5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The City of Manhattan has been identified as a potential entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. An entitlement community, as defined by HUD, includes any local government with 50,000 or more residents, other local governments designated as central cities of metropolitan areas, and urban counties with populations of at least 200,000. Under these standards, the City of Manhattan would be considered entitlement status as a local government with at least 50,000 persons.

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.

In order to receive the CDBG entitlement grant from HUD on an annual basis, the City of Manhattan is required to have an approved Consolidated Plan and update this plan every five years. The Plan fulfills the application and reporting requirements for entitlement communities and contains a strategic plan describing how the City of Manhattan will use its CDBG allocation. This is the City of Manhattan's first Consolidated Plan and will address the time period beginning July 1, 2010 through June 30, 2014.

Through citizen participation, public hearings, and consultations with various organizations, groups, and agencies, the City has identified five overall objectives for meeting the identified housing and community development needs between 2010 and 2014:

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 quality jobs and employment.**

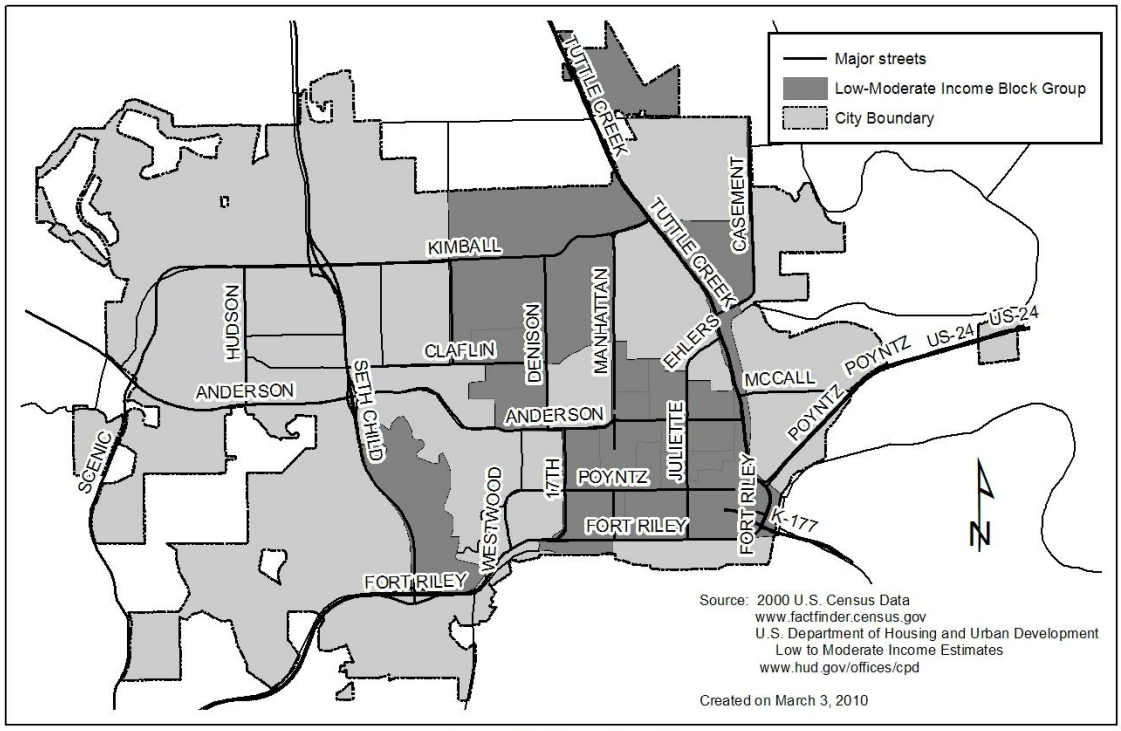
Strategic Plan

Mission: The City of Manhattan 2010-2014 Strategic Plan brings together multiple resources in a coordinated manner to address housing and community development needs that impact low and moderate income persons and families.

Geographic Areas to be Assisted: Manhattan is located in Northeastern Kansas approximately 120 miles west of Kansas City. The Manhattan community encompasses approximately 18 square miles within Riley and Pottawatomie counties. A majority of the Manhattan city limits lie in southeastern Riley County, with a small portion of the City in southwestern Pottawatomie County. All of Manhattan's residential areas are in Riley County.

According to the 2008 Census Estimate, Manhattan's population was 52,284 persons, a 14% increase in population since 2000. The composition of residents in Manhattan is very unique given the presence of Kansas State University and the Fort Riley Military Post. Both institutions affect the community in numerous ways.

At the time of the 2000 Census, 12.7% of Manhattan's population were members of minority groups, and 43% earned less than 80% of the Riley County Median Family Income, and are therefore classified as low and moderate income (LMI). The following map illustrates the block groups with the heaviest concentrations of LMI residents. CDBG funds will generally be targeted toward the areas indicated on the map as low and moderate income neighborhoods.



City of Manhattan
Block Groups with 51% or more residents below 80%
of the Riley County Median Household Income

Basis for Allocation of Funds

GEOGRAPHIC ALLOCATION

One of the primary national objectives of the Consolidated Plan is to benefit low and moderate income residents. Therefore, Manhattan will focus on the low and moderate income neighborhoods identified in the map above. These identified neighborhoods have 51% or more residents at or below 80% of the Riley County Median Family Income.

PRIORITY NEEDS

Priorities were assigned based on the needs mentioned in consultations with community stakeholders through development of the Consolidated Plan.

OBSTACLES

The primary obstacle to meeting all of the identified needs is a general lack of funding resources available both to the public and to private agencies who serve low and moderate income residents.

Managing the Process (91.200 (b))

Lead Agency

The City of Manhattan will be the lead agency to oversee the development of the Consolidated Plan and administer all programs covered by the Plan.

