2015 – 2019 Consolidated Plan Amended

Community Development Block Grant Program (CDBG)

City of Manhattan
Community Development Department
1101 Poyntz Avenue

OMB Control No: 2506-0117 (exp. 07/31/2015)

Executive Summary

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

1. Introduction

The City of Manhattan was identified as an Entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program in 2010.

In order to be compliant with the CDBG Entitlement requirements, the City of Manhattan has prepared and presented an approved Consolidated Plan and will update this plan every five years. This Plan fulfills the application and reporting requirements for the City of Manhattan and contains a Strategic Plan describing the goals the City will focus on as an Entitlement City, an Annual Plan that describes specifically the projects and budgets for which the yearly allocation will be used, the Citizen Participation Plan. ~~and may include an application to the Section 108 Guaranteed Loan Program, if a project warrants its use.~~ The Plan also summarizes a project to build the South East Neighborhood Recreation Center (SENRC) which will utilize section 108 funding.

This is the City of Manhattan's second Consolidated Plan and will address the time period beginning July 1, 2015 through June 30, 2019 for the Strategic Plan and July 1, 2015 through June 30, 2016 for the Annual Plan.

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

HUD determines the annual allocation of CDBG funds by using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas. Through citizen participation, public hearings, and consultations with various organizations, groups, and agencies, the City has determined that the five overall objectives for meeting the identified housing and community development needs between 2015 and 2019 are:

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

3. Evaluation of past performance

In the first five years as an Entitlement Community under the Community Development Block Grant (CDBG) Program, the City's annual allocation has averaged $561,000. The City has had no difficulty in

identifying projects for which the funds will be used and anticipates no funds remaining at the completion of all projects for the first five years. The City has used its annual allocations for projects that include park improvements, street improvements, sidewalks and ADA improvements, housing rehabilitation, emergency and accessibility repairs to single family homes, repairs to public facilities and non-profit agencies' facilities that aided the homeless and abused, and public services support.

Through the application of its annual allocations, the City has achieved 4 of the 5 goals in the Strategic Plan. Unfortunately, no opportunity to support activities that create or sustain employment and jobs has presented itself, but this goal will be maintained in the "2015-2019 Consolidated Plan". The City has been diligent in meeting the requirements for compliance with National goals and objectives and the City's use of funds to date has served 99% of LMI persons.

4. Summary of citizen participation process and consultation process

Manhattan's citizen participation process involves citizens in decisions that directly affect their lives. The Citizen Participation Plan (CPP) encourages full and proper citizen participation at all stages of the planning process and designates the structure, procedures, roles and policies to be followed by program participants and are consistent with federal requirements for the Community Development Block Grant Program and the Section 108 Loan Guarantee Program.

To achieve the purposes of the Citizen Participation Plan's (CPP), the City identified five objectives to use to involve the community in the planning process. As part of the process, the City held a public meeting on November 13, 2014, during the planning phase of the Consolidated Plan and sixteen citizens attended. The City combined the consultations with local agencies with the recommendation of the citizens at the public meeting to develop broad descriptions of projects that the City should address. The broad projects can be categorized as:

- Housing Rehabilitation
- Public Services
- Public Facilities
- Neighborhood Infrastructure
- Administration and Planning

Once the draft was completed, another public meeting was held on April 16, 2015 for public comment and input before the plan was submitted to the City Commission for approval. The Public was notified of the meetings through a variety of means including use of the local newspaper, local cable channel, the City's "In Touch" email notification system, social media, and through notices placed in the local housing authority's news letter. All documents were posted on the City's website and copies were provided to the Library. Additionally, the City made a reasonable number of free copies available to citizens upon request. One comment was received regarding an ineligible activity.

5. Summary of public comments

The following are suggestions and comments received from attendees at a Public Meeting held November 13, 2014, as part of the planning phase for the Consolidated Plan. Sixteen people attended

the meeting and provided feedback for suggestions received throughout the consultation process and additional project ideas.

Strategic Plan Goals: Keep the five goals we have for the next 5 years; add a goal about historic preservation; add a goal about expanding transportation to connect people to services, to connect areas of town, to expand options available.

For Public Services goals: expand ATA bus routes; support affordable child care for low income persons and parents of preschoolers still in high school or college; support for Mental Health Services; educate Tenants on their responsibilities as renters; create a 'model contract' for both renters and landlords that identifies the responsibility of each party (tenant and landlord); enforce a housing quality standard; subsidize taxi service for the needy.

Projects and Infrastructure goals: Use funds to make improvements to the auditorium in City Hall; Make new sidewalks wide enough for both Pedestrians and Bicyclists; add sidewalks in high pedestrian traffic areas; provide pedestrian and bicycle crossings at 4 lane intersections; install more push button Pedestrian Lights at other high traffic intersections; create a bicycle path along Seth Childs; install sidewalk/bicycle path along Ft. Riley Blvd, from West Side Market area east to make downtown more accessible; Connect the ends of Linear Trail so that it in encircles the city and add more access points to Linear Trail on the East side of town. Provide a facility where low income persons can go to "exercise and socialize". Make improvements to the Community House; convert the current Parks and Recreation offices into a public exercise facility once P&R offices move to City Hall; install 'pocket parks' in the older neighborhoods; have City demand that all new large developments have a park or outside green space. Improve ADA access at other parks similar to Long's Park. Install HVAC in Douglass Center gym; install ADA Shelters and benches for Bus Stops; add a Bus stop by Douglass Center and the Bread Basket; offer a program to make existing rental housing ADA accessible.

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

All comments or views were accepted.

7. Summary

The City will continually strive to address the greatest needs as presented by the citizens of Manhattan and through consultations with key stake holders and City staff.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	MANHATTAN	Community Development

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City began consultations with key stakeholders early in the 2014 CDBG grant year to determine the needs to be addressed for "2015-2019 Consolidated Plan". Consultation meetings with 23 agencies including the Manhattan Housing Authority, Manhattan Emergency Shelter, Inc., Pawnee Mental Health Inc., the Flint Hills Community Clinic and the Riley County Health Department, the Veteran's Administration Supportive Housing representative, business and educational entities, other county, state and federal agencies, and presented at 7 group meetings in the effort to identify the most important needs for the City of Manhattan.

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

Every month, multiple agencies that provide services to Manhattan and area citizens meet to discuss and coordinate activities at the Riley County Council on Social Services. Representatives discuss needs and provide feedback to members and network for greater efficiency. Additionally, the City of Manhattan funds Social Services agencies through local taxes to address issues related to the needs of Low to Moderate Income (LMI) persons and families. Member agencies serve seniors, children, abused children and adults, domestic violence victims, the homeless, or provide support or legal advice to LMI residents. In 2014, the City Commission provided $410,950 in local funds to nine agencies based on recommendations from the Social Services Advisory Board (SSAB), a member group of citizen volunteers.

Also in 2014, the City collaborated with the Manhattan Housing Authority on a HUD Capital Fund Emergency Grant which will remove mold and asbestos from the oldest low income housing unit in Manhattan. The City also has waived permit and building fees for the Manhattan Area Housing Partnership, Inc. (MAHP), a local Certified Housing Development Organization (CHDO) which has worked to secure funding to build additional affordable housing within City limits.

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

The City is part of the Kansas Balance of State Continuum of Care (CoC) and collaborates with the Manhattan Emergency Shelter, Inc. (MESI) which receives and manages Emergency Solutions Grant funds. MESI collaborates with the Affordable Housing Task Force whose mission is to promote safe, affordable and accessible housing options through collaboration, advocacy, strategic planning and awareness. The Task Force has identified two priority needs for the City of Manhattan:

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

In 2013, a new committee, “Everybody Counts”, was formed to function in the same way the Task Force did and provide the same input for the community. The new group looks at both homelessness and other issues of poverty.

MESI operates the Caroline Peine Transitional Shelter which offers 47 beds of emergency shelter for homeless men, women, and families, offers placement in transitional and permanent supportive housing, and homeless rental assistance to either 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. MESI also houses individuals through two CoC Programs: Transition in Place Program, and the Opportunities Program.

The “Transition in Place Program” provides support to homeless families with dependent children who have extreme housing barriers, such as a pregnant mother with young children or a family that owes rental arrears preventing them from qualifying for Public Housing. The “Opportunities Program” provides shelter to individuals with Severe and Persistent Mental Illness and who are homeless.

Since its inception, MESI’s Homeless Prevention and Re-housing Program Extension (HPRPE) has assisted with housing stabilization by integrating the program into shelter services to prevent and divert clients from entering shelter, and connect them to the most applicable services to resolve their immediate crisis situation. One piece of MESI’s Homeless Rental Assistance Program (HRAP) offers homelessness prevention services to households in imminent risk of homelessness. This portion of the program is funded through a combination of CDBG and ESG programs.

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 recieve ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

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

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City Administration met with the Director at the Riley County Health Department. The Director indicated that her agency could identify homes where issues with lead may be addressed.
4	**Agency/Group/Organization**	Sunflower CASA Project
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy LMI Individuals
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City Administration met with the Director at Sunflower CASA in regards to children who are victims of abuse or neglect. The City and Sunflower CASA will continue to work together on identified projects assisting children.
5	**Agency/Group/Organization**	MANHATTAN AREA HOUSING PARTNERSHIP
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City Administration met with the Director of the Manhattan Area Housing Partnership, Inc. (MAHP), which provides low income tax credit housing, and provides services clients who are disabled.
6	**Agency/Group/Organization**	CRISIS CENTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City Administration met with the Director of the Crisis Center in Manhattan to determine the housing and other needs for victims of Domestic Violence.
7	**Agency/Group/Organization**	Housing and Credit Counseling, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Education Consumer Credit Counseling
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HCCI was consulted in a scheduled meeting and via e-mail. HCCI counseling and education is key to homeless prevention and Anti-poverty strategy. The City will continue to work with them to educate Landlords and Realtors on Fair Housing issues.

8	**Agency/Group/Organization**	Kansas Legal Services, Inc.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City Administration met with the Director of Kansas Legal Services, Inc. (KLS) Manhattan office to coordinate for projects on services and advice to LMI residents regarding matters tried in civil court.
9	**Agency/Group/Organization**	Flint Hills Area Transportation Agency
	Agency/Group/Organization Type	Regional organization Services-Transportation
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City Administration met with the Director of the Flint Hills Area Transportation Agency to determine the transportation needs for low income areas and clients.

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

All relevant agencies involved in implementing the Consolidated Plan and Annual Action Plan were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kansas Statewide Homeless Coalition	The Kansas Statewide Homeless Coalition (KSHC) Balance of State (BoS) manages the Continuum of Care (CoC) for the 101 counties that do not have Entitlement status. The Director of MESI is the local contact for the Manhattan CoC and was consulted concerning the goals to address homelessness and to ensure consistency with the Strategic Plan.
Capital Fund Program - Five Year Action Plan	Manhattan Housing Authority	The Manhattan Housing Authority is the local public housing designated by HUD. The Authority was consulted to assess theneeds and opportunities for low income housing.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Needs Assessment for Riley County	Center for Community Support and Research	The Community Needs assessment was designed to gain insights fromthe community for the purposes of planning and community improvementsin eleven different topic areas that included mental and physicalhealth, social issues, children and youth, aging, housing, transportation, infrastructure and others.

Table 3 – Other local / regional / federal planning efforts

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

The City coordinates with the Kansas Housing Resources Corporation on the Emergency Solutions Grant Program for MESI and the Crisis Center. On an ongoing basis, the City collaborates as needed with the Manhattan Housing Authority, the Manhattan Emergency Shelter, Inc., the Riley County Social Service Council and the Manhattan Social Services Advisory Board to identify the greatest needs and achieve the broad goals identified in the Consolidated Plan. Other City Departments, such as the Parks and Recreation Department, the Fire Department and the Public Works department assist in identifying public facility needs to be addressed in LMI neighborhoods.

Narrative (optional):

The City identifies needs and receives suggestions from the public, local agencies, non-profits and local neighborhood groups. These needs are transformed into projects at the beginning of each plan year.

PR-15 Citizen Participation

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

Summarize citizen participation process and how it impacted goal-setting

Manhattan's citizen participation is the heart of the consolidated planning process, involving citizens in decisions that directly affect their lives. The purpose of the Citizen Participation Plan (CPP) is to encourage and ensure full and proper citizen participation at all stages of the Consolidated Plan process. To achieve the purposes of the CPP, five objectives guide the basic standards by which proper citizen participation will be measured, and are consistent with federal requirements for the Community Development Block Grant Program and the Section 108 Loan Guarantee Program. The City will:

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

As part of the annual process the City holds public meetings during the planning phase of each annual grant year, another once the draft is completed but before the plan is submitted to the City Commission for approval, and another to review the Consolidated Annual Performance Evaluation Report (CAPER) each year. The City will also hold a Public Meeting to discuss any Section 108 Application and the accompanying project that may be considered in any particular grant year; and any Substantial Amendment that may be required. The City may also provide opportunities to discuss planned projects to gain feedback and insight before the start of a project.

