

# *“Housing Manhattan: Planning for the Future”*

## **EXECUTIVE SUMMARY**

### *A planning initiative*

“**Housing Manhattan: Planning for the Future**” is a local planning initiative designed to review the existing housing situation and determine the **housing demand potential** in Manhattan, Kansas by 2005. This initiative resulted in a **Housing Study** produced via the efforts of local citizens interested and concerned with the present and future housing situation for all residents of Manhattan. Manhattan, Kansas is a growing, diverse community with the vision to facilitate the new housing types necessary to meet the needs of its citizenry. The preservation and restoration of existing housing stock was also a force guiding this Housing Study.

### *Housing Demand Potential*

The **Manhattan Housing Study 2005** identifies an estimated housing demand potential for **2,975 additional housing units in Manhattan by 2005**. This demand potential would consist of an estimated 1,007 owner and 1,968 rental housing units. The estimated 2,975 unit housing demand potential for Manhattan, by 2005, is comprised of projected new (renter) households, replacement of 20 percent of the existing substandard housing stock (*as defined by HUD and the 1990 Census*), an affordable housing allowance for 20 percent of the renter households presently experiencing a housing cost burden, a current housing vacancy deficiency, and an estimated “pent-up” demand for new and varied types of housing for existing Manhattan families.

### *Manhattan Population*

The **City of Manhattan January, 2000 population is estimated to be 51,856**, an increase of 20 percent since 1990. **By 2005**, the City should have an estimated population of **56,367**, an increase of 8.7 percent during the next five years. By 2005, an estimated 19,598 households will reside in Manhattan, of which an estimated 11,636 will be renters. This increase in total households will require an additional 1,000+ housing units to be constructed by 2005.

### *Housing profile*

Since 1990, Manhattan has experienced an estimated net gain of 2,390 housing units, 2,424 total building permits issued less 84 demolitions. Manhattan currently has an overall estimated housing vacancy rate of 4 percent. Less than 40 percent of these vacant units meet today's building standards. The Manhattan housing vacancy rate is less than the 5 percent typically recommended as the standard for communities to provide an adequate choice in modern, marketable housing stock. The community of Manhattan will need to ensure that available vacant housing meets the standards of today's home seeker, **housing that is structurally sound and affordable, with all modern amenities.**

### *Housing conditions*

City-wide assessment of **housing conditions** concluded that a strong need exists for both **moderate and substantial housing rehabilitation efforts** in Manhattan. Over **775 housing structures** in the City of Manhattan were identified as requiring housing rehabilitation. Specific "pockets" of rehabilitation need exist in the community. Existing conditions of the housing stock throughout Manhattan was analyzed by a windshield survey. The results identified subareas within Manhattan where housing rehabilitation is most needed.

### *Housing program*

This Housing Study includes a needs and demand analysis and **housing program** outlining housing types by price product, suggested future locations, a schedule of implementation and a framework for housing organization and administration for consumer groups of various priority. **The priority consumer groups identified in this Housing Study include both low income families and elderly households, both married and/or non-traditional, and traditional students, persons with disability(ies) and the homeless/near-homeless.**

The Housing Study also includes a **proposed 5-year action plan** to provide guidance in implementation.