Plan Development

The significant aspects of the process to prepare the Strategic Plan include:

- Internal meetings involving a cross-section of City Departments
- Consultations with community housing and social service agencies, educational institutions, and economic development agencies
- Surveys of social services agencies, neighborhood associations and living groups, and faith-based organizations
- General public meetings
- Data analysis to understand gaps in service or community needs

Consultation Process

In developing the Strategic Plan, the City of Manhattan met with the following agencies and providers individually:

- Chamber of Commerce
- Child Care Task Force
- Crisis Center, Inc.
- Manhattan Area Technical College
- Manhattan Emergency Shelter, Inc.
- Manhattan Housing Authority
- Manhattan SRS Service Center
- Manhattan Workforce Center
- Mercy Regional Health Center
- North Central Flint Hills Area Agency on Aging
- Pawnee Mental Health
- Manhattan/Riley County Health Department
- Manhattan/Riley County Seniors' Service Center, Inc.

- USD 383—Manhattan/Ogden

Each meeting began with a brief overview describing the basics of the CDBG Program and the benefits it will bring to the community. Each agency was then asked to describe community needs, needs related to the clientele they serve, gaps in service and possible suggestions for programs or activities.

Public Input Meetings

Three Public Input Meetings were held during September 2009. Each meeting was advertised in the local newspaper, on the City of Manhattan's website, and through Public Access Channel 3. The meetings allowed citizens to comment on community needs and prioritize identified needs. The meetings were held on three different days, during the evening at three locations; Manhattan City Hall, the Manhattan Public Library and Northview Elementary School. Each of the meeting venues were located in areas of Manhattan identified as low and moderate income. Surveys of agencies and providers were also conducted to gather input into development of the plan.

Public comments received during these input sessions and surveys focused on affordable housing, pedestrian access improvements, availability of public transportation, stormwater infrastructure improvements, affordable childcare and services for the elderly and disabled.

Citizen Participation (91.200 (b))

Citizen Participation Process

PUBLIC COMMENT PERIOD

The Public Comment Period began on March 23, 2010, and ended on April 22, 2010.

The Public Comment Period was advertised in the following ways:

- Advertisement in local newspaper (Manhattan Mercury)
- Posted on the City of Manhattan Website
- Public access Channel 3
- A notice sent via email to subscribers of the City of Manhattan's "InTouch" system.

The Consolidated Plan was made available for review and comment at the following locations:

- Manhattan City Hall
- Manhattan Public Library
- Manhattan Housing Authority
- City of Manhattan Website

PUBLIC HEARING

The first public hearing was held at the City Commission Meeting 7:00 p.m. on April 6, 2010 in the City Commission Room located in City Hall. The hearing was advertised in the following ways:

- Advertisement in local newspaper (Manhattan Mercury)
- Posted on the City of Manhattan website

- Public access Channel 3
- A notice sent via email to subscribers of the City of Manhattan's "InTouch" system.

All public hearings were held at times convenient to potential and actual beneficiaries and, in accordance with ADA requirements, every attempt was made to accommodate the needs of persons with disabilities. Additionally, the City took appropriate measures to encourage all its citizens, including minorities, non-English speaking persons and persons with disabilities to participate in this process. Current program documents were presented in English only; however, if other languages were required they were provided. The City of Manhattan also provided a reasonable number of free copies of the plan to citizens and groups upon request. These materials were available upon request in a form accessible to persons with disabilities.

PUBLIC COMMENTS

The City did not receive any written comments. Three comments were made verbally at the public hearing on April 6, 2010 and summarized below:

Jane Gibson, 1427 Leavenworth Street, voiced her appreciation for the sidewalk completion project around City Park.

Karen Mayse, 3340 Newbury Street, informed the Commission that she appreciated the improvements being considered for the Riley County Senior Center facility and stressed the importance and need for public transportation and affordable housing.

Geri Simon, 1728 Little Kitten Avenue, asked that the Social Services Advisory Board be consulted about social service needs in the community as the CDBG Consolidated Plan moves forward. She also voiced the importance to sustaining quality jobs and employment in Manhattan.

Institutional Structure (91.215 (i))

Institutional Structure

The Manhattan City Commission is the legislative and policy-making body for the City of Manhattan. The City Manager's Office is responsible for providing overall direction to the City organization in accordance with policies established by the City Commission. The Commission acts as the final authority for the appropriation of funds for Annual Action Plan Activities under the Consolidated Plan.

Within each of the priority funding areas, activities will be completed and managed by the Community Development Department. The Department will coordinate with other City Departments and various public, private, not-for-profit, and institutional partners.

Strengths and Gaps

STRENGTHS IN THE DELIVERY SYSTEM

- Experience in administering similar programs
- Communication between Departments within the City
- Commitment from City leaders to housing and social service programs
- Partnerships with area agencies
- Knowledge of housing and social service systems in the community

POTENTIAL GAPS IN THE DELIVERY SYSTEM

- City lacking experience as an Entitlement grantee
- Increased costs for services and materials
- Lack of available funding to support activities or expand services

Public Housing

The Manhattan Housing Authority (MHA) was reorganized in 1999, by the adoption of a Resolution which dissolved the Housing Division under the Community Development Department, and re-created the MHA as a separate entity and agent of the City. The MHA is responsible for the operation and maintenance of housing projects and the implementation and operation of housing programs.

The MHA is governed by a seven-member policy making 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 15 staff members.

The MHA is responsible for the operations and management of 232 public housing units and disbursement of 197 Section 8 Housing Choice Vouchers.

STRENGTHS IN THE DELIVERY SYSTEM

- Experience administering similar programs
- Commitment from City leaders to housing and social service programs
- Partnerships with area agencies
- Knowledge of housing and social service systems in the community

POTENTIAL GAPS IN THE DELIVERY SYSTEM

- Increased costs for services and materials
- Lack of available funding to support activities or expand services

Monitoring (91.230)

Ensuring Compliance

The City of Manhattan will monitor all programs it administers to ensure funds are used properly and are compliant with all applicable laws and regulations. All projects will be actively monitored for compliance with regulations and timely implementation through a cost reimbursement system, quarterly reports (at minimum), site visits, and yearly audits.