The City will notify the public of meetings through a variety of means and may also produce news releases or conduct interviews on the local radio channel. All documents are posted on the City's website and provided to the Manhattan Public Library. The City also makes free copies available to citizens upon request.

The City used the guidelines identified above to involve the community in the planning process. The City held a public meeting on November 13, 2014, during the planning phase of the Consolidated Plan and sixteen citizens attended. The City combined consultations with local agencies with the recommendation of the citizens at the public meeting to identify projects that the City should address.

Once the draft was completed, another public meeting was held on April 16, 2015 for public comment and input before the plan was submitted to the City Commission for approval. The Public was notified of the meetings through a variety of means including use of the local newspaper,

local cable channel, the City's "In Touch" email notification system, social media, and through notices placed in the local housing authority's news letter. All documents were posted on the City's website and copies were provided to the Library. The City made free copies available to citizens upon request. One comment was received regarding an ineligible activity.

On November 15, 2016, the Manhattan City Commission held a public hearing on a Substantial Amendment to the 2015-2019 Consolidated Plan. The Public was notified of the meetings through a variety of means including use of the local newspaper, local cable channel, the City's "In Touch" email notification system and social media. All documents were posted on the City's website and copies were provided to the Library. The City made free copies available to citizens upon request.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Public Meeting held on November 13, 2014 was attended by 16 people. They were presented with an outline of the CDBG program and it's requirements and were then asked for input regarding issues and projects the City should address.	Comments regarding the Strategic Plan, and projects to include in the Annual Plans at some point in the next 5 years of CDBG funding, included suggestions regarding strategic plan goals for the next five years, possible public services projects, possible housing rehab projects,and short and long term goals for Projects and Infrastructure.	All comments were accepted.	

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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)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	16 People	Same as above	All Comments accepted	
3	Internet Outreach	Residents signed up on the City's email notification system	16 people	Same as above	All Comments accepted	
4	Surveys	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	16 people	Same as above	All comments accepted	

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)
5	Surveys	Faith based organizations, Neighborhood Associations, Social Service agencies	9 surveys returned	Comments were largely in regards to accessibility and infrastructure issues, the need for affordable housing, expanded medical and mental health services and facilities, improvements for transportation and more assistance for disabled and low income persons.	All comments accepted.	
6	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community	# People	Comments were	All comments accepted.	

Table 4 – Citizen Participation Outreach

OMB Control No: 2506-0117 (exp. 07/31/2015)

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Through citizen participation, public hearings, and consultations, and data review, the identified housing needs between 2015 and 2019 revolve mostly around affordability. Sixty-one (61%) of housing units were tenant-occupied and 39% were owner-occupied while only 30% of rentals were affordable to people earning 80% or less of Median Income in ACS 2013 data. The high percentage of rental housing in Manhattan can be attributed to the impact of Kansas State University and Fort Riley.

A review of the most recent ACS 2013 data for tenant-occupied units revealed that 17% of all rental units are affordable to households with incomes between 50% and 80% of HUD MFI; **11%** of all rental units are affordable to households with incomes between 30% and 50% of HUD MFI; **2%** of all rental units are affordable to households with incomes less than 30% of HUD MFI; **55%** of tenants pay 30% or more of their income to rent; and **2.2 persons** is the average household size of tenant-occupied units.

ACS 2013 data for Owner Occupied units estimates that **7%** of all units for sale are affordable to households with incomes between 50% and 80% of HUD MFI; **72%** of all housing units have mortgage; **24%** of homeowners **with** a mortgage paid 30% or more to monthly housing costs; **13%** of homeowners **without** a mortgage paid 30% or more to monthly housing costs; **2.5 persons** was the average household size of owner-occupied units; **$180,000** was the median price for a home in Manhattan, Kansas in 2013.

In Manhattan, demand far exceeds supply at affordable rates. Regardless of race, cost of housing is one of the greatest obstacles that locals must overcome. The City has been encouraging private developers to create more rental housing, as that has the greatest demand (61% of all housing units in Manhattan are rental).

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

Summary of Housing Needs

Generally, community housing needs relate to affordability. Demand far exceeds the supply of units that meet the needs of the low and moderate income persons. Lower income households have begun to share more expensive units leading to an overcrowding issue.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	44,831	51,536	15%
Households	16,981	19,927	17%
Median Income	$30,463.00	$38,599.00	27%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Final FY Fair Market Rent Documentation System

FY 2015 Fair Market Rents By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2010	435	502	609	848	997
Final FY 2011	442	509	618	860	1011
Final FY 2012	481	554	673	937	1101
Final FY 2013	627	631	830	1196	1470
Final FY 2014	594	598	786	1132	1392
Final FY 2015	586	590	776	1118	1374

Source: HUD.Gov - HUDUSER system

Fair Market Rents 2010-2015

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,270	2,215	3,190	1,620	8,625
Small Family Households *	700	495	1,200	590	4,320
Large Family Households *	45	40	110	55	465
Household contains at least one person 62-74 years of age	90	50	240	200	1,175
Household contains at least one person age 75 or older	234	260	205	115	585
Households with one or more children 6 years old or younger *	365	155	530	230	890
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	120	40	65	4	229	0	10	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	455	205	315	0	975	25	0	0	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	4	35	35	134	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	2,530	705	165	0	3,400	225	65	155	20	465
Housing cost burden greater than 30% of income (and none of the above problems)	140	605	870	170	1,785	0	205	205	225	635
Zero/negative Income (and none of the above problems)	480	0	0	0	480	55	0	0	0	55

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

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

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,165	955	575	40	4,735	250	75	155	20	500
Having none of four housing problems	305	750	1,720	845	3,620	15	435	740	710	1,900
Household has negative income, but none of the other housing problems	480	0	0	0	480	55	0	0	0	55

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	545	260	385	1,190	35	85	130	250
Large Related	45	40	35	120	0	0	35	35
Elderly	175	135	60	370	85	54	95	234
Other	2,380	1,105	745	4,230	105	130	100	335
Total need by income	3,145	1,540	1,225	5,910	225	269	360	854

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	510	135	25	670	35	10	50	95
Large Related	15	30	0	45	0	0	0	0
Elderly	145	125	10	280	85	14	30	129
Other	2,295	540	180	3,015	105	40	75	220
Total need by income	2,965	830	215	4,010	225	64	155	444

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	95	4	265	35	399	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	420	205	150	0	775	25	0	0	0	25
Total need by income	515	209	415	35	1,174	25	0	0	0	25

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	365	145	330	840	0	10	200	210

Table 12 – Crowding Information – 2/2

Data Source: 2007-2011 CHAS

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

Over 6300 householders live alone in Manhattan which represents almost 12.23% of the population. Approximately 4725 of these individuals are Low to Moderate Income (LMI) of which approximately 236 are elderly; the majority are 18-64 years of age; persons with a disability represent approximately 283; 82% are white, 18% are a member of a minority group and nearly 5% are Hispanic. Single home owners that are LMI represent about 21% and almost 52% will be renters.

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.

Consultation with the Crisis Center in Manhattan revealed that may serve anywhere from 150 to 250 families per year who are in need of shelter due to domestic violence. The Crisis Center estimates that there are over 1000 individuals who use Crisis Center non-residential services in any given year, and most of those need some type of housing assistance.

The data for victims of stalking is available only on a statewide basis.

As part of the population as a whole approximately 6% have some form of disability.

What are the most common housing problems?

Affordability is the single most common housing problem affecting all races and ethnicities. Because rents are not very affordable the number of households sharing space has increased, resulting in an increase in the "over-crowded" housing problem.

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

Single parent households with children under 6 are the population/households most affected by housing costs. Female head of household represents 24% of households in this category. African/American and Asians in the extremely low income category are the most affected by these issues.

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 with an imminent risk of residing in shelter s or becoming unsheltered typically are experiencing the following common factors in their lives: lack of employment or employment that doesn't pay a living wage, rental rates at more than 30% of their income, high child care cost, high transportation costs, high medical expenses or addiction issues; or have experienced an expensive crisis event.

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

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

The Kansas BoS CoC has also worked with the Veterans Administration (VA) to address the needs of homeless veterans. In the City of Manhattan, the HUD Veterans Affairs Supportive Housing (VASH) assists 30 veterans finding and maintaining housing and providing training and counseling to address the unique needs of Veterans.

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

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

The definition applies to those persons who are at risk of losing their primary night-time residence within 14 days. This can include 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. The number is based on day to day operations.

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

The housing characteristic most linked with instability and increased risk of homelessness is cost and availability for lower income residents. In Manhattan, nearly 56% of residents pay more than 30% of their income towards housing costs. Although 61% of Manhattan's housing is tenant based and 39% is single family homes, pressure from Kansas State University employees and students and the Fort Riley Army Base soldiers increases competition for all types of housing.

Discussion

The two housing needs that have the most impact in Manhattan are cost of housing and crowding. LMI renters represent 49.8% of the 52% of all renters that pay 30% or more to housing costs. This is especially evident for the Extremely Low Income residents who represent 26.5% of renters paying more than 30% of their income to housing, and 25% of this group who are paying more than 50% for housing. LMI homeowner's represent 10% of the 18% of all homeowners who pay more than 30% of income for housing.

Renters who report crowding as an issue represent nearly 12% of the total rental population, of which almost 10% are LMI households.

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

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

Introduction

The four categories of Housing Problems defined by HUD are described as lacking a complete kitchen, lacking complete plumbing facilities, more than 1 person per room, or cost burden greater than 30%.

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate higher than 10% of the rate for the Adjusted Median Income (AMI) level as a whole. Income classifications are as follows:

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

The tables below summarizes the 2007-2011 CHAS data percentage difference of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Income levels.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,135	170	295
White	2,650	170	220
Black / African American	205	0	0
Asian	25	0	65
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	125	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,960	420	0
White	1,600	320	0
Black / African American	80	15	0
Asian	30	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	185	70	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,550	1,680	0
White	1,360	1,420	0
Black / African American	50	50	0
Asian	50	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	70	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	255	1,230	0
White	210	1,020	0
Black / African American	10	95	0
Asian	0	40	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
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	60	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Summary of Populations With One or More Housing Problems				
Racial/Ethnic Group	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI
Jurisdiction as a whole	**95.3%**	**82.4%**	**48.0%**	**17.2%**
White	94.4%	83.3%	48.9%	17.1%
Black / African American	100.0%	84.2%	50.0%	9.5%
Asian	100.0%	60.0%	35.7%	40.0%
American Indian, Alask Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	100.0%	0.0%	0.0%	0.0%
Hispanic	100.0%	72.6%	46.2%	0.0%

Summary of Population with One or More Housing Problems

Discussion

None of the groups or income levels experienced a disproportionately greater need for both renters and owners, combined. The information on the table above summarizes each income segment by race/ethnic group and housing problems. None of the population segments experience disproportionately greater need in regard to any one of the four housing problems.

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

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

Introduction

The four categories of Severe Housing Problems defined by HUD are described 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 2007-2011 CHAS data percentage of each racial/ethnic group experiencing at least one Severe housing problem by HUD Adjusted Median Income levels.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,930	370	295
White	2,455	365	220
Black / African American	205	0	0
Asian	25	0	65
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	120	4	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,105	1,270	0
White	980	935	0
Black / African American	30	65	0
Asian	15	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	205	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

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	490	2,735	0
White	420	2,360	0
Black / African American	0	100	0
Asian	35	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	125	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

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	10	1,475	0
White	10	1,220	0
Black / African American	0	105	0
Asian	0	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	60	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Summary of Populations With One or More **Severe** Housing Problems				
Racial/Ethnic Group	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI
Jurisdiction as a whole	**89.7%**	**46.5%**	**15.2%**	**0.7%**
White	88.0%	51.2%	15.1%	0.8%
Black / African American	**100.0%**	31.6%	0.0%	0.0%
Asian	**100.0%**	30.0%	0.3%	0.0%
American Indian, Alask Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	96.8%	19.6%	7.4%	0.0%

Summary of Populations with One or More Severe Housing Problems

Discussion

As noted above the households types experiencing disproportionately greater need in Manhattan, Kansas are Extremely Low Income Black/African American and Asian Households for renters and owners combined.

