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

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

Local and regional service providers are the main source of assistance to assessing the needs of this population. These include MESI, in particular leading 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 number of unsheltered homeless people in the area.

MESI will continue to provide emergency shelter to over 400 people each calendar year, assist additional residents with State ESG funds, and offer 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 through the Transition in Place and Opportunities Program

Additional service providers who participate in the local continuum of care include the Crisis Center, Inc., providing shelter and services to abused spouses and children, Pawnee Mental Health Services, and the Be Able Community Center providing resources and daytime services.

### **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". Since its inception, MESI integrated the HRAP Program into shelter services to resolve clients' crises and assist with housing stabilization. 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 Northeast 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 the 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 of the 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 aid 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 need 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**

In this program cycle, the City is looking to fund projects that provide broader benefit to LMI persons beyond a single household and therefore does not have specific plans related to Lead-based Hazards.

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

See the response above.

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

See the response above.

### **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 have a specific anti-poverty strategy or directly provides grants to individuals in this category. Instead, it relies on financial support to agencies' programs and policies directed toward reducing the poverty level.

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

The City allocates CDBG funds recognizing that limited allocations should be prioritized and focused where the need is greatest, preference will be given to projects that directly affect LMI residents by targeted location or service. 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 at 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 for compliance with HUD requirements and federal regulations. The City continues to refine administrative practices in order to effectively manage CDBG activities and requires all contractors to abide by all local, state, and federal laws on contracts. City staff will ensure that Minority businesses 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 midway 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

Based on conclusions reached in the Needs Assessment and Market Analysis via the Citizen Participation Plan, the City expects to leverage resources and allocate funding across Program Administration Costs, including Planning and Capacity Building, Public Services, and Public Facilities and Improvements over the next five-year cycle.

Table of Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of CP \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public-federal	Program Admin Costs	\$75,000	\$0	\$0	\$75,000	\$300,000	Administration and oversight of the program
CDBG	Public-federal	Planning and Capacity Building	\$34,376.80	\$0	\$0	\$34,376.80	\$137,507.20	Planning studies in LMI areas
CDBG	Public-federal	Public Facilities and Improvements	\$355,474.60	\$0	\$725,000	\$955,474.60	\$1,421,898.40	ADA accessibility improvement, public facilities and infrastructure improvement in LMI areas
CDBG	Public-federal	Public Housing Modernization	\$10,000	\$0	\$0	\$10,000	\$40,000	Assist MHA with modernization projects for public housing
CDBG	Public-federal	Public Services	\$82,032.60	\$0	\$0	\$82,032.60	\$328,130.40	Not limited to homeless prevention services, mental health services, legal services, consumer credit counseling, landlord/tenant counseling, and services for abused children

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of CP \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
Housing Rehab and Repair Assistance Program (RRAP)	Local	Housing Rehab	\$100,000	\$0	\$0	\$100,000	\$400,000	Housing rehab and repair program for owner-occupied units with HHIs between 60-120% AMI

**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 leveraging multiple funding sources will be given higher priority during consideration. Public Facilities and Improvement funding will concentrate on LMI areas through infrastructure and ADA accessibility projects.

Federal funds will be used to provide Public Services and agencies that receive these funds must provide information on all sources and provide a match in some amount towards projects.

The City may also use CDBG funds for planning activities, including current conditions of and potential impacts on LMI neighborhoods and/or populations, or to assist private non-profit or for-profit agencies with planning needs. The City plans to use CDBG funds for economic development activities in designated LMI areas or where services are assumed to benefit LMI populations.

In addition, the City created a Housing Rehabilitation and Repair Assistance Program (RRAP) to assist homeowners with household incomes between 60 and 120 area median income (AMI) with critical home repairs and rehabilitation projects. This program aims to maintain a viable housing stock for residents within the identified income range. This program is entirely locally funded from a sales tax dedicated to Workforce Housing Initiatives.

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

The City would consider publicly owned assets, including surface level parking lots, open space, parks, buildings, and public squares when evaluating potential resources in delivering proposed projects.

**Discussion**

The City is looking to leverage funding on projects that assist a larger portion of LMI residents beyond just a single household. Thus, allocation is expected to be spread across Eligible Activities that can deliver a higher return on investment of federal money and be monitored and reported upon per HUD requirements.