The City will require, at a minimum, quarterly reports from any agency receiving funding. Progress reports will be checked to assured measurable progress is being made to achieve the goals and objectives. Accurate and timely reporting by programs will be the trigger for allocating funds.

The Community Development Department will be responsible for the Consolidated Annual Performance Evaluation Report (CAPER).

Priority Needs Analysis and Strategies (91.215 (a))

Prioritization of Needs

Significant aspects of the process to develop the Strategic Plan included:

- Various meeting with stakeholders to identify needs
- Evaluation of current housing and community development programs
- Data analysis to understand needs and gaps in the system

The following resources were used to develop the Plan:

- State of Cities Data System (SOCDS)
- Comprehensive Housing Affordable Strategy (CHAS)
- U.S. Census Bureau, American Fact Finder
- Manhattan Urban Area Comprehensive Plan
- Consultations with social service agencies and providers
- Internal City meeting involving a cross-section of Departments
- Public Input Meetings
- Survey results from social service agencies, neighborhood groups, organized living groups, and faith-based organizations.
- Kansas Statewide Point-in-Time Count

Obstacles in Meeting Needs

The primary obstacle to meeting underserved needs is the lack of funding resources available to the public and private agencies who serve low and moderate income residents. Across the board cuts have resulted in a reduction of many public and private budgets, limiting the ability to expand services to address unmet needs.

Lead-based Paint (91.215 (g))

Lead-based Paint Prevalence

Current estimates using 2000 Census data indicated there were 17,641 housing units in Manhattan. Of those units, 11,836 (67.1%) were built prior to 1979.

Based on the CHAS 2000 data, 23.4% of all housing units built prior to 1970 are occupied by low and moderate income households. 46% of all low and moderate Income families live in housing units built prior to 1970. Of these, 79% live in renter-occupied housing. The table below is based on CHAS Tables A5A and A5B, which does not differentiate housing built after 1970.

Age of Housing Occupied by Low to Moderate Income Families

	Owner-Occupied		Renter-Occupied			
	Units Built Prior to 1970	Units Built After 1970	Units Built Prior to 1970	Units Built After 1970	Total Pre 1970 Units	Pre 1970 units as a percentage of all units
Extremely Low-Income <30% MFI	150	120	1135	1615	1285	7.6%
Low Income 31%-50% MFI	190	209	1078	1120	1268	7.5%
Moderate Income 51%-80% MFI	495	405	920	1145	1415	8.3%
Total	**835**	**734**	**3133**	**3880**	**3968**	**23.4%**

Actions Taken to Reduce Lead-based Paint

The City of Manhattan currently administers a housing rehabilitation program for owner-occupied properties using state operated HOME Program funds. Under this program, all units constructed prior to 1978 are required to undergo a lead based paint risk 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, the general contractor is required to be authorized by the state as a lead activity firm and to have workers that are certified in lead safe work practices. A maximum of $5,000 can be spent on lead-based paint activities for any given rehabilitation under HOME guidelines.

The City of Manhattan will continue to use safe lead-based paint practices in all housing rehabilitation activities.

The Manhattan Housing Authority conducts visual inspections and assumes that any structure built prior to 1978 contains lead-based paint.

HOUSING

Housing Needs (91.205)

Projected Housing Needs

The tables on the following pages (consistent with HUD's Housing Needs Table) provide estimates of the housing needs among low and moderate income families in Manhattan. The information presented is based primarily on data from HUD's Comprehensive Housing Affordability Strategy (CHAS).

The tables document many areas where households are facing cost burdens (housing costs which exceed 30% of household income) and severe cost burdens (housing costs which exceed 50% of household income). According to the 2000 Census, 2.44% of housing units in Manhattan had occupancies greater than 1.01 persons per room and 1.34% had occupancies greater than 1.51 persons per room. In 2000, .29% of housing units lacked complete plumbing facilities and .14% lacked complete kitchen facilities.

Housing Needs Table

				Current % of Households	Current Number of Households
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	159
			Any housing problems	49.7	79
			Cost Burden > 30%	49.7	79
			Cost Burden >50%	28.3	45
		Small Related	NUMBER OF HOUSEHOLDS	100%	455
			With Any Housing Problems	82.4	375
			Cost Burden > 30%	75.8	345
			Cost Burden >50%	53.8	245
		Large Related	NUMBER OF HOUSEHOLDS	100%	38
			With Any Housing Problems	100.0	38
			Cost Burden > 30%	89.5	34
			Cost Burden >50%	52.6	20
		All Other Households	NUMBER OF HOUSEHOLDS	100%	2089
			With Any Housing Problems	83.0	1734
			Cost Burden > 30%	82.3	1719
			Cost Burden >50%	71.6	1496
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	76
			With Any Housing Problems	84.2	64
			Cost Burden > 30%	84.2	64
			Cost Burden >50%	64.5	49
		Small Related	NUMBER OF HOUSEHOLDS	100%	50
			With Any Housing Problems	100.0	50
			Cost Burden > 30%	100.0	50
			Cost Burden >50%	70.0	35
		Large Related	NUMBER OF HOUSEHOLDS	100%	18
			With Any Housing Problems	100.0	18
			Cost Burden > 30%	100.0	18
			Cost Burden >50%	55.6	10
		All Other Households	NUMBER OF HOUSEHOLDS	100%	119
			With Any Housing Problems	96.6	115
			Cost Burden > 30%	96.6	115
			Cost Burden >50%	84.0	100