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

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

Introduction:

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

In the tables below, which summarizes the percentage of each racial /ethnic group experiencing housing cost burden, Racial/ethnic groups are subdivide in 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 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 assuming they have housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,640	2,930	4,175	365
White	9,035	2,400	3,655	290
Black / African American	525	140	215	0
Asian	545	40	35	65
American Indian, Alaska Native	45	0	0	0
Pacific Islander	0	0	25	0
Hispanic	365	280	95	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Summary of Populations Housing Cost Burden				
Racial/Ethnic Group	no burden: ≤ 30% of income	burdened: 31-50% of Income	Severe burden: ≥50% of income	no/negative Income (not computed)
Jurisdiction as a whole	**58.8%**	**16.2%**	**23.1%**	**2.0%**
White	58.8%	15.6%	23.8%	1.9%
Black / African American	59.7%	15.9%	24.4%	0.0%
Asian	87.9%	6.5%	5.7%	10.5%
American Indian, Alaska Native	100.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	**100.0%**	0.0%
Hispanic	49.3%	**37.8%**	12.8%	0.0%

Percentage of Housing Cost Burden by Race ÿ Ethnicity

Discussion:

As noted from the tables above, the all Pacific Islander households disproportionately experienced severe housing cost burden (greater than 50% of income spent on housing) and Hispanics also disproportionately experience housing cost burden (31-50% of income spent on housing) for renters and owners combined of all incomes.

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?

As an income category for groups earning less than 30% of the Area Median Income, Black/African Americans and Asians are the most likely have a disproportionately greater need regarding housing problems. However, these groups exceed the jurisdiction as a whole for that category by only .03%.

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

The needs are nearly the same for all categories: more housing at affordable rates to reduce overcrowding and reduce the amount of income spent on securing housing.

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

The lowest income neighborhoods are in the older part of town and in the areas surrounding Kansas State University. The race and ethnic groups are mostly mixed in these neighborhoods.

NA-35 Public Housing – 91.205(b)

Introduction

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

In 2013, the MHA operated 232 1-4 bedroom units in six public housing communities and managed an additional 78 units in two tax credit housing communities. Since 2011, the MHA has been designated as a "High Performer" in the Section 8 Housing Choice Voucher Program, providing the maximum amount of assistance to the Manhattan Community.

In addition to the MHA programs, the Veteran's Affairs Supportive Housing (VASH) program provides Section 8 vouchers to 30 veteran's living in Manhattan and 25 Family Unification Program vouchers.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	212	144	0	144	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,496	12,509	0	12,509	0	0
Average length of stay	0	0	4	4	0	4	0	0

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

	Program Type								
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	167	95	0	95	0	0	0
Black/African American	0	0	42	42	0	42	0	0	0
Asian	0	0	0	4	0	4	0	0	0
American Indian/Alaska Native	0	0	3	3	0	3	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	18	13	0	13	0	0	0
Not Hispanic	0	0	194	131	0	131	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The Manhattan Housing Authority (MHA) integrates the needs of disabled individuals into their daily operations, and has not developed a separate 504 plan. One facility (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 tenant-based rental assistance change with the circumstances of the applicants and the availability of housing. The MHA has identified transportation as the most important need for elderly, disabled and some extremely low income families. Other issues involve health and medical insurance, and training in general life skills, such as budgeting and money management.

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

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

Discussion

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

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

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

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

Homeless Needs Assessment

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

Table 26 - Homeless Needs Assessment

Data Source Comments: Data was compiled from Manhattan Emergency Shelter and the Crisis Center statistics for most recent completed year.

Indicate if the homeless population is: Has No Rural Homeless

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

The Manhattan Emergency Shelter, Inc. has provided estimates for the homeless in Manhattan. The numbers above are from their data and represent their best estimate based on previous year's experiences. Additionally, the Veteran's Affairs program has a representative that assists veterans who are homeless. The VASH data for 2014 was added to the total from MESI.

Nature and Extent of Homelessness: (Optional)

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

Data Source Comments: Data compiled from the Manhattan Emergency Shelter, the Crisis Center, Pawnee Mental Health and HUD- VASH.

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

The Veteran's Administration Supportive Housing (VASH) representative reported that in 2014, there were 27 veterans who were homeless. Of those, 17 were single person households and 9 had families with children, and one had a spouse without children.

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

Discussion:

Consultations with local agencies reveal many reasons people may become homeless. Low income populations and especially those living at or below poverty are also more likely to experience homelessness due to the lack of affordable housing. Other reasons a person may become homeless or be difficult to house include substance abuse problems, many negative contacts with local law enforcement, credit and background checks for some, and those with frequent eviction histories. A

lack of sufficient income or experience budgeting also contributes to homelessness. Some individuals suffer from mental illness which limits their capacity to interact in business-like settings or in a socially acceptable manner needed to secure and maintain housing. The chronically homeless in Manhattan are less than 1% of the total homeless population that MESI assists each year, so there is not a program specifically targeting Chronic Homelessness. Local agencies and groups collaborate effectively to provide shelter to all those who seek it.

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

Introduction:

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

The largest employers in the Manhattan area are: Fort Riley Army Base (Soldiers) - 17,500, Kansas State University - 6,028, Fort Riley Civilian personnel: 6,522, USD#383: 1,350, GTM Sportswear 900, Mercy Regional Health Care (Via Christi) - 795.

Describe the characteristics of special needs populations in your community:

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

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

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

- Elderly & Frail Elderly and Disabled: North Central Flint Hills Area Agency on Aging and Disabilities provides housing assistance Care Services, Consultations, and an Employment Program. The Manhattan Housing Authority provides subsidized Housing, and the Riley County Seniors' Service Center provides support services, education classes, health screening clinics, and meals.
- Persons with Severe Mental illness: Pawnee Mental Health provides outpatient evaluation and treatment, group therapy, case management, and support programs.
- Disabled (Developmental or Physical): Three Rivers Independent Living Resource Center provides counseling, life-skills training, technical assistance, and advocacy. Big Lakes Developmental Center provides case management, supervised living, supported living, work services, and an adult training center. Manhattan Area Housing Partnership provides payee services for individuals needing assistance managing living expenses.
- Alcohol/Other addiction: Pawnee Mental Health provides outpatient treatments, evaluation, and specialized services.

- Persons with HIV/AIDS: The Riley County Health Department is a Ryan White Part B participant and provides testing and counseling, and Positive Connections in Topeka helps HIV/AIDS patients with financial support, case management, and supportive services such as finding housing and food pantries.

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

According to the Riley County Health Department, the HIV/AIDS population in the regional area is quite small, consisting of about 35 individuals. Information about the characteristics of the population is limited by privacy rules.

Discussion:

In the past 10 years, there has been a consistent trend of reducing resources that support all of these populations within the region and state. Many resources no longer exist or have been reduced significantly in their capacity to provide for these needs, which may include reducing the number of caregivers operating within the community setting, reduced financial resources resulting in reduced flexibility to address specific and individual needs. The City will continue to support projects that are broadly inclusive to cover as many of these citizens as possible.

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

Describe the jurisdiction's need for Public Facilities:

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Improvements:

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Services:

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Manhattan has many demands for housing resources and is affected by many factors. Employees of large area employers such as Fort Riley, Kansas State University and other local colleges, the local school districts, and local manufacturers compete for housing with the students enrolled at the various area colleges. Geographical and environmental limitations include the flood plains, University land, Fort Riley, and the Konza Prairie Preserve all of which limit potential growth areas.

Fort Riley maintains 3,827 family housing units on base for soldiers and their families and 6,317 barracks spaces for single soldiers which totals to slightly more than half of the housing needed for all soldiers. Approximately 1800 soldiers and 800 civilian employees of the base reside in Riley County. As the operation in foreign theaters draw down, the Army expects longer local deployments, and a stable number of families accompanying their soldiers. Decreasing civilian and construction employment on the base contrasts with the increase in construction employment in Manhattan as work begins on the National Bio and Agro-defense Facility (NBAF), a large federal lab planned to open in 2021. Pending any Department of Defense (DOD) base realignments, the effect of the base on the Manhattan housing market for the next 5 years should stabilize.

The Kansas State University, Manhattan campus had 21,569 students enrolled in the fall of 2014, and provided housing for approximately 5,450 individuals and foreign students and their families. The balance of the local campus student population and KSU employees live either in Sororities, Fraternities, or in private housing in Manhattan, the surrounding towns and rural county areas. The demand for on-campus housing has been greater than the supply for the last 5 years and the KSU Office of Dining and Housing is planning for a continued growth of the university from .5% to 1% per year, based on the growth in the high school graduation rate in Kansas. KSU will open a new 540 bed residence hall in the spring of 2015 and are planning for another residence hall and additional apartment bedrooms for the future.

The vacancy rate has been at an unhealthy low rate resulting in demand driven rental rates. ACS 2013 data shows that 61% of housing units were tenant-occupied and 39% owner-occupied. In 91% of all housing units, there was 1 occupant per room. The vacancy rate was 1.5% for all single family units and 6.94% for rentals.

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

Introduction

Housing types consisted of 49% single family attached and detached structures, 44% multi-unit structures and 6% mobile homes. Approximately 56% of housing was built before 1979. Forty-seven percent (47%) of all multi-unit structures have 3 or more bedrooms. By comparison, the majority of housing in the state as a whole is 83% single family structures.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,183	43%
1-unit, attached structure	1,298	6%
2-4 units	2,547	12%
5-19 units	4,378	20%
20 or more units	2,645	12%
Mobile Home, boat, RV, van, etc	1,363	6%
Total	***21,414***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	26	0%	2,816	24%
1 bedroom	153	2%	2,320	20%
2 bedrooms	1,112	14%	3,986	34%
3 or more bedrooms	6,778	84%	2,736	23%
Total	***8,069***	***100%***	***11,858***	***101%***

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

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

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

There are no known units expected to be lost permanently in the next 5 years in Manhattan. However, the Apartment Towers complex which is owned and operated by the Manhattan Housing Authority will be unavailable for an approximate year beginning in 2015 as mold and asbestos issues are addressed.

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

There is a significant shortage of affordable rental units for LMI populations in Manhattan. Sixty percent of all households in the City are renters, yet only 30% of all housing units are affordable to households earning 80% or less of the Median Area Income.

Describe the need for specific types of housing:

Manhattan needs all types of affordable housing, especially for all households earning less than 50% of the Area Median Income. New construction permits for all types of housing mostly declined then leveled off over the last 5 years while the population has increased by over 6,000 people. The average price of single family housing is above $200,000, making most homes unaffordable to LMI populations, while the vacancy rate for single family homes is an unhealthy 1.5%. According to 2007-2011 CHAS data, the number of rental units affordable to **households** earning less than 80% of Area Median Income was 8,385. The number of rental units affordable to **families with children** was only 840.

Discussion

The demand for rental housing in Manhattan is expected to slowly increase as the demands for housing within the market increases each year. The City encourages housing development through a streamlined development process and has supported development of affordable multi-family housing units by waiving building permit fees and utility hookup fees for tax credit housing.

Furthermore, the City believes that assisting LMI single family homeowners through the Rehabilitation program in maintaining the livability of their structures will support the availability of affordable single family homes.

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

Introduction

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

A study of average sale prices in Manhattan from 2006 to 2014 indicates that Manhattan home sale price wasn't affected as severely as the rest of the state and nation during the housing crisis.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	93,700	171,600	83%
Median Contract Rent	419	673	61%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	3,118	26.3%
$500-999	6,698	56.5%
$1,000-1,499	1,523	12.8%
$1,500-1,999	407	3.4%
$2,000 or more	112	0.9%
Total	***11,858***	***100.0%***

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	305	No Data
50% HAMFI	1,715	595
80% HAMFI	6,670	1,375
100% HAMFI	No Data	2,225
Total	***8,690***	***4,195***

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	594	598	786	1,132	1,392
High HOME Rent	594	598	786	999	1,095
Low HOME Rent	535	573	587	794	886

Table 32 – Monthly Rent

Data Source Comments: Data is from posted 04/2014 U.S. Dept. of HUD amounts for the Manhattan MSA.

Is there sufficient housing for households at all income levels?

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

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

At current levels, the vacancy rate for single family homes is only 1.5%. High rents have resulted in lower income households sharing housing units, which in turn has increased overcrowding, while at the same time the vacancy rate for rentals has gone up. Recently, rental rates have begun to decline slightly as households compete for single family housing, resulting in higher prices for single family homes. The demand for all types of housing in Manhattan is steady and will likely continue to rise over the next 5 years for both tenants and homeowners.

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

As of June 2014, the median rent was $908, and average rental unit rates were as follows: Studios - $669, 1 bedroom - $628, 2 bedrooms - $828, 3 bedrooms – 1,190, and 4 bedrooms - $1,465. Although Manhattan is not a HOME entitlement city, HOME rents apply to some developments assisted with Tax Credits from the Kansas Housing Resources Commission. With relatively low Fair Market Rent (FMR) rates in comparison to market rental rates, projects that provide or preserve low income housing become imperative.

Discussion

Preservation of affordable housing will be important to the Manhattan area as new housing development has not kept pace with demand. Geographic directions for Manhattan to grow are limited by surrounding constraints and the price of housing continues to rise faster than the median income rate. The result has been a trend toward residents moving to the more rural areas surrounding Manhattan and commuting in to work. This, in turn, is affecting transportation for the region and creating demand for transportation options.

