

“Housing Manhattan: Planning for the Future”

UPDATED

***a planning
initiative.....***

The following is an Update to the “**Housing Manhattan: Planning for the Future,**” a local planning initiative designed to review the existing housing situation and determine the **housing demand potential** in Manhattan, Kansas by 2005. This initiative resulted in a **Housing Study** produced via the efforts of local citizens, interested and concerned with the present and future housing situation for all residents of Manhattan. The purpose of this Update is to revisit and make any modifications to the housing demand potential identified in the Housing Study, utilizing the results of the 2000 Census. This process of modification also utilized the initial results of the 1990 Census, as apposed to revised Census data prepared for the City of Manhattan in 1994.

***housing demand
potential.....***

This **Update** identifies an estimated housing demand potential for **2,902 additional housing units in Manhattan by 2005.** This demand potential consists of an estimated 918 owner and 1,984 rental housing units. The estimated 2,902 unit housing demand potential for Manhattan, by 2005, is comprised of projected new households, replacement of 20 percent of the existing substandard housing stock (***as defined by HUD and the 1990 Census***), an affordable housing allowance for 20 percent of the households presently experiencing a housing cost burden, a current housing vacancy deficiency, and an estimated “pent-up” demand for new and varied types of housing for existing Manhattan families.

housing need.....

The community of Manhattan should strive to develop up to 70 percent of the identified housing demand potential, or an estimated 2,000 during the next five years, to meet the need for various housing types in the City.

**Manhattan
population/
households.....**

The **City of Manhattan 2000 Census population** was **44,831**, an increase of 18.8 percent since 1990. By 2005, the City should have an estimated population of **46,468**, an increase of 3.6 percent during the next five years (**Table 1**). By 2005, an estimated **17,601 households** will reside in Manhattan, of which an estimated 10,226 will be renters (**Table 2**).

**TABLE 1
POPULATION GROWTH OPTIONS (REVISED)
MANHATTAN, KANSAS
1980-2005**

<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
		<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
1980	32,482	---	---	---	---
1990	37,712	+5,230	+16.1%	+523	+1.61%
2000	44,831*	+7,119	+18.8%	+712	+1.88%
2005	46,468	+1,637	+3.6%	+327	+0.72%

* Included the annexation of Kansas State University in 1994, which added a population of 4,364 to Manhattan.

Source: U.S. Bureau of the Census, 1980, 1990, 2000
Hanna:Keelan Associates, P.C., 2001

**TABLE 2
TENURE BY HOUSEHOLD
TRENDS AND PROJECTIONS (REVISED)
MANHATTAN, KANSAS
1980-2005**

<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1980	12,823	6,075	47.4%	6,748	52.6%
1990	14,689	6,505	44.2%	8,184	55.8%
2000	16,949	7,266	42.8%	9,683	57.2%
2005	17,601	7,375	41.9%	10,226	58.1%

Source: Census of Population and Housing, STF-3A, 1990, 2000
Hanna:Keelan Associates, P.C., 2001

***housing occupancy/
vacancy status.....***

Based on the results of the 2000 Census, Manhattan had an overall estimated **housing vacancy rate of 4.18 percent (Table 3)**. The estimated housing vacancy rate for year-round units was 2.43 percent. The minimum recommended housing vacancy rate for a community the size of and with the diversity of Manhattan is 5 percent. This minimum vacancy rate (5%) provides both existing and future residents with an adequate choice of modern, marketable housing stock. The community of Manhattan will need to insure that available vacant housing meets the standards of today's home seeker; housing that is structurally sound and affordable, with all modern amenities.

**TABLE 3
HOUSING STOCK OCCUPANCY / VACANCY STATUS (REVISED)
MANHATTAN, KANSAS
2000**

a)	2000	Census Housing Stock Count	17,690
b)	2000	Vacant Housing Units	741
c)	2000	Occupied Housing Units	16,949
d)	2000	Housing Vacancy Rate	4.18%
e)	2000	Seasonal/Recreational or Other Vacant Housing Units Neither for Sale nor Rent	318
f)	2000	Census Year-Round Housing Stock	17,372
g)	2000	Vacant Year-Round Housing Stock	423
h)	2000	Occupied Year-Round Housing Units	16,949
		• Owner Occupied	7,266
		• Renter Occupied	9,683
i)	2000	Year-Round Housing Vacancy Rate	2.43%
		• Owner Units	1.3%
		• Renter Units	3.4%

Source: Census 2000
Hanna:Keelan Associates, P.C., 2001

housing demand potential.....