Household Income >30 to <=50% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	95
			With Any Housing Problems	47.4	45
			Cost Burden > 30%	47.4	45
			Cost Burden >50%	36.8	35
		Small Related	NUMBER OF HOUSEHOLDS	100%	549
			With Any Housing Problems	68.1	374
			Cost Burden > 30%	64.7	355
			Cost Burden >50%	14.6	80
		Large Related	NUMBER OF HOUSEHOLDS	100%	14
			With Any Housing Problems	71.4	10
			Cost Burden > 30%	0.0	0
			Cost Burden >50%	0.0	0
		All Other Households	NUMBER OF HOUSEHOLDS	100%	1545
			With Any Housing Problems	73.8	1140
			Cost Burden > 30%	73.8	1140
			Cost Burden >50%	24.9	385
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	178
			With Any Housing Problems	21.3	38
			Cost Burden > 30%	21.3	38
			Cost Burden >50%	4.5	8
		Small Related	NUMBER OF HOUSEHOLDS	100%	104
			With Any Housing Problems	51.9	54
			Cost Burden > 30%	51.9	54
			Cost Burden >50%	13.5	14
		Large Related	NUMBER OF HOUSEHOLDS	100%	4
			With Any Housing Problems	0.0	0
			Cost Burden > 30%	0.0	0
			Cost Burden >50%	0.0	0
		All Other Households	NUMBER OF HOUSEHOLDS	100%	110
			With Any Housing Problems	63.6	70
			Cost Burden > 30%	63.6	70
			Cost Burden >50%	27.3	30

Household Income >50 to <=80% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	150
			With Any Housing Problems	46.7	70
			Cost Burden > 30%	46.7	70
			Cost Burden >50%	0.0	0
		Small Related	NUMBER OF HOUSEHOLDS	100%	644
			With Any Housing Problems	30.1	194
			Cost Burden > 30%	23.1	149
			Cost Burden >50%	1.6	10
		Large Related	NUMBER OF HOUSEHOLDS	100%	54
			With Any Housing Problems	53.7	29
			Cost Burden > 30%	53.7	29
			Cost Burden >50%	0.0	0
		All Other Households	NUMBER OF HOUSEHOLDS	100%	1213
			With Any Housing Problems	28.3	343
			Cost Burden > 30%	25.8	313
			Cost Burden >50%	2.0	24
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	369
			With Any Housing Problems	47.1	174
			Cost Burden > 30%	45.6	168
			Cost Burden >50%	9.1	34
		Small Related	NUMBER OF HOUSEHOLDS	100%	274
			With Any Housing Problems	25.7	70
			Cost Burden > 30%	20.3	56
			Cost Burden >50%	0.0	0
		Large Related	NUMBER OF HOUSEHOLDS	100%	74
			With Any Housing Problems	33.3	25
			Cost Burden > 30%	33.3	25
			Cost Burden >50%	16.7	12
		All Other Households	NUMBER OF HOUSEHOLDS	100%	180
			With Any Housing Problems	29.8	54
			Cost Burden > 30%	28.9	52
			Cost Burden >50%	8.8	16
Households with a Disabled Member			NUMBER OF HOUSEHOLDS	100%	262
			With any Housing Problems	68.3	179

Disproportionate Need and Racial/Ethnic Concentration

The table below documents the proportions of all households in Manhattan with housing needs indentified by HUD's Comprehensive Housing Affordability Strategy (CHAS). Data is presented for various household income levels relating to the Median Family Income (MFI). The final column provides the thresholds over which minority groups would be identified as having a disproportionate housing need relative to the population as a whole.

Median Family Income	Total Households	Households with Any Housing Problem	% with Any Housing Problem	Disproportionate Need Threshold
< 30% MFI	3004	2473	82.3%	92.3%
30-50% MFI	2637	1731	65.6%	75.6%
50-80% MFI	2958	959	32.4%	42.4%

The following table presents CHAS housing need data for ethnic and racial groups in Manhattan.

Median Family Income	Total Households	Households with Any Housing Problem	% with Any Housing Problem	Disproportionate Need Threshold Exceeded?
Black Non-Hispanic Households				
< 30% MFI	190	140	73.7%	NO
30-50% MFI	150	130	86.7%	YES
50-80% MFI	174	45	25.9%	NO
Hispanic Households				
< 30% MFI	89	89	100.0%	YES
30-50% MFI	103	95	92.2%	YES
50-80% MFI	84	14	16.7%	NO
Asian Non-Hispanic Households				
< 30% MFI	165	105	63.6%	NO
30-50% MFI	100	35	35.0%	NO
50-80% MFI	135	60	44.4%	YES
Native American Non-Hispanic Households				
< 30% MFI	10	10	100.0%	YES
30-50% MFI	4	0	4.0%	NO
50-80% MFI	20	10	50.0%	YES

Priority Housing Needs (91.215 (b))

Housing Needs and Activities

The greatest housing needs for the City of Manhattan, according to the Housing Needs Table are:

- Elderly, small related, large related, and other households, both renters and owners, with incomes less than 30% of Median Family Income (MFI)
- Small related, large related and other household types who are renters, with incomes between 30% and 50% MFI; and owner occupied other households with incomes between 30% and 50% MFI.

The City of Manhattan will prioritize the needs of elderly, small related and all other owner occupied households with incomes less than 50% of MFI. Although renters with these household characteristics, as well as large related households, have high levels of housing problems, only a limited number of needs with can be addressed with current funding.

Housing Problem Analysis

The following is an analysis of the characteristics of the housing market and the severity of housing problems and needs in the Manhattan community. The following data is acquired from the SOCDS CHAS Data: Affordability Mismatch Output for All Households (based on HUD Median Family Income):

Rental Units:

- **39.8%** of all rental units are affordable to households with incomes between 50% and 80% of HUD MFI, with a vacancy rate of less than 1%.
- **40.8%** of all rental units are affordable to households with incomes between 30% and 50% of HUD MFI, with a vacancy rate of 4.2%
- **14.7%** of all rental units are affordable to households with incomes less than 30% of HUD MFI, with a vacancy rate of 5.6%.
- Of the 9,635 rental units in Manhattan, 2.8% (268) are vacant and affordable to households with incomes less than 80% MFI.

Owned Units:

- **41%** of all units for sale are affordable to households with incomes between 50% and 80% of HUD MFI, with a vacancy rate of 1%.
- **25%** of all units for sale are affordable to households with incomes between 30% and 50% of HUD MFI, with a vacancy rate of 5.7%.
- There are no units for sale that are affordable to households with incomes less than 30% of HUD MFI.
- Of the 7,303 owner-occupied units, only 1.8% (130) are vacant and affordable to household with incomes less than 80% MFI

Basis for Assigning Priorities

Priorities were assigned based on comparisons of the percentages in each category. For the areas chosen as priorities, the percentages on the Housing Needs Table exceed 60% in each category.