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

Introduction

The Code Services Division of the Manhattan Fire Department investigates all complaints regarding rental housing condition. Landlords are advised when corrective action must be taken and remediation is pursued for issues that involve health and safety. If issues are not addressed, the City may take enforcement actions 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 2012 International Building Code Series, and the 2011 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 Code Services Division ensures through the permitting and enforcement process that new multifamily housing containing four or more dwelling units complies with all federal regulations of the Fair Housing Act. Existing housing also must meet the code in effect at the time it was built, in addition to the Property Maintenance minimum requirements for all structures in the City, which are currently checked on a complaint only basis.

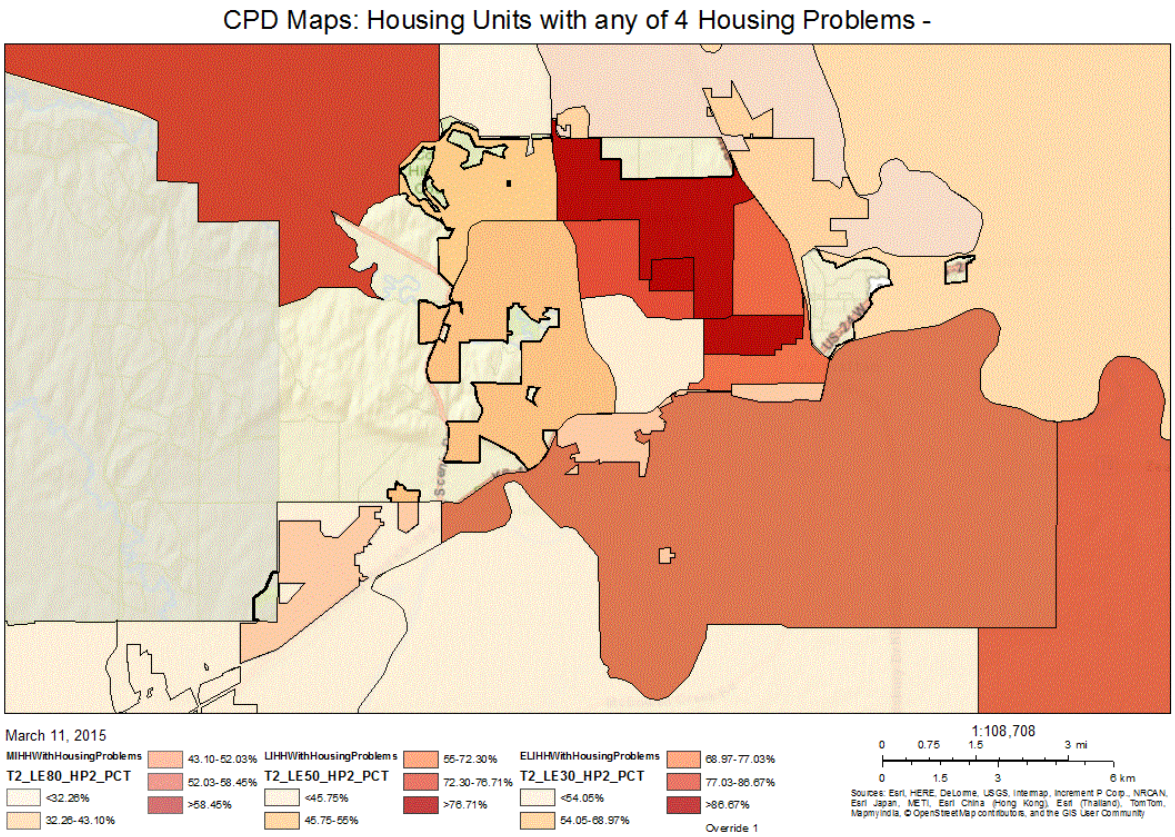
Conditions are the same as described in Sections NA-15 and NA-20.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,549	19%	5,959	50%
With two selected Conditions	10	0%	850	7%
With three selected Conditions	0	0%	23	0%
With four selected Conditions	0	0%	65	1%
No selected Conditions	6,510	81%	4,961	42%
Total	***8,069***	***100%***	***11,858***	***100%***

Table 33 - Condition of Units

Data Source: 2007-2011 ACS



CPD Maps: Housing Units with any of 4 Housing Problems -

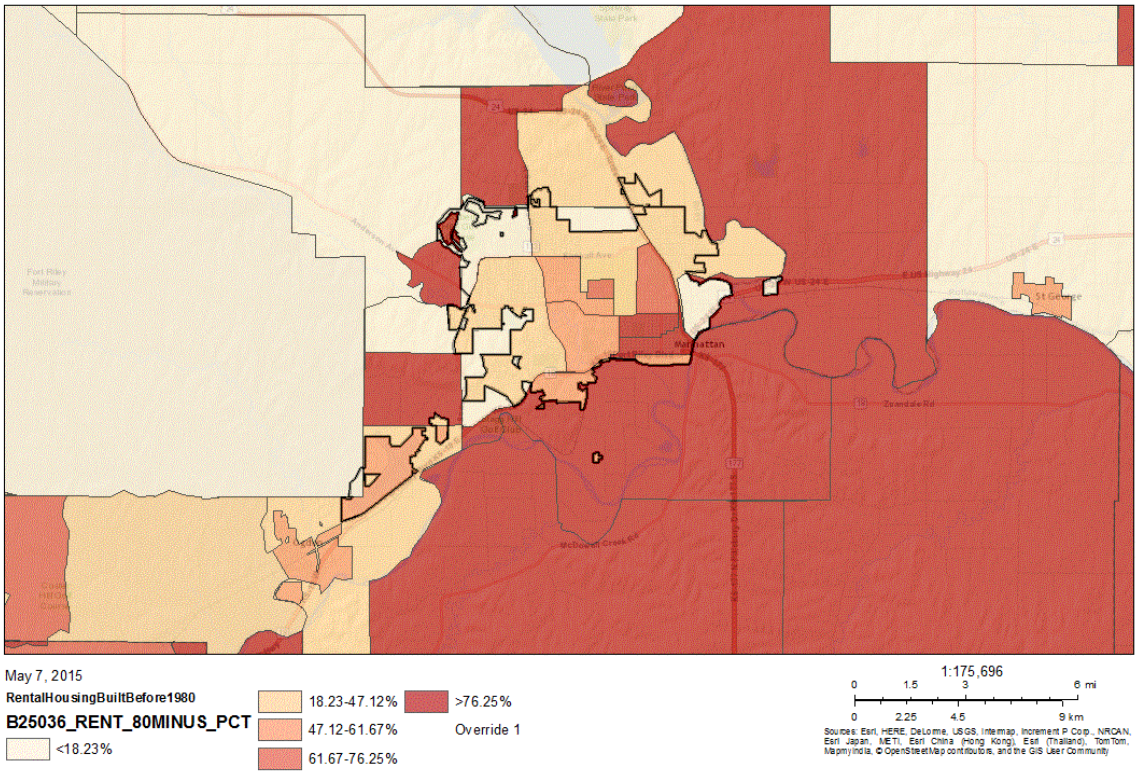
Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,090	14%	2,046	17%
1980-1999	2,542	32%	2,781	23%
1950-1979	3,338	41%	4,771	40%
Before 1950	1,099	14%	2,260	19%
Total	***8,069***	***101%***	***11,858***	***99%***

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Rental Housing Built before 1980 -



Rental Housing Built before 1980 -

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,437	55%	7,031	59%
Housing Units build before 1980 with children present	795	10%	480	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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

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

The 2007-2011 ACS reports that there are 19,927 housing units of all types in Manhattan. Of those, 57.5% were built before 1979 and may contain lead-based paints. Of the 19,927 housing units, 53% are affordable to all households earning less than 80% of median income is approximately. This indicates that approximately 6073 housing units with LBP hazards may be occupied by LMI families.

Discussion

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

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

The approximate percentage of all housing units in Manhattan that may contain lead paint is 57.5%. Of those, 11% are estimated to have children present. The percentage of all housing units affordable to all households earning less than 80% of median income is approximately 53%. There is no data that show what percentage of LMI households live in housing built before 1979. The CDBG Housing Rehabilitation Program offered by the City follows lead safe practices at the qualified sites. All units constructed prior to 1979 are required to have a lead based paint assessment. Based on the results of the assessment, hazards are identified and control options are reported. Contractors are required to follow lead-safe work practices and are monitored by a certified lead based paint inspector. Additionally, all general contractors who successfully bid projects are required to be State authorized as lead activity firms and also must employ lead safe workers. A maximum of $5,000 can be spent on LBP activities for any given rehabilitation.

According to 2013 American Community Survey Data, approximately 6.8% of all rental units in Manhattan were vacant and 1.5% of all single family homes were vacant. The nature of rehabilitation needed for vacancies is not tracked in Manhattan and the City does not own any housing properties.

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

Introduction

The Manhattan Housing Authority (MHA) is governed by a seven-member Board of Commissioners, appointed by the Mayor, with the consent of the City Commission. Day-to-day operations are managed by an Executive Director and 14 staff members. The mission of the MHA is to assist income qualified persons with decent, safe and affordable housing in an efficient, ethical and professional manner. MHA policies are followed consistently 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 78 Low Income Housing Tax Credit (LIHTC) units and 30 mixed finance units. MAHP owns and operates low income housing developed with HUD HOME funds and the Kansas Housing Resource Commission Tax Credits and owns 159 affordable units. MAHP also accepts Section 8 vouchers from MHA and the North Central Flint Hill Area Agency on Aging.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			232	207			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

The Manhattan Housing Authority is the only Public Housing Authority in Manhattan. It operates six public housing properties which make up a total of 232 units. The following information identifies the properties and the number of units in each: Apartment towers: 88, Baehr Place: 20, Carlson Plaza: 47, Pottawatomie Court: 28, Hudson Circle: 19, Flint Hills Place: 30.

Public Housing Condition

Public Housing Development	Average Inspection Score
Apartment Towers	36/40
Baehr Place	36/40
Carlson Plaza	36/40
Flint Hills Place	99
Hudson Circle	36/40
Pottawatomie Court	36/40

Table 38 - Public Housing Condition

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

All Public Housing units in the City are managed by the MHA. Restoration of units is managed by the MHA through utilization of a Capital Fund account. In 2014, the MHA was awarded a Capital Fund Reserve for Emergencies and Natural Disasters (Emergency Funds) grant to renovate the Apartment Towers, the first high rise in Manhattan that is also a low income housing unit. The funds from this grant will largely be allocated towards removal of mold and asbestos. The MHA also plans to participate in the Energy Performance Contract (EPC) incentive program pending approval by HUD.

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

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

Discussion:

In 2013, the MHA managed 232 1-4 bedroom units in six public housing communities and managed an additional 78 units in two tax credit housing communities. Since 2011, the MHA has been designated as a "High Performer" in the Section 8 Housing Choice Voucher Program, providing the maximum amount of assistance to the Manhattan Community. The MHA is also responsible for the disbursement of 197 Section 8 Housing Choice Vouchers, 30 VASH vouchers and 25 Family Unification Program vouchers. Due to funding limitations, MHA has been unable to utilize the full allocation of vouchers.

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

Currently, there are 112 applicants on the public housing waiting list, 88 of which are waiting for a one-bedroom unit. There are currently 163 applicants on the Section 8 Housing Choice Voucher (tenant-based) waiting list, with applications dating back to 2012.

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.

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	24	15	1
Households with Only Adults	26	0	0	12	0
Chronically Homeless Households	0	0	0	3	0
Veterans	0	21	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data is provided by MESI and The Crisis Center

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

The Kansas Balance of State (BoS) Continuum of Care's (CoC) has four "Projects for Assistance in Transition from Homelessness (PATH)" programs engaging homeless or nearly homeless populations through outreach that connects them to housing. The Continuum of Care's (CoC) outreach plan targets 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 Manhattan, the Manhattan Emergency Shelter, Inc. (MESI) offers rental/support services and develops holistic plans to move families 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 to work with families facing multiple barriers.

MESI staff is trained to utilize the four PATH programs to engage persons through street outreach. Local faith based organizations provide food, shelter and financial assistance to the homeless and individuals and families in imminent danger of homelessness. MESI works with local officials to identify structures not meant for human habitation, where staff is likely to find homeless individuals and families and uses structured interview to determine the number of unsheltered homeless persons during the Point-In-Time (PIT) counts.

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

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

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

Introduction

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

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

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

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

Services and Providing Agencies

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

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

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

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

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

Same As Below.

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

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

The City implements its planning and zoning authority through the Manhattan Urban Area Comprehensive Plan, the Manhattan Urban Area Subdivision Regulations and the Manhattan Zoning Regulations. The Manhattan Urban Area Planning Board and Manhattan City Commission develop, adopt and update the comprehensive plan and other policy documents for the Board's jurisdictional area, and complete formulation of Subdivision and Zoning Regulations for the City.