Table 4 identifies the overall housing demand potential in Manhattan by 2005. **The community has an estimated five-year housing demand potential for 2,902 units, including an estimated 918 owner and 1,984 rental units.**

The **two-year housing demand potential** for the City of Manhattan is an estimated 45 percent of the five-year demand, or **1,305 units**. This would equal an estimated 854 rental units and 451 owner housing units.

**TABLE 4
HOUSING DEMAND POTENTIAL (REVISED)
MANHATTAN, KANSAS
2000-2005**

1. New Households, Housing Replacements, Affordability Demand	
Owner	356 Units
<u>Rental</u>	<u>1,562 Units</u>
Total	1,918 Units
2. Housing Vacancy Deficiency/Demand	
Owner	307 Units
<u>Rental</u>	<u>287 Units</u>
Total	594 Units
3. "Pent-Up" - Housing Demand	
Owner	255 Units
<u>Rental</u>	<u>135 Units</u>
Total	390 Units
Total Estimated Demand Potential	
Owner	918 Units
<u>Rental</u>	<u>1,984 Units</u>
Total	2,902 Units

Source: Hanna:Keelan Associates, P.C., 2001

*types of
rental housing
demand -
Manhattan.....*

Table 5 identifies the proposed rental housing types for the City of Manhattan during the next five years. **The potential for an estimated 1,984 rental units exist, with up to 953 units for low- to moderate income persons and families of 80 percent of median income or less.**

The demand potential for affordable rental housing in Manhattan exists for persons/families of 80 percent of the County’s median income or less, including both traditional and non-traditional students. The demand includes up to 231 affordable housing rental units for elderly/retirees, 55+ years of age needing support services, 632 rental units for families of low- to moderate income, especially young families and households with a single parent and, approximately, 90 affordable rental units to serve persons of special needs, including persons with either a physical and/or mental disability and individuals/families needing emergency or transitional housing.

**TABLE 5
PROPOSED RENTAL UNIT TYPES (REVISED)
MANHATTAN, KANSAS
2005**

<u>Rental Types</u>	<u>Affordable*</u>	<u>Market Rate**</u>
0-Bedroom Units	24	0
One-Bedroom Units	260	302
Two-Bedroom Units	426	510
<u>Three- or more Bedroom Units</u>	<u>243</u>	<u>219</u>
Total Rental Units	953	1,031
Elderly Rental Units	231	237
Family Rental Units	632	780
Special Populations	90	14

*80% of County's Median Income or Less

** Above 80% of County's Median Income

Source: Hanna:Keelan Associates, P.C., 2001

The demand potential also exists for market rate rental units in Manhattan, to address the needs of both younger families and retired persons; **an estimated 1,031 units.** As determined via the research of current market rate rentals in Manhattan, **during the next five years, newly developed, two-bedroom market rate rental units could secure monthly rents of \$625 to \$700.** Retirement housing for moderate- to upper income elderly persons could support monthly rents of \$900 to \$2,600, depending upon the level of services provided. These rent ranges are consistent with current rents in the community coupled with affordability levels.

*types of
owner housing
demand -
Manhattan.....*

Table 6 identifies proposed owner housing types in Manhattan, by 2005. **An estimated 213 units of owner occupied housing could be developed for low- to moderate income persons and families,** to both improve their living situation and provide them the opportunity of home ownership. ***Owner occupied housing for persons and families of low- to moderate income should range between \$45,000 and \$110,000.***

New market rate owner occupied housing should be developed for the moderate - to upper income families in Manhattan, including elderly/retired citizens in search of more convenient, appropriate housing for purchase as opposed to renting. **An estimated 705 units of market rate owner occupied housing could be developed in Manhattan by 2005.** The cost and size of each new owner occupied housing unit would be a market driven concept, the choice of developers and potential buyers. Attached townhouses as well as detached single family houses could be marketed to interested families.

**TABLE 6
PROPOSED OWNER UNIT TYPES (REVISED)
MANHATTAN, KANSAS
2005**

<u>Owner Types</u>	<u>Affordable*</u>	<u>Market Rate**</u>
Two-Bedroom Units	36	47
<u>Three- or more Bedroom Units</u>	<u>177</u>	<u>658</u>
Total Owner Units	213	705

* 80% of County's Median Income or Less
 ** Above 80% of County's Median Income
 Source: Hanna:Keelan Associates, P.C., 2001