Potential Obstacles

The low availability of affordable rental or owned single-family homes is an existing obstacle. The condition of existing affordable single-family homes is an obstacle for first-time homebuyers due to financing requirements. Potential obstacles to increasing the available inventory is the cost of developable land in the Manhattan

area, the lack of developer capacity to construct affordable single-family housing and the overall lack of funding to develop housing projects.

Housing Market Analysis (91.210)

Supply

According to the 2000 Census, Manhattan has 17,641 housing units, consisting of 57% rental units and 43% owner-occupied units. The vacancy rate was 3% for rental units and 2% for owner-occupied units. The high percentage of rental housing in Manhattan can be attributed to the impact of Kansas State University and Fort Riley.

Condition

According to the 2000 Census, 67.1% of Manhattan's housing stock was built prior to 1979. Of the entire housing stock, only .29% of units are without complete plumbing facilities, and .14% are without complete kitchen facilities. Overcrowding is not a significant problem in the Manhattan community. Only 2.4% of units were identified as overcrowded (greater than 1 person per room).

The City began implementation of a rental housing licensing and inspection program in September 2010. Program registration will begin in 2010 and inspections are scheduled to start in January 2011. There are approximately 11,800 rental units within the city limits, all of which will be inspected within the first three years of the program. Based on the results of the initial inspection, routine inspections will be conducted every one, three, or five years. Properties found to be in substandard condition will be required to be improved by the property owner.

Market Trends

Rental Market-According to the 2000 Census, 57% of housing units were rentals. This trend is likely due to pressure from growth at Kansas State University and Fort Riley. The Median Household Gross Rent in Manhattan was $548. Listed in the table below are the Fair Market Rents for Riley County as of 2009:

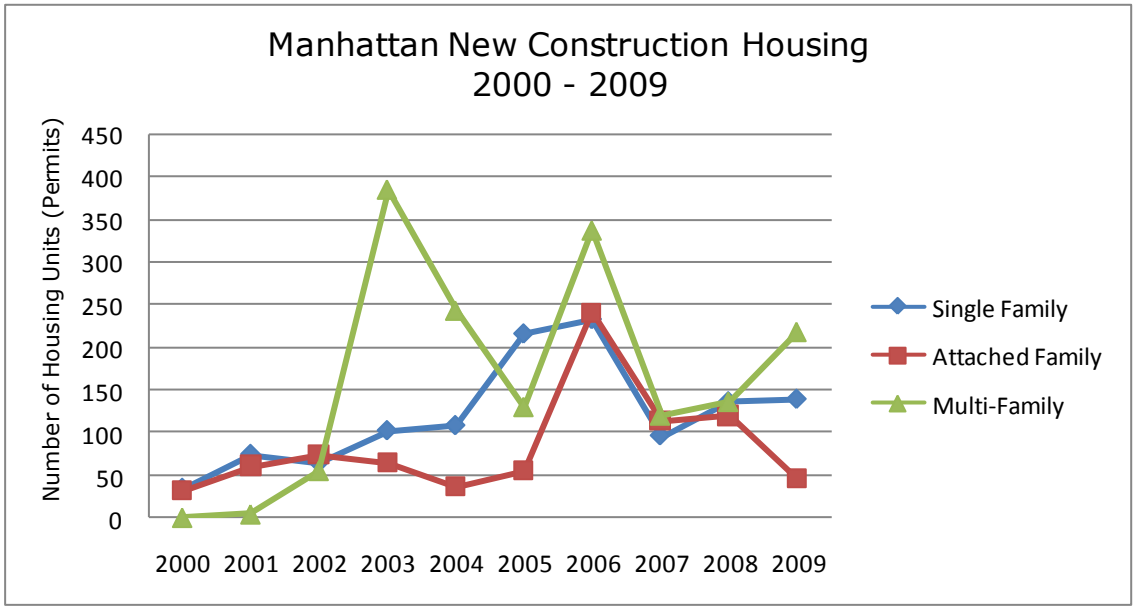
Riley County: 2009 Fair Market Rent					
	0 BR	1BR	2BR	3BR	4BR
Fair Market Rent	$ 447	$ 483	$ 599	$ 872	$ 1,051

Ownership Market-According to the 2000 Census, 43% of housing units were owner-occupied. Recently the market showed an increase due to growth at Fort Riley, however, in line with national trends, the local real estate market has slowed with regard to the number of annual sales and the increase in prices. The following table shows homes sold per year and average prices.

Manhattan Ownership Market									
	2000	2001	2002	2003	2004	2005	2006	2007	2008
Homes Sold	592	653	712	739	747	798	956	704	625
Avg. Price	$110,040	$122,080	$123,016	$133,489	$140,990	$165,198	$180,386	$183,504	$184,762

New Construction Market Trends 2000-2009

Overall, since 2000 new construction activity Manhattan had been on an upward trend until the national real estate and economic downturn in 2007 began to affect the area. However, new construction has been more or less rebounding since 2008 and the current is trend is encouraging. New single family permits increased 2.2% in 2009 and multi-family permits (in housing units) increased 39% in 2009. There was a decrease in attached single family units, which may be explained by market conditions. Overall, new construction permits for housing units of all levels of affordability increased 9% from 2008 to 2009. This compares favorably with permit activity for the entire state of Kansas, which had a 24% decrease from 2008 to 2009, and the nation which showed a 34% decrease from 2008 to 2009 (HUD National Data Report based on Census Bureau and Department of Commerce statistics.)



Housing for Persons with Disabilities

The Manhattan Housing Authority maintains approximately 26 accessible rental units for disabled individuals. This number does not take into account private accessible units, group homes, or human service agency facilities.