The "Manhattan Area 2035, Building Our Future - Together" comprehensive plan contains elements which promote neighborhoods that contain a mix of land uses and diversified housing options to serve a growing and changing population, including housing that is affordable and design that allows for multi-modal connectivity between adjacent neighborhoods, commercial areas, parks and open space. Housing and neighborhood goals include maintaining the quality and character of established neighborhoods throughout the Manhattan Urban Area and ensuring that infill and redevelopment is compatible with existing neighborhoods and is appropriate in size, scale, design, and use. New neighborhoods will be located where residents of all ages, abilities, and financial means will have access to the full range of infrastructure, facilities, and services to lead active, healthy lifestyles.

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

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

The City has adopted the 2012 International Building Code Series, and the 2011 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 Code Services 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.

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

Introduction

The Manhattan economy is largely driven by two entities: Kansas State University and the U.S. Army base at Fort Riley. There are other industries that do not rely on KSU or the Army for their support; however, the second largest industry after Education and Health Care Services is retail trade. Manhattan is expected to grow in the area of Biosciences with the relocation of the National Bio and Agro-defense Facility (NBAF) that is expected to be completed in 2021.

The largest employers in the Manhattan area are: Fort Riley Army Base (Soldiers) - 17,500, Kansas State University - 6,028, Fort Riley Civilian personnel: 6,522, USD#383: 1,350, GTM Sportswear 900, Mercy Regional Health Care (Via Christi) - 795.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	141	2	1	0	-1
Arts, Entertainment, Accommodations	1,954	3,813	17	15	-2
Construction	781	1,206	7	5	-2
Education and Health Care Services	2,504	9,118	21	37	16
Finance, Insurance, and Real Estate	869	1,550	7	6	-1
Information	293	603	3	2	-1
Manufacturing	969	1,607	8	7	-1
Other Services	592	1,117	5	5	0
Professional, Scientific, Management Services	723	1,089	6	4	-2
Public Administration	0	0	0	0	0
Retail Trade	2,052	3,627	18	15	-3
Transportation and Warehousing	259	124	2	1	-1
Wholesale Trade	555	824	5	3	-2
Total	11,692	24,680	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	27,119
Civilian Employed Population 16 years and over	25,835
Unemployment Rate	4.73
Unemployment Rate for Ages 16-24	11.02
Unemployment Rate for Ages 25-65	3.07

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	6,384
Farming, fisheries and forestry occupations	1,018
Service	3,127
Sales and office	5,871
Construction, extraction, maintenance and repair	2,012
Production, transportation and material moving	1,130

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,714	89%
30-59 Minutes	2,628	10%
60 or More Minutes	317	1%
Total	***25,659***	***100%***

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	386	80	230
High school graduate (includes equivalency)	1,816	125	579
Some college or Associate's degree	4,045	114	1,046
Bachelor's degree or higher	8,066	294	1,779

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	21	11	21	151	124
9th to 12th grade, no diploma	224	275	72	166	139
High school graduate, GED, or alternative	2,762	665	733	1,345	1,045
Some college, no degree	14,500	2,291	901	1,371	865
Associate's degree	840	539	147	451	153
Bachelor's degree	1,699	3,341	944	1,694	547
Graduate or professional degree	70	1,580	1,120	2,149	863

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,518
High school graduate (includes equivalency)	28,473
Some college or Associate's degree	30,162
Bachelor's degree	33,189
Graduate or professional degree	50,533

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

Education and Health Care Services is by far the largest business sector in the Manhattan area providing 36% of available jobs and employing 20% of the workers. Retail Trade provides 14% of available jobs and employs 17% of the work force, and Arts, Entertainment, and Accommodations provides 15% of the jobs and employs 16% of the workforce. The other 4 most impactful business sectors in Manhattan are Manufacturing, Finance/Insurance/Real Estate, Construction, and Professional/Scientific/Management Services. In the 2007-2011 ACS data, Public Administration had no share of the job market, but 2013 ACS data indicated it consists of 4% of the local jobs.

Describe the workforce and infrastructure needs of the business community:

State projections for the Manhattan MSA indicate that the largest industry increases by the year 2020 will include: Professional/Scientific/Technical Services (22.9% increase), Health Care and Social Assistance (21.5%), Administrative and Support Services (17.7%), Arts/Entertainment/ Accommodation (15.1%), Transportation/Warehousing (14.9%), Education (14.5%) and Construction (14.3%).

Manhattan has built-in ability to train the necessary workforce with the presence of the University and the Manhattan Area Technical College. Good infrastructure such as for housing and public facilities, transportation, technology improvements and coordinated services will be needed 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. Site preparation is nearly completed and in 2015, construction will begin on the main laboratory facility, with commissioning expected sometime in 2021. While under construction, the facility is expected to support 750 jobs in the Manhattan economy and approximately 300 permanent full time federally funded positions at completion. As the facility develops, the need for workforce in the Professional/Scientific/Management Services sector is expected to increase approximately 23%.

Infrastructure to accommodate the facility is being implemented through a partnership involving Federal, State, and local entities. Growth needs are identified in the Comprehensive Plan and infrastructure improvements in the City are addressed regularly in the 5 year Capital Improvements Plan (CIP).

The Flint Hills Metropolitan Planning Organization (FHMPO) was designated in 2013, and covers parts of Geary, Pottawatomie, and Riley County and the City of Junction City and the City of Manhattan. The FHMPO is charged with multimodal transportation planning efforts for the metropolitan area and is developing the region's first Long Range Transportation plan. The plan will be multi-modal in nature, will establish a vision for the future of the regional transportation system and will identify future transportation needs.

The City also makes a portion of Sales Tax available for economic development, working 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 as 96% of residents over age 18 have at least earned a high school diploma, 52% have a Bachelor's degree and 25% have a Graduate degree. The largest local employers are: Kansas State University, Unified School District #383, GTM Sportswear, and Mercy Regional Health Center. The largest employer in the region is the U.S. Army Base at Fort Riley. Currently 17,500 soldiers and over 6500 civilian personnel are located at the Fort.

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

Including degree track education at the Kansas State University, professional and technical programs at the Manhattan Area Technical College, local Community College satellite facilities, and Manhattan Christian College, there are potentially 470 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; provide valuable job training and help companies match the right people with the right jobs. Companies new to Manhattan may qualify for assistance through the programs offered by this initiative.

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

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

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

Yes

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

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

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

Discussion

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

In conjunction with local and state agencies, Manhattan uses a balanced approach in planning for all the needs of a growing community.

MA-50 Needs and Market Analysis Discussion

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

Of the housing problems discussed in the Needs Analysis, Manhattan has a concentration of multiple housing problems in the areas that surround Kansas State University. This is largely due to competition for housing from students to be near enough to campus that they are able to walk to classes and local residents. This housing problem is most prevalent in the area of cost, with more than 49% of all renters paying more than 30% of their income to housing.

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

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

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

Most of the single family housing in these areas is a diverse mix. In the oldest areas of Manhattan, the single family housing was built before 1979 and is owned by families earning less than median income. Apartments in these areas may consist of converted older homes or newer apartment complexes and provide an affordable alternative. Recent down-zonings offers support for single family neighborhoods.

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

Are there any community assets in these areas/neighborhoods?

Many Community Assets are located in these areas. The Manhattan Public Library, the Douglass Community Center, the Flint Hills Breadbasket, numerous faith based and social service agencies are located in nearly all of these oldest areas of the City that are also LMI areas.

Are there other strategic opportunities in any of these areas?

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

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

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This is the City of Manhattan's second Consolidated Plan which will cover the time period from July 1, 2015 through June 30, 2020, and with the following Annual Action Plan, will describe projects developed using the broad objectives of the Strategic Plan. The 2015 Program Year Annual Action Plan will address the time period from July 1, 2015 to June 30, 2016**.** The priorities and objectives set forth in the Strategic Plan must satisfy three statutory program goals, which are: Provide Decent Housing, a Suitable Living Environment, and Expanded Economic Opportunities, with primary benefit to low- and moderate-income residents. **The Strategic Plan confirms that proposed projects are in line with National CDBG Program Objectives related to low and moderate income benefit.**

Through citizen participation, public hearings, and consultations with various organizations, groups, and agencies, the City has determined that the five overall objectives for meeting the identified housing and community development needs between 2015 and 2019 are:

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

The Strategic Plan also describes available community resources and develops priorities for the City of Manhattan over years 2015-2019. HUD determines the annual allocation of CDBG funds by using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas. The Annual Action Plan specifies the activities and projects the City will implement with the CDBG allocation for the First Program Year to address the priority needs and objectives identified by the Strategic Plan. The Annual Action Plan provides a concise summary of the projects, activities, and actions that will take place each year to address the priority needs and objectives identified by the Consolidated Plan. The extensive consultation process provided the City with a list of very specific projects that satisfy a need in some way. Generally these projects could broadly be grouped together as affordable housing choice, infrastructure and connectivity improvements, transportation improvements, public facility improvements, and mental health and other public service improvements.

Not all of the identified needs from the consultation process can be addressed with CDBG funds; however, the five overall objectives named above accommodate a broad approach and give the City maximum flexibility in utilizing these funds.

After an extensive analysis of current and future recreation space, the City has developed plans for the South East Neighborhood Recreation Center (SENRC). This community facility will provide indoor recreation space within the Douglass Center recreation complex, serving an LMI neighborhood.

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

Geographic Area

Table 47 - Geographic Priority Areas

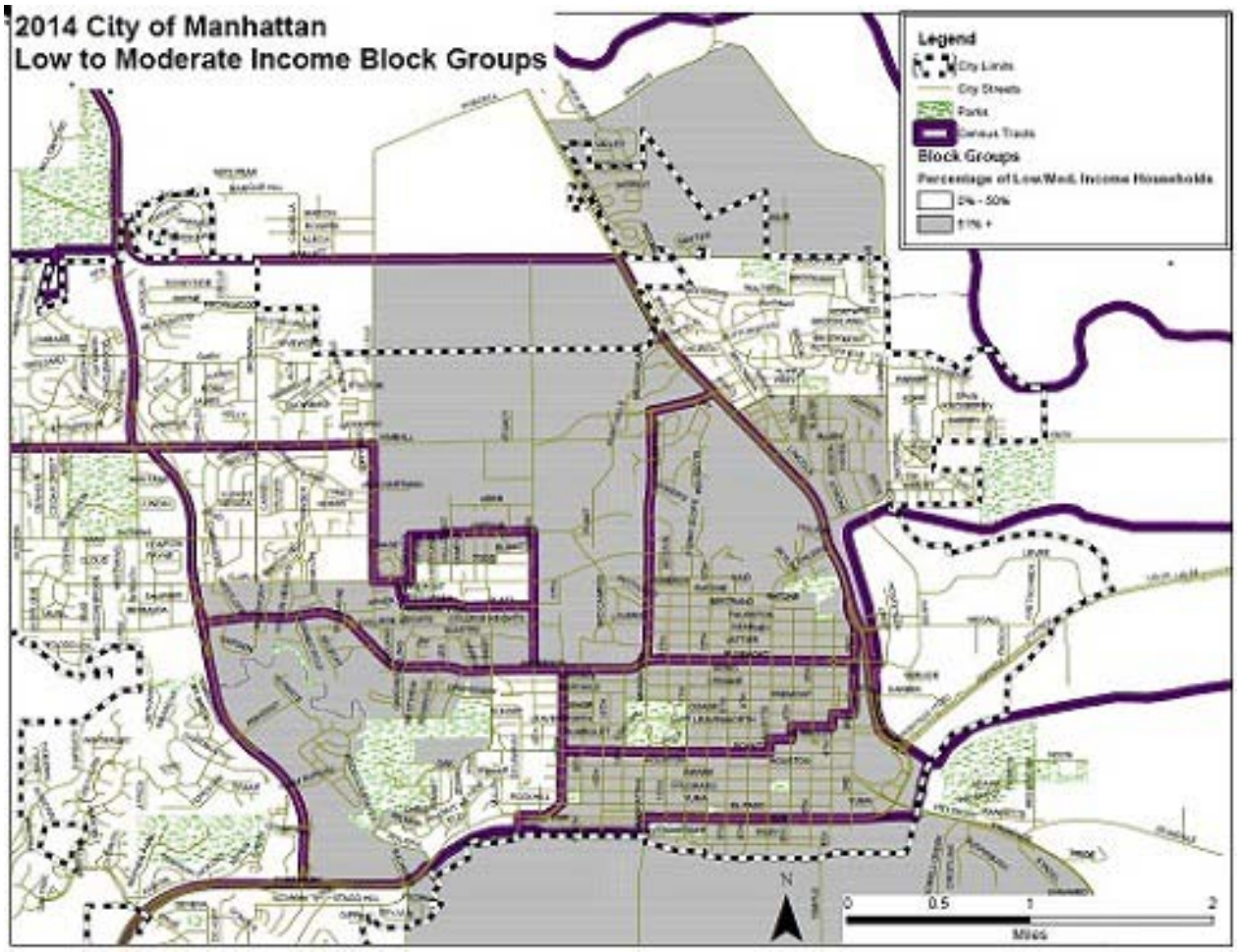
1	**Area Name:**	City of Manhattan
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	6/30/2010
	% of Low/ Mod:	49.62%
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The target area is defined by the City limits. The Low to Moderate Income Areas that are qualified for improvements are those identified by the 2010 Census. Housing Rehabilitation programs will occur for Low to Moderate Income single family homeowners where ever they reside, and populations that are presumed to be LMI may reside anywhere within City Limits.
	Include specific housing and commercial characteristics of this target area.	See Market Analysis
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The consultation process with the public and with public services agencies highlighted that services for LMI persons may reside anywhere in the City, not just in LMI areas.
	Identify the needs in this target area.	See the Needs Analysis Section
	What are the opportunities for improvement in this target area?	Opportunities include expanding public services, conducting single family housing rehabilitation program to both preserve affordable housing and promote aging in place, improving neighborhood facilities and infrastructure and adding additional facilities where warranted. An existing recreation center serving the neighborhood will be upgraded with construction of the SENRC, a multi-purpose indoor recreation facility.
	Are there barriers to improvement in this target area?	The biggest barriers to improvements within the City will be related to budgets for the selected activities.

General Allocation Priorities

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

The City of Manhattan will allocate investments jurisdiction wide, concentrating projects in census tracts that contain 51% or more of the population earning less than 80% of the Area Median Income. The City will also focus on projects that directly benefit populations that are low income or are presumed to be low-income. The benefit area of the SENRC will serve several neighborhoods that consist of 74.4% LMI.

The City does not receive HOPWA entitlement funds.



City of Manhattan Low to Moderate Income Area Map

Source: 2010 Census Tract information

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

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Manhattan
	Associated Goals	Housing Rehabilitation
	Description	The City of Manhattan will undertake rehabilitation of single family homes owned by low to moderate income individuals. The Housing Rehabilitation (Rehab) Program will include Project Management, Comprehensive Rehab, Emergency and Accessibility Rehab, and Mobile Home Emergency and Accessibility Rehab. The Project seeks to maintain livability of single family homes, stabilize home ownership by the LMI population, and maintain affordable housing stock.
	Basis for Relative Priority	This Project is a major priority in Manhattan due the high rental rate versus the home owner rate, and the high cost of housing in Manhattan.
2	**Priority Need Name**	Public Services
	Priority Level	High

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

3	**Priority Need Name**	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Manhattan
	Associated Goals	Public Facilities
	Description	The Public Facilities Project will identify activities that address the need for facilities that assist LMI populations and neighborhoods. These activities may include recreational centers, parks, historical buildings or other facilities that specifically address a LMI population.
	Basis for Relative Priority	Improvement to public facilities that specifically serve LMI population or are located in LMI neighborhoods improve the livability and quality of life for everyone they serve and adds to the sense of connectedness.

4	**Priority Need Name**	Neighborhood Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Manhattan
	Associated Goals	Neighborhood Infrastructure Improvements
	Description	The Neighborhood Infrastructure Improvements address the needs of LMI Areas in regards to street improvements, ADA improvements, sidewalk improvements, etc., to add safety and significant value to LMI neighborhoods, making them a desirable place to live and providing connectedness to the sense of community.
	Basis for Relative Priority	The City prioritizes investments in LMI neighborhoods to maintain and improve livability of all of Manhattan and to prevent areas of the City from becoming blighted. This improves the quality of life and access to facilities for people living in LMI neighborhoods while addressing chronic problems.

5	**Priority Need Name**	Administration
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Manhattan
	Associated Goals	Administration
	Description	Administration will complete administration, oversight and compliance requirements of the project areas identified. Administration will also include Fair Housing Activities and planning activities to identify and address unmet needs.
	Basis for Relative Priority	The Administration Project supports the execution of the Housing Rehab, Public Services, Public Facilities and Neighborhood Infrastructure Improvements Projects.

Narrative (Optional)

Through the consultation process and with public input, the City has selected five basic projects that address the goals identified. The Projects include Housing Rehabilitation, Public Services, Public Facilities, Neighborhood Infrastructure and Administration for the previous four projects.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Manhattan Housing Authority (MHA) manages 252 TBRA vouchers in the City. The North Central Flint Hills Area Agency on Aging also manages some TBRA for elderly, rural areas and disabled individuals. The City does not manage any TBRA funds.
TBRA for Non-Homeless Special Needs	The MHA manages 30 TBRA VASH program vouchers and 25 vouchers for the Family Unification Program in the City. The MHA plans to apply for more Section 8 vouchers for Veterans in the coming year. TBRA vouchers serve other non-homeless special needs through routine program execution. The North Central Flint Hills Area Agency on Aging also manages some TBRA for elderly, rural areas and disabled individuals. The City does not manage any TBRA funds.
New Unit Production	The City does not plan to build any new housing units, but supports the Manhattan Area Housing Partnership, Inc. (MAHP), through the waiving of fees. MAHP has applied for tax credit funding to build more affordable housing units.
Rehabilitation	The City will provide CDBG funds for LMI Single Family home owners for rehabilitation activities that will include a comprehensive rehabilitation program, emergency and accessibility improvements and improvements to mobile homes. The City anticipates that 10 homes will be rehabilitated each year.
Acquisition, including preservation	The City does not plan any acquisition activities, including for preservation.

Table 49 – Influence of Market Conditions

Final FY Fair Market Rent Documentation System

FY 2015 Fair Market Rents By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2010	435	502	609	848	997
Final FY 2011	442	509	618	860	1011
Final FY 2012	481	554	673	937	1101
Final FY 2013	627	631	830	1196	1470
Final FY 2014	594	598	786	1132	1392
Final FY 2015	586	590	776	1118	1374

Source: HUD.Gov - HUDUSER system

Fair Market Rents 2010-2015

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

Introduction

The following table displays the anticipated resources to be allocated to projects and activities within the City of Manhattan. Fiscal Year 2015 will start on July 1, 2015 and the allocation amount is known. Program income is not expected from any activity and the City anticipates that all prior year funding will be consumed by 2014 grant projects. For purposes of planning, "Remainder of Con Plan" estimate is the year 1 allocation times the remaining 4 years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	632,534	0	0	632,534	2,530,136	CDBG funds may be matched by recipients. The Citydoes not require matching funds, but encourages it.

Table 50 - Anticipated Resources

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

The City does not require matching funds, however opportunities to leverage funds do occur and the City has procedures in place to manage external matching funds. All of the Public Service agencies funded to date have provided a match in some amount. Additionally, the City has procedures in place for individual homeowners who wish to contribute to the rehabilitation of their homes, and for public service agencies and non-profits to provide a match to funds for building rehab when the cost of improvements are greater than the CDBG funds budgeted. Federal funds will be used to help LMI single family home owners undertake home repairs designed to preserve the livability of the structure.

Federal funds will be used to provide Public Services in conjunction with donations from private, local and other agency fundraising to assist agencies meet the needs of as many "presumed benefit" populations as possible. CDBG funds will be used in LMI areas to improve local public transportation and can serve as match in conjunction with federal transportation dollars to improve transportation city wide. The City will also use funds to improve neighborhood accessibility through ADA improvements and filling transportation gaps to public facilities. CDBG funding will also be used to address the needs of public facilities that directly serve LMI populations or areas, may require ADA improvements, or historic preservation. CDBG funds may also be used to create or preserve jobs for LMI persons.

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

The City owns several parks, buildings and public squares that may be able to meet the needs identified during consult meetings. The City has on occaision, repurposed buildings and available spaces to meet needs as identified by various stakeholders. At this time the City is conducting a study of the available spaces and facilities to determine the necessity and subsequent size and purpose of facility needs.

Discussion

~~One possible facility mentioned during the consultation process included a neighborhood recreation center. The City has determined that a portion of the CDBG Administration funds for 2015 will be allocated to determining the size such a facility would need to be.~~City-owned land in the Douglass Park, a recreation complex in an LMI neighborhood will be utilized for construction of the SENRC. The City has also collaborated with the Flint Hills Area Transportation Agency to locate and identify needed improvements to bus loading areas in LMI neighborhoods. Sidewalks surrounding the parks, public squares in LMI neighbors, serving as connection to bike trails or public facilities serving an LMI population are some of the possible improvements identified to improve livability of these 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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MANHATTAN	Government	Economic Development Planning neighborhood improvements public facilities public services	Jurisdiction
MANHATTAN HOUSING AUTHORITY	PHA	Public Housing Rental	Jurisdiction
Manhattan Emergency Shelter	Subrecipient	Homelessness public services	Jurisdiction
MANHATTAN AREA HOUSING PARTNERSHIP	Subrecipient	Rental public services	Jurisdiction
Flint Hills Area Transportation Agency	Subrecipient	public facilities public services	Region
Sunflower CASA Project	Subrecipient	public services	Jurisdiction
HOUSING & CREDIT COUNSELING, INC	Subrecipient	Non-homeless special needs Ownership Rental public services	Jurisdiction
Riley County Health Department	Government	Homelessness Non-homeless special needs public services	Other

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Manhattan has a strong institutional delivery system through the collaboration of agencies serving the needs of LMI populations and special needs groups. The agencies meet on a monthly basis to collaborate and coordinate.

The City dedicates annual funds for social service agencies and has created the Social Services Advisory Board (SSAB), a volunteer group of citizens who advise the City on the award of funds. In 2014, nine agencies were awarded $384,965 for programs addressing abused children and spouses, homelessness, frail elderly, and after school programs. MESI, the Crisis Center, the Manhattan Housing Authority, Shepherd's Crossing, Housing and Credit Counseling, Inc.(HCCI) all work together to prevent homelessness when possible, or re-house homeless populations as quickly as possible, and HCCI specifically educates first time homebuyers.

The City's Public Works Department and Parks and Recreation Department communicate with Community Development to maintain infrastructure and facilities City-wide and identify needed improvements to maintain livability, improve sustainability and prevent blight.

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

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

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

Table 52 - Homeless Prevention Services Summary

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

The City is a member of the Kansas BoS CoC and MESI receives ESG funds through a State operated program. MESI is very involved in the CoC and the 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. Homeless are identified through a number of sources including the school district,

law enforcement, Pawnee Mental Health and other agencies, or homeless clients may self-identify by presenting themselves at the MESI shelter. The Riley County Health Department and the Flint Hill Community Clinic address the health needs for homeless and uninsured. The Flint Hills ATA Bus provides transportation to individuals needing transportation to the wide range of agencies that provide assistance to the homeless.

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

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration	2015	2019	Grant Administration, Planning, and Fair Housing	City of Manhattan	Administration	CDBG: $~~126,000~~613,103	Other: 0 Other
2	Housing Rehabilitation	2015	2019	Affordable Housing Non-Homeless Special Needs Homeless Prevention	City of Manhattan	Housing Rehabilitation	CDBG: $~~145,790~~746,380	Homeowner Housing Rehabilitated: ~~10~~ 50 Household Housing Unit

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2015	2019	Homeless Non-Homeless Special Needs Presumed Benefit populations	City of Manhattan	Public Services	CDBG: $~~88,255~~449,753	Public service activities other than Low/Moderate Income Housing Benefit: ~~155~~ 221 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: ~~100~~ 325 Households Assisted Tenant-based rental assistance / Rapid Rehousing: ~~30~~ 60 Households Assisted Homelessness Prevention: ~~60~~ 120 Persons Assisted
4	Public Facilities	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Manhattan	Public Facilities	CDBG: $~~170,000~~1,209,106	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2290 Persons Assisted

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Neighborhood Infrastructure Improvements	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City of Manhattan	Neighborhood Infrastructure Improvements	CDBG: $~~102,489~~294,791	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2130 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Administration
	Goal Description	Administration involves management of all of the projects and their activities including monitoring, compliance and reporting, and closeout. Administration will also include Fair Housing activities, and planning studies for future needs.
2	**Goal Name**	Housing Rehabilitation
	Goal Description	Housing Rehabilitation to include Comprehensive Rehab, Emergency and Accessibility Rehab, and Mobile Home Emergency and Accessibility Rehab to preserve affordable housing.
3	**Goal Name**	Public Services
	Goal Description	Public Services activities include any service which benefits Low to Moderate income persons or presumed benefit populations to prevent homelessness, increase self-sufficiency and provide counseling.
4	**Goal Name**	Public Facilities
	Goal Description	Public Facilities improvements include any facility, such as parks, buildings or public use structure, that serves a LMI area or LMI population.
5	**Goal Name**	Neighborhood Infrastructure Improvements
	Goal Description	Neighborhood Infrastructure Improvements to include any project that involves LMI areas or LMI populations, such as filling sidewalks gaps, making transportation improvements, ADA improvements, etc., to improve accessibility.

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 receive HOME funds and the City does not own any public housing or affordable housing 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 need for more accessible units, but not consistent demand. Additional demand for accessible units is accommodated through unit modification as necessary.