Housing for Persons with HIV/AIDS

There are no developments in Manhattan that exclusively serve persons with HIV/AIDS.

Assisted Housing Inventory

There are currently six public housing properties located in the City of Manhattan, which are operated by the MHA. These sites provide a total of 232 units.

Below is a table of the identified public housing properties in the jurisdiction with the number of units in each:

Public Housing Property	# of Units
Apartment Towers	88
Baehr Place	20
Carlson Plaza	47
Pottawatomie Court	28
Hudson Circle	19
Flint Hills Place	30
TOTAL	**232**

Following is an inventory of Low Income Housing Tax Credit Housing properties located in Manhattan, along with the number of units in each and the target populations.

Tax Credit Housing	Total Units	Housing Tax Credit	HOME Units	Market Rate	Target Population
Manhattan Brookfield Homes	6	6	3	0	Family/Disabled
Brookfield Homes Phase II	6	6	3	0	Elderly
Brookfield Homes Phase III	8	8	5	0	Family
Brookfield Residences	112	112	0	0	Family
Country Meadow Residences	107	83	0	24	Family
Flint Hills Place	60	30	0	0	Family
Gardens at Flint Hills	40	40	0	0	Family
Highland Ridge Apartments	168	96	0	72	Family
Pheasant Hill Apartments	48	48	0	0	Elderly
Manhattan Colorado Plaza	46	46	0	0	Elderly
TOTAL	**507**	**381**	**11**	**96**	

None of these units are expected to be lost from the assisted housing inventory during the Consolidated Plan timeframe.

Specific Housing Objectives (91.215 (b))

The Manhattan housing market is strong, given the pressures of growth from Fort Riley and Kansas State University. The age of housing stock, low vacancy rates and presence of cost burdened owners and renters indicate the following housing priorities for the City of Manhattan during the 2010-2014 Consolidated Plan:

- Housing Rehabilitation-Preserve and maintain existing housing for low and moderate income persons through rehabilitation activities
- Neighborhood Stabilization-Improve and maintain infrastructure (streets, sidewalks, drainage) in low and moderate income neighborhoods
- Affordable housing-Work with housing agencies to support efforts to provide affordable housing for low and moderate income persons
- Supportive Services-Create partnerships with agencies that provide supportive serves for housing

Resources

Federal, state, and local funds will be used to leverage Community Development Block Grant funds for the period of the Consolidated Plan. Currently, the City leverages funds from the state operated HOME Investment Partnerships Program and Emergency Shelter Grant Programs. The City also works closely with the MHA to create opportunities for affordable housing.

Needs of Public Housing (91.210 (b))

The following table identifies housing needs for families in Manhattan and the impact that affordability, supply, quality and accessibility of those units have on these housing needs. The four factors were rated by the impact it had on the housing needs for each family type. A rating of "5" indicated "severe impact". Therefore, every family type is severely impacted or limited by all four factors. This indicates that there is a need for more affordable housing that is both of good quality and is accessible.

Housing Needs of Families in Manhattan by Family Type					
Family Type	**Overall**	**Affordability**	**Supply**	**Quality**	**Accessibility**
Income <= 30% AMI	3,004	5	5	5	5
Income 30%-50% AMI	2,599	5	5	5	4
Income 50%-80% AMI	2,958	4	5	5	4
Elderly	2,636	4	4	4	4
Families with Disabilities	1,832	4	4	4	4
White	14, 714	5	5	5	5
Black	874	5	5	5	5
Hispanic	494	5	5	5	5
Native American	44	5	5	5	5
Asian	573	5	5	5	5
Pacific Islander	4	5	5	5	5

*Source: Manhattan Housing Authority, PHA Plans, ks063v02

Public Housing Inventory

There are currently six public housing properties in Manhattan with 232 units (see page 16). All properties are managed by the MHA.

There are 101 families on the Manhattan Housing Authority's waiting list for public housing. Of the families on this waiting list, 67% have incomes less than 30% of the Area Median Income (AMI). There are 331 families on the Section 8 tenant-based assistance waiting list. Of the 280 families, 68% have incomes less than 30% of the AMI.

Physical Condition of Units

None of the public housing units in Manhattan are substandard. Five of the six public housing properties need updating of appliances, fixtures, floor covering, and other cosmetic issues, and the total cost of these improvements over the next five years is approximately $1.5 million (see Housing Market Analysis Table for further cost breakdown).

Public Housing Strategy (91.210)

The mission of the MHA is to assist income qualified persons with decent, safe and affordable housing in an efficient, ethical and professional manner. Financial solvency is a key factor in carrying out this mission.

The MHA is committed to:

- Creating and maintaining positive and effective partnerships with clients and appropriate community agencies to maximize social and economic opportunities;
- Encouraging client participation in programs and services promoting self-sufficiency, education and improved quality of life;
- Providing information and referral services to assist in accomplishing the mission.

Housing Authority Goals and Objectives

GOAL ONE: *Expand the supply* of assisted housing
OBJECTIVES:
1) Apply for additional rental vouchers
2) Reduce public housing vacancies
3) Leverage private or other public fund to create additional housing opportunities
4) Acquire or build units or developments

GOAL TWO: Improve the quality of assisted housing
OBJECTIVES:
1) Improve public housing management
2) Improve voucher management
3) Increase customer satisfaction
4) Concentrate on efforts to improve specific management functions: *public housing finance; effective resident services; strengthen inspection program*
5) Renovate or modernize public housing units
6) Provide replacement public housing

GOAL THREE: Increase assisted housing choices
OBJECTIVES:
1) Provide voucher mobility counseling
2) Conduct outreach efforts to potential voucher landlords
3) Increase voucher payment standards

GOAL FOUR: Provide an improved living environment
OBJECTIVES: 1) Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments
2) Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
3) Implement public housing security improvements

GOAL FIVE: Promote self-sufficiency and asset development of assisted households
OBJECTIVES: *1)* Increase the number and percentage of employed persons in assisted families
2) Provide or attract supportive services to improve assistance recipients' employability
3) Provide or attract supportive services to increase independence for the elderly or families with disabilities