Activities to Increase Resident Involvements

MHA provides several opportunities to improve resident involvements such as Resident Appreciation Day, and the Resident Holiday Social. In addition, MHA partners with the Kansas State University (KSU) Mortar Board Society to provide resident activities and residents are invited to participate in local parades. MHA also encourages residents to participate in Neighborhood Watches. Other activities occur as time and funding allows.

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

No

Plan to remove the 'troubled' designation

Not Applicable.

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

Barriers to Affordable Housing

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

The City implements its planning and zoning authority through the Manhattan Urban Area Comprehensive Plan, the Manhattan Urban Area Subdivision Regulations and the Manhattan Zoning Regulations. The Manhattan Urban Area Planning Board and Manhattan City Commission develop, adopt and update the comprehensive plan and other policy documents for the Board's jurisdictional area, and complete formulation of Subdivision and Zoning Regulations for the City.

The "Manhattan Area 2035, Building Our Future - Together" comprehensive plan contains elements which promote neighborhoods that contain a mix of land uses and diversified housing options to serve a growing and changing population, including housing that is affordable and design that allows for multi-modal connectivity between adjacent neighborhoods, commercial areas, parks and open space. Housing and neighborhood goals include maintaining the quality and character of established neighborhoods throughout the Manhattan Urban Area and ensuring that infill and redevelopment is compatible with existing neighborhoods and is appropriate in size, scale, design, and use. New neighborhoods will be located where residents of all ages, abilities, and financial means will have access to the full range of infrastructure, facilities, and services to lead active, healthy lifestyles.

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

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

The City has adopted the 2012 International Building Code Series, and the 2011 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 Code Services 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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City offers a Housing Rehabilitation Administrator to oversee rehabilitation of Single family homes for LMI homeowners in order to preserve affordable housing. The Housing Rehabilitation Administrator also oversees lead testing, radon testing and collaborates with building code inspectors to ensure housing is at a suitable standard for habitation. The City does not impose rent controls or impact fees and there are no known negative effects of City policy in regards to affordable housing and residential investment. Therefore, the City does not propose actions or reforms steps to remove or restructure such policies in the coming five year period.

SP-60 Homelessness Strategy – 91.215(d)

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

Providers within the City of Manhattan who specialize in providing outreach to homeless individuals and families include faith based organizations, Pawnee Mental Health PATH trained providers, the HUD-VASH representative, and MESI specifically. All of these providers have capacity to assess the needs of the homeless, especially those who are unsheltered.

Addressing the emergency and transitional housing needs of homeless persons

The mission of MESI is to promote self sufficiency and community integration by providing a safe and nurturing environment, supportive housing programs, housing stabilization, and homelessness prevention services for the homeless of Manhattan. MESI collaborates with other local agencies and non-profits to provide housing options.

MESI 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 other issues of poverty.

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.

MESI has two programs, the Opportunities Program and the Transition in Place Program, designed to help chronically homeless individuals transition to permanent housing and independent living. Big Lakes Developmental Center, Inc., provides training specifically with intellectually disadvantaged individuals to help them become self-sufficient. The HUD VASH representative works solely with veterans and their families through the “Housing First“principle to access the services needed transition to permanent 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

Local providers work with Housing and Credit Counseling, Inc. (HCCI) to provide financial counseling to individuals at risk of becoming homeless. HCCI receives referral from numerous agencies in Manhattan and provides other services including first time homebuyer training. MESI operates a Homelessness prevention program which provides counseling and rent and utility arrears or rapid re-housing services to individuals and families in need of shelter. The Crisis Center specifically provides housing for abused spouses and their children who are in need of a safe place to stay. Agencies in Manhattan are very effective in communicating with each other in regards to the needs of their clients.

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

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

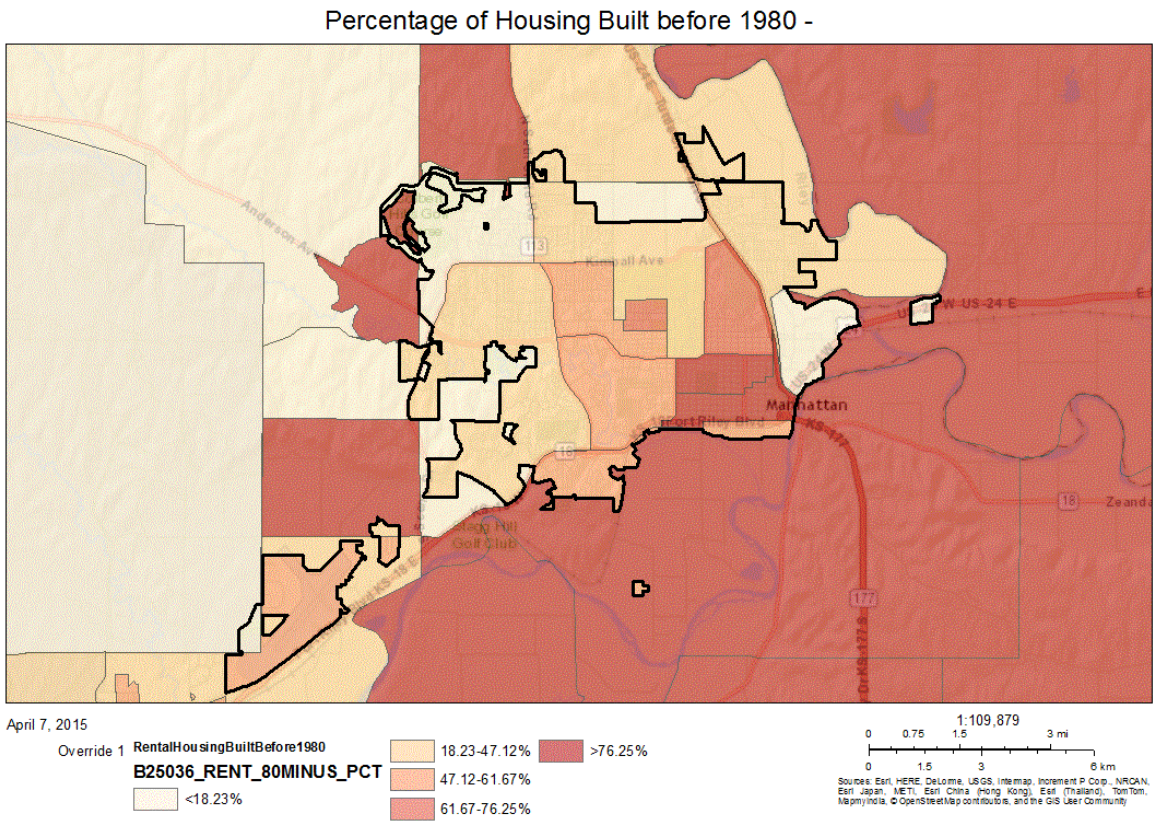
The CDBG housing rehabilitation program follows lead safe practices at qualified sites. All units constructed prior to 1978 are required to have a lead based paint assessment. The City of Manhattan will continue to use lead safe work practices in all rehabilitation activities pursuant to 40 CFR 745.80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

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

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

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

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



Percentage of Housing Built before 1980 -

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

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

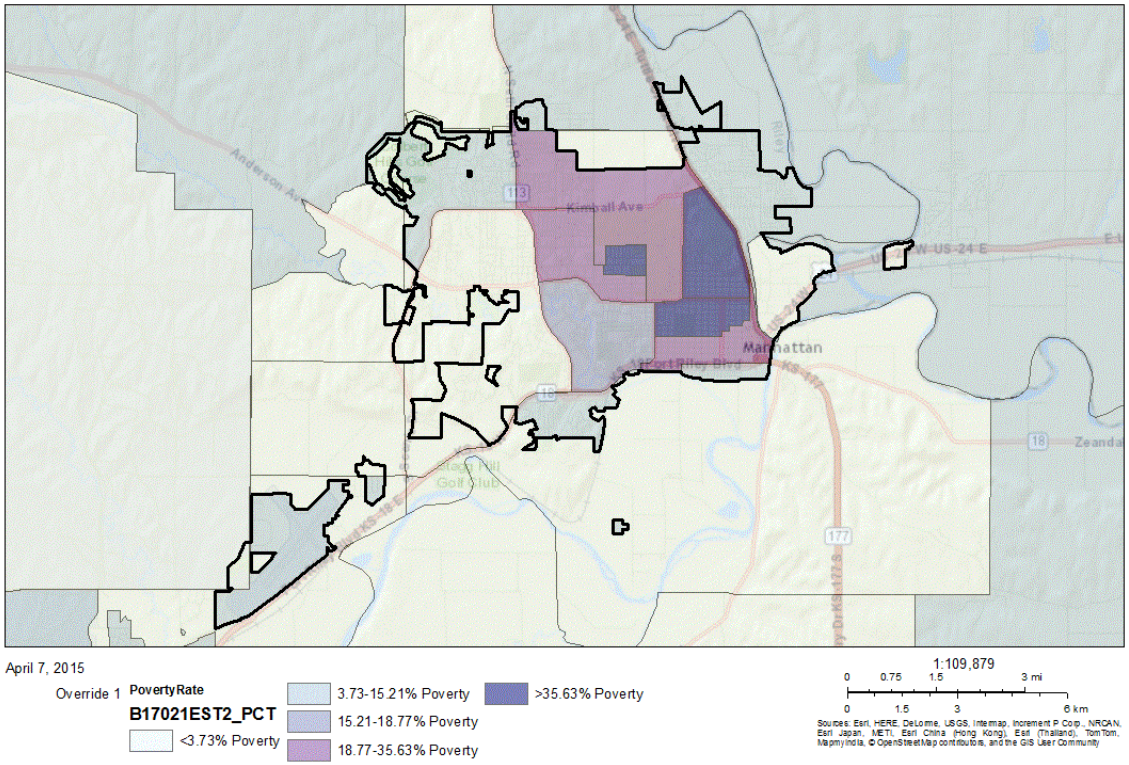
The City of Manhattan does not directly provide grants to individuals; however the City provides financial support to agencies that have programs and policies that are directed toward reducing the number of poverty level families. The City also allocates funding from the general fund on an annual basis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

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

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

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

Concentrations of families in Poverty -



Concentrations of families in Poverty -

SP-80 Monitoring – 91.230

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

The City will monitor all projects and public services for Compliance with HUD requirements and federal regulations. The City continues to refine administrative practices in order to effectively manage CDBG projects and activities.

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

Annual Plan 2015

Expected Resources

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

Introduction

The following table displays the anticipated resources to be allocated to projects and activities within the City of Manhattan. Fiscal Year 2015 will start on July 1, 2015 and the allocation amount is known. Program income is not expected from any activity and the City anticipates that all prior year funding will be consumed by 2014 grant projects. For purposes of planning, "Remainder of Con Plan" estimate is the year 1 allocation times the remaining 4 years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	632,534	0	0	632,534	2,530,136	CDBG funds may be matched by recipients. The Citydoes not require matching funds, but encourages it.

Table 54 - Expected Resources – Priority Table

OMB Control No: 2506-0117 (exp. 07/31/2015)

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. All of the Public Service agencies funded to date have provided a match in some amount. Additionally, the City has procedures in place for individual homeowners who wish to contribute to the rehabilitation of their homes, and for public service agencies and non-profits to provide a match to funds for building rehab when the cost of improvements are greater than the CDBG funds budgeted. Federal funds will be used to help LMI single family home owners undertake home repairs designed to preserve the livability of the structure.

Federal funds will be used to provide Public Services in conjunction with donations from private, local and other agency fundraising to assist agencies meet the needs of as many "presumed benefit" populations as possible. CDBG funds will be used in LMI areas to improve local public transportation and can serve as match in conjunction with federal transportation dollars to improve transportation city wide. The City will also use funds to improve neighborhood accessibility through ADA improvements and filling transportation gaps to public facilities. CDBG funding will also be used to address the needs of public facilities that directly serve LMI populations or areas, may require ADA improvements, or historic preservation. CDBG funds may also be used to create or preserve jobs for LMI persons.

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

The City owns several parks, buildings and public squares that may be able to meet the needs identified during consult meetings. The City has on ~~occaision~~occasion, repurposed buildings and available spaces to meet needs as identified by various stakeholders. At this time the City is conducting a study of the available spaces and facilities to determine the necessity and subsequent size and purpose of facility needs.