GOAL SIX: Ensure equal opportunity and affirmatively further fair housing
OBJECTIVES: 1) Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
2) Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
3) Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Strategies for Addressing Needs

STRATEGY ONE: Maximize the number of affordable units available to the Housing Authority within its current resources by:

1) Employ effective maintenance and management policies to minimize the number of public housing units off-line
2) Reduce turnover time for vacated public housing units
3) Reduce time to renovate public housing units
4) Seek replacement of public housing units lost to the inventory through mixed finance development
5) Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
6) Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
7) Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
8) Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
9) Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

STRATEGY TWO: Increase the number of affordable housing units by:

1) Apply for additional Section 8 units should they become available

2) Leverage affordable housing resources in the community through the creation of mixed - finance housing
3) Pursue housing resources other than public housing or Section 8 tenant-based assistance

STRATEGY THREE: Target available assistance to families at or below 30 % of AMI
1) Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
2) Adopt rent policies to support and encourage work

STRATEGY FOUR: Target available assistance to families at or below 50% of AMI
1) Employ admissions preferences aimed at families who are working
2) Adopt rent policies to support and encourage work

STRATEGY FIVE: Target available assistance to Families with Disabilities:
1) Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
2) Apply for special-purpose vouchers targeted to families with disabilities, should they become available
3) Affirmatively market to local non-profit agencies that assist families with disabilities

STRATEGY SIX: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

1) Affirmatively market to races/ethnicities shown to have disproportionate housing needs

STRATEGY SEVEN: Conduct activities to affirmatively further fair housing
1) Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
2) Market the Section 8 program to owners outside of areas of poverty/minority concentrations
3) Other: Utilize the Section 8 Landlord Social to promote the Section 8 HCV program by making the social available to all landlords in the area; market the program to the Landlord Association and other interested local groups (i.e., Realtors Association, civic groups, etc).

Addressing the Needs of Public Housing

The City works closely with the MHA on issues related to affordable housing and has completed public/private partnerships with MHA and private developers to construct new housing. The City supports the MHA's efforts to encourage public housing residents to become more involved in management and participate in homeownership.

Agency Status

The Manhattan Housing Authority is a Standard Agency.

Barriers to Affordable Housing (91.210 (e) & 91.215 (f))

A review of the City of Manhattan's housing policy indicated there are no institutional barriers to affordable housing. The City has adopted the 2006 International Code Series and the 2005 National Electrical Code Series. The 2006 International Property Maintenance Code that has been adopted as the minimum housing code is similar to the requirements of HUD's Housing Quality Standards. The minimum housing code is enforced on a complaint basis, although Manhattan is currently in the process of implementing a Rental Inspection Program.

The City of Manhattan has taken the following steps to promote affordable housing development:

- Provided land to housing developers for single and multi-family affordable homeownership opportunities for low and moderate income households
- Approved increases in density for the development of Low Income Housing Tax Credit projects
- Worked with developers to provide a wide variety of housing costs and styles
- Waived all building permit fees and water/sewer connection fees for affordable housing development on infill lots
- Worked with Habitat for Humanity to provide land for the development of single-family housing
- Worked with developers to provide infrastructure to support the development of affordable housing

The City does not impose rent controls or impact fees. Regulations that are designed to protect the health, safety, and welfare of citizens may affect the cost of housing. However, these regulations are not designed to discourage the availability of affordable housing. Therefore, the City of Manhattan does not propose actions or reform steps to remove or restructure such polices in the coming five-year period.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

A point-in-time count of the homeless population in Manhattan was conducted on January 28, 2009. This enumeration identified 42 individuals, including 9 persons in families with children as homeless. Of these, 9 were identified as chronically homeless and a total of 7 were unsheltered. The table below outlines the survey results.

Homeless Population	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	37	4	7	48
2. Persons in Homeless with Children Families	13	0	0	13
Total	**50**	**4**	**7**	**61**
Homeless Subpopulations	Sheltered		Un-sheltered	Total
1. Chronically Homeless	8		1	9
2. Severely Mentally Ill	12			12
3. Chronic Substance Abuse	4			4
4. Veterans	2			2
5. Persons with HIV/AIDS	0			0
6. Victims of Domestic Violence	12			12
7. Youth (Under 18 years of age)	10			10

The following tables outline the physical shelter and housing resources available to assist the homeless and formerly-homeless in Manhattan. The tables also show the gaps between those resources and the enumerated needs of the community.

Homeless Needs: Families		Needs	Currently Available	Gap
Beds	Emergency Shelters	57	50	7
	Transitional Housing	128	39	89
	Permanent Supportive Housing	32	0	32
	Total	**217**	**89**	**128**

Homeless Needs: Individuals		Needs	Currently Available	Gap
Beds	Emergency Shelters	26	26	0
	Transitional Housing	5	5	0
	Permanent Supportive Housing	92	17	75
	Total	**123**	**48**	**75**

Priority Homeless Needs

The Riley County Homeless Task Force through the Continuum of Care process has identified the following priority homeless needs:

- 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
- Support the improvement and expansion of the domestic violence service system

The City of Manhattan will continue to work with the task force and partner organizations to refine the Homeless Strategic Plan in an effort to address homelessness issues in Manhattan.

The priority homeless needs were developed with input from Riley County Homeless Task Force service providers, including Pawnee Mental Health, Manhattan Emergency Shelter, Crisis Center, Manhattan Housing Authority, and Social and Rehabilitative Services Adult Protective Services. Additional input was gathered through a series of community meetings with multiple service providers representing healthcare, housing, mental health, childcare, and emergency services.

A lack of accessible, affordable housing was identified as the most urgent homeless need in Manhattan. The priorities outlined above serve as guidelines in developing new initiatives to end homelessness. The process revealed that individuals and families lack access to affordable housing and thus overwhelm the shelter system. This is further supported by the large waiting lists for both public housing and housing choice vouchers. It is thus imperative that initiatives are aimed to expand and develop supportive housing programs targeted to homeless individuals with disabilities and homeless families. The data reveals that if these services are expanded, the demand for emergency shelter can be met with existing shelter beds. The exception is the domestic violence service system. Thus, a separate priority was developed to promote the improvement and expansion of the system to ensure adequate shelter and supportive housing services are available in the city of Manhattan.