Discussion

One possible facility mentioned during the consultation process included a neighborhood recreation center. The City has determined that a portion of the CDBG Administration funds for 2015 will be allocated to determining the size such a facility would need to be. The City has also collaborated with the Flint Hills Area Transportation Agency to locate and identify needed improvements to bus loading areas in LMI neighborhoods. Sidewalks surrounding the parks, public squares in LMI neighbors, serving as connection to bike trails or public facilities serving an LMI population are some of the possible improvements identified to improve livability of these neighborhoods.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration	2015	2019	Grant Administration, Planning, and Fair Housing	City of Manhattan	Administration	CDBG: $126,000	Other: 0 Other
2	Housing Rehabilitation	2015	2019	Affordable Housing Non-Homeless Special Needs Homeless Prevention	City of Manhattan	Housing Rehabilitation	CDBG: $145,790	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Public Services	2015	2019	Homeless Non-Homeless Special Needs Presumed Benefit populations	City of Manhattan	Public Services	CDBG: $88,255	Public service activities other than Low/Moderate Income Housing Benefit: 155 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homelessness Prevention: 60 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Manhattan	Public Facilities	CDBG: $170,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2290 Persons Assisted
5	Neighborhood Infrastructure Improvements	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City of Manhattan	Neighborhood Infrastructure Improvements	CDBG: $102,489	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2130 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Administration
	Goal Description	Administration involves management of all of the projects and their activities including monitoring, compliance and reporting, and closeout. Administration will also include Fair Housing activities, and planning for future needs.
2	**Goal Name**	Housing Rehabilitation
	Goal Description	Housing Rehabilitation (Rehab) to include Comprehensive Rehab, Emergency and Accessibility Rehab, and Mobile Home Emergency and Accessibility Rehab to preserve affordable housing.
3	**Goal Name**	Public Services
	Goal Description	Public Services activities include any service which benefits a Low to Moderate income person or presumed benefit populations to prevent homelessness, increase self-sufficiency and provide counseling.
4	**Goal Name**	Public Facilities
	Goal Description	Public Facilities improvements to include any facility, such as parks, buildings or public use structure that serves a LMI area or a LMI population.
5	**Goal Name**	Neighborhood Infrastructure Improvements
	Goal Description	Neighborhood Infrastructure Improvements may include any project that involves LMI areas or LMI populations, such as filling sidewalks gaps, making transportation improvements, ADA improvements, etc.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Manhattan proposes to undertake projects in the 2015 Annual Plan to assist over 3000 residents. Projects were selected in conjunction with HUD National Objectives and identified CDBG eligible activities. Each of the five projects has proposed activities that include needs identified by the community through a comprehensive consultation process.

In addition to overseeing the CDBG program management, the City proposes to use Administration funds to study the potential size and cost of a new Neighborhood Recreation Facility. Administration will also be used to continue to educate citizens about Fair Housing practices.

Housing Rehabilitation funds will preserve existing affordable housing for LMI populations. The program will offer three kinds of rehabilitation: Comprehensive (funding up to $25,000 per home), Emergency and Accessibility (up to $2500 per home); and Mobile Home (up to $2500 per home). These activities are intended to make repairs necessary to maintain the livability of structures and preserve existing housing stock. Accessibility renovations are especially important to disabled individuals and the elderly.

Public Services will be funded to support five programs including services for abused children, homeless prevention, consumer credit counseling to LMI individuals, and assisting disabled individuals.

Two Public Facilities are proposed for funding: a second phase of improvements at the Douglass Center that will also retain the historical aspects of the buildings, and funding for improvements to the Public Square sidewalk.

The two Neighborhood Infrastructure projects are proposed in LMI neighborhoods to improving accessibility, make ADA improvements and fill sidewalk gaps. These include providing fixed route bus loading zones improvements in LMI neighborhoods.

Projects

#	Project Name
1	Administration
2	Housing Rehabilitation
3	Public Services
4	Public Facilities
5	Neighborhood Infrastructure Improvements

Table 56 – Project Information

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

The allocation priorities for all of the projects and activities listed are based on information received during the consult process and meeting process. The activities proposed to be undertaken were those most often mentioned by all participants. This Annual Action Plan provides a concise summary of the projects, activities, and actions that will take place this year to address the priority needs and objectives identified during the extensive consultation process. Generally these projects could broadly be grouped together as affordable housing choice, infrastructure and connectivity improvements, transportation improvements, public facility improvements, and mental health and other public service improvements.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Administration
	Target Area	City of Manhattan
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: $126,000
	Description	This project will conduct management and oversight of the CDBG Program, Fair Housing Activities and Planning.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Administration activities are exempt from estimating beneficiaries.
	Location Description	City of Manhattan, 1101 Poyntz Ave., Manhattan, KS 66502.
	Planned Activities	Activities will include administration of the CDBG Grant Projects, Fair Housing activities and Planning for future possible projects and activities.
2	**Project Name**	Housing Rehabilitation
	Target Area	City of Manhattan
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: $145,700
	Description	This project will address housing rehabilitation activities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10 Families that are extremely low to moderate low income, of any age, physical ability, race, ethinicity or sex.
	Location Description	Rehabilitation may occur in any area of Manhattan that is not located in a flood zone. Records of locations will be kept on file at City Hall as they are determined.
	Planned Activities	Activities will include Comprehensive Rehab, Emergency and Accessibility Rehab, and Mobile Home Rehab.
3	**Project Name**	Public Services
	Target Area	City of Manhattan
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $88,255
	Description	This project will address all public service activities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 255 LMI families will benefit from Public Service Activities. Families may be of race, ethnicity, age, physical ability or sex and will be located in Manhattan.

	Location Description	All public services sub-recipients reside within the City of Manhattan. Sub-recipients include: • Manhattan Emergency Shelter, Inc., 416 S. 4th Street, Manhattan, KS 66502 • Sunflower CASA, 100 Courthouse Plaza, Manhattan, KS 66502 • Housing & Credit Counseling, 323 Poyntz Ave., Manhattan, KS 66502 • Manhattan Area Housing Partnership, Inc., 103 S. 4th Street, Manhattan, KS 66502
	Planned Activities	Activities will provide funding support for operations that provide consumer credit and housing counseling, services for abused children, services for people at risk of homelessness and services for disabled individuals.
4	**Project Name**	Public Facilities
	Target Area	City of Manhattan
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: $170,000
	Description	This project will address all activities regarding public facility improvements.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2290 LMI families of any race, ethnicity, ability or sex will benefit from activities intended to improve public facilities.
	Location Description	All activities will be located in the City of Manhattan and involve improvements to the Public Square at Juliette & Pierre Streets; and the Douglass Center at 900 Yuma Street.
	Planned Activities	The planned activities include the installation of a sidewalk around Courthouse square, and improvement needed for the Douglass Center.
5	**Project Name**	Neighborhood Infrastructure Improvements
	Target Area	City of Manhattan
	Goals Supported	Neighborhood Infrastructure Improvements
	Needs Addressed	Neighborhood Infrastructure Improvements
	Funding	CDBG: $102,489
	Description	This project will address all activities involved with public infrastructure improvements.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2130 LMI families of any type, race, ethnicity, or ability will benefit.

	Location Description	All locations will be located in the City of Manhattan and involve filling gaps in sidewalk, making ADA improvements, and improving accessibility and safety in ATA bus loading zones in LMI areas. Several project locations have been identified and will be completed as funding allows.
	Planned Activities	The City will identify needed ADA improvements and sidewalk gaps in public areas. The City will also make ATA Bus loading zone area improvements.

AP-50 Geographic Distribution – 91.220(f)

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

All projects and activities will occur within the City limits. Area benefit projects will be confined to areas identified by the 2010 Census as LMI Census Tracts. Housing rehabilitation efforts can occur anywhere in Manhattan excluding flood zones as long as the homeowner is low to moderate income.
Public services benefit LMI individuals that are residents of Manhattan. Public Facilities and Neighborhood Infrastructure improvements will occur in LMI areas and will only be applied to projects that serve 51% or more of the LMI population.

Geographic Distribution

Target Area	Percentage of Funds
City of Manhattan	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Projects are not allocated geographically except as required by HUD regulations.

Discussion

The City believes the projects identified will best serve the citizens' needs as they exist now.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing in Manhattan is undertaken by the Manhattan Area Housing Partnership, Inc. (MAHP), a local Certified Housing Development Organization (CHDO) and other private developers. The City supports local efforts to expand affordable housing through the waiving of permit and hookup fees. The Manhattan Housing Authority has in the past collaborated with MAHP to provide additional public and affordable housing. The City does not own any housing units.

The Manhattan Emergency Shelter, Inc. receives state administered ESG funds to address the needs of the Homeless and operates specific programs that house special populations. There are five affordable housing developments in Manhattan that set aside apartment specifically for housing homeless persons as they stabilize their situations. Special Needs populations in Manhattan are too small to warrant special funding.

Through the rent and utility support funding, CDBG funds will assist MESI with homeless prevention for an estimated 30 families. Through the Housing Rehabilitation project, the City proposes to rehab 10 units, but the City has no plans to acquire or build housing units.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	80
Special-Needs	145
Total	255

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	40

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

Discussion

The major issue in Manhattan in regards to housing is affordability. The City therefore will focus efforts on preserving existing housing stock and will support private development through various means.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Manhattan owns no Public Housing Units, but supports the Manhattan Housing Authority (MHA) in their efforts to improve existing facilities.

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

The City has no plans to address the needs of public housing beyond those taken to support the MHA in the activities planned for improving their housing units.

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

The Manhattan Housing Authority promotes involvement in management and encourages residents to participate in homeownership through First Time homebuyer training with Housing & Credit Counseling, Inc.

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

The PHA is not designated as troubled.

Discussion

The MHA offers housing through several means to LMI individuals. These methods have been discussed in the Strategic Plan and will be a part of MHA's programming for the foreseeable future.

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

Introduction

he City does not receive ESG or HOPWA funds, but will address special needs in conjunction with activities for the population at large. The needs of the homeless population are addressed by MESI and the City plans to provide CDBG funding support for Homeless prevention actions.

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

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

MESI programs funded through donations and state operated ESG funds addresses this need.

Addressing the emergency shelter and transitional housing needs of homeless persons

MESI operates a 47 bed facility and programs funded through donations and state operated ESG funds address this need.

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

These needs are addressed by several public service agencies in Manhattan, including MESI, Pawnee Mental Health, HCCI, MAHP, and through Homeless prevention activities and support from various other agencies and faith based organizations.

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

These needs are addressed by several public service agencies in Manhattan, including MESI, Pawnee Mental Health, HCCI, MAHP, the Kansas Workforce Center, Riley County Corrections, and through homeless prevention activities and support from various other agencies and faith based organizations.

Discussion

The public service agencies in Manhattan are very efficient at working together to meet the needs of residents.

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

Introduction:

The City implements its planning and zoning authority through the Manhattan Urban Area Comprehensive Plan, the Manhattan Urban Area Subdivision Regulations and the Manhattan Zoning Regulations. The Manhattan Urban Area Planning Board and Manhattan City Commission develop, adopt, and update the comprehensive plan and other policy documents for the Board's jurisdictional area, and complete formulation of Subdivision and Zoning Regulations for the City.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The "Manhattan Area 2035, Building Our Future - Together" comprehensive plan for the Manhattan area through 2035 contains elements which promote neighborhoods that contain a mix of land uses and diversified housing options to serve a growing and changing population, including housing that is affordable and design that allows for multi-modal connectivity between adjacent neighborhoods, commercial areas, parks and open space. Housing and neighborhood goals include maintaining the quality and character of established neighborhoods throughout the Manhattan Urban Area and ensuring that infill and redevelopment is compatible with existing neighborhoods and is appropriate in size, scale, design, and use. New neighborhoods will be located where residents of all ages, abilities, and financial means will have access to the full range of infrastructure, facilities, and services to lead active, healthy lifestyles.

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

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

The City has adopted the 2012 International Building Code Series, and the 2011 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 Code Services 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.

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The City will continue to support the Social Services Advisory Board and provide funding through sales tax collection to support essential public services.

Actions planned to foster and maintain affordable housing

The City will investigate an “Opportunity to Own” program to encourage home ownership and preserve affordable housing.

Actions planned to reduce lead-based paint hazards

The City will follow the HUD lead-based paint regulations and recertify with the state as a lead based activity firm.

Actions planned to reduce the number of poverty-level families

The "Manhattan Area 2035, Building Our Future - Together" comprehensive plan for the Manhattan area through 2035 contains elements which promote neighborhoods that contain a mix of land uses and diversified housing options to serve a growing and changing population.

Actions planned to develop institutional structure

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

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

The City will continue to encourage public services agencies, the MHA and MESI to participate in the monthly Riley County Social Service Council meetings, to increase collaboration in providing services and accessing additional resources.

Discussion:

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

Program Specific Requirements

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

Introduction:

The City of Manhattan does not expect any program income to be received before the start of the next program year. The City also does not expect proceeds from a Section 108 loan guarantee. The City has no Urban Renewal Settlements and no grant funds have been returned to the line of credit for which use has not been determined in a prior statement or plan.

The City also does not manage any HOME Funds, ESG Funds or HOPWA funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	71.00%

Discussion:

The City estimates that the majority of funds currently used for activities that benefit LMI persons will exceed 70% over the years covered by the 2015 to 2019 Strategic Plan. This is based on the current rate of 99% of prior years' funds that have been used for activities beneficial to LMI persons.

Attachments