The 2009 point-in-time count revealed a small percentage of chronically homeless individuals in the City of Manhattan. As a result, there are no initiatives dedicated solely to the chronically homeless population. The Strategic Plan does include outreach expansion to at-risk households which would include individuals with disabilities that are most at-risk of becoming chronically homeless. These efforts coupled with permanent supportive housing programs will meet the needs of the chronically homeless population effectively.

Homeless Inventory (91.210 (c))

Continuum of Care Homeless Housing Activity Chart:

The tables below document the inventory facilities and services available to assist homeless individuals and families with children as indentified above. The following abbreviations are used in the target population columns:

- M= Mixed Populations
- DV=Domestic Violence Victims only
- SMF=Single Males and Females only
- FC=Families with Children only

Fundamental Components in CoC System - Housing Inventory Chart								
EMERGENCY SHELTER								
Provider/Facility	**Target Population**		**2009 Year-Round Units/Beds**			**2009 All Beds**		
	A	**B**	**Family Units**	**Family Beds**	**Individual Beds**	**Year-Round**	**Seasonal**	**Overflow/ Voucher**
Current Inventory								
Manhattan Emergency Shelter	M		6	21	26	47	0	60
Crisis Center	M	DV	1	26	0	26	0	0
	SUBTOTAL		7	47	26	73	0	60

TRANSITIONAL HOUSING								
Provider/Facility	**Target Population**		**2009 Year-Round Units/Beds**			**2009 All Beds**		
	A	**B**	**Family Units**	**Family Beds**	**Individual Beds**	**Total Beds**	**Seasonal**	**Overflow/ Voucher**
Current Inventory								
Pawnee Mental Health Services	SMF		0	0	5	5		
Manhattan Emergency Shelter	FC		12	0	32	32		
	SUBTOTAL		0	0	37	37		

PERMANENT SUPPORTIVE HOUSING								
Provider/Facility	**Target Population**		**2009 Year-Round Units/Beds**			**2009 All Beds**		
	A	**B**	**Family Units**	**Family Beds**	**Individual Beds**	**Total Beds**	**Seasonal**	**Overflow/ Voucher**
Current Inventory								
Manhattan Emergency Shelter	SMF		0	0	12	12		
Mental Health America-Blaylock	SMF		0	0	3	3		
	SUBTOTAL		0	0	15	15		

Continuum of Care Homeless Service Activity Chart:

Fundamental Components in Continuum of Care System -- Service Activity Chart
Component: ***Prevention*** *Services in place*: **Rental/Mortgage/Utility Assistance** - Shepherd's Crossing, Salvation Army **Counseling and Referral** - Housing and Credit Counseling Services, Manhattan Emergency Shelter, Shepherd's Crossing *Services planned*: **Homeless Prevention & Re-Housing Services** - Manhattan Emergency Shelter, up to 18 months of assistance/household/2.5 years and stabilization counseling services *How persons access/receive assistance*: Present in person or by phone to assisting agency for assessment
Component: ***Outreach*** *Outreach in place:* **PATH Outreach Services** - Pawnee Mental Health Services, 1 PATH outreach worker meets with clients in shelter and on the streets to encourage access of housing and community case management services. PATH worker also interfaces with at-risk providers to educate about available services. **Domestic Violence Outreach**– Crisis Center Advocates visit crime scenes, area shelters and medical facilities *Outreach planned:* Outreach to at-risk households will be incorporated into the Homeless Prevention & Re-Housing Program described above.
Component: ***Supportive Services*** *Services in place:* **Case Management** - Manhattan Emergency Shelter, Crisis Center, Pawnee Mental Health Services, HeadStart, Community Solutions, Family Connections, TFI **Life Skills** - Manhattan Emergency Shelter, Housing and Credit Counseling, Crisis Center, Family Connections, HeadStart **Alcohol and Drug Abuse Treatment** – Pawnee Mental Health Services, The Restoration Center **Mental Health Treatment** – Pawnee Mental Health Services, The Restoration Center **AIDS-related Treatment** – Manhattan-Riley County Health Department **Education** – Open Door, Adult Learning Center, Heartland Works, SRS Vocational Rehabilitation, USD 383 *Services planned*: Housing Stabilization Case Management will be offered through the Homeless Prevention & Re-housing Program *How homeless persons access/receive assistance:* present in person, by telephone, or referral.

Homeless Strategic Plan (91.215 (c))

Homelessness

The Riley County Homeless Task Force continues to develop and implement programs throughout the community to support the priority homeless needs. Representatives from all areas of the homeless service system as well as other supportive service and housing providers will be involved in this process. The aim of the group will be to expand and re-design the homeless service system to identify

and prevent homelessness of at-risk households, especially those households with low and extremely low income, divert homeless families from entering shelter and rapidly re-house families. Simultaneously, the group will work to expand and implement affordable housing strategies coupled with supportive services.

Chronic Homelessness

The City of Manhattan will support the efforts of the Riley County Homeless Task Force to expand permanent supportive housing designed to meet the needs of the small percentage of chronically homeless individuals in Manhattan.

Homelessness Prevention

The Riley County Homeless Task Force has developed a 5-year Homeless Strategic Plan to redesign the current homeless service system. The plan will address a strategy to provide centralized intake for all homeless and at-risk households, shelter diversion services, standardized housing and financial assessments, identification and rating of housing barriers, housing relocation assistance, financial assistance for prevention and re-housing activities, and home-based stabilization services. These efforts will include an extensive outreach strategy that includes multiple non-homeless service providers, landlords and property management agencies, as well as community organizations.

Institutional Structure

The following table identifies organizations and institutions that address this homeless prevention strategy.

Specific Names of CoC Organizations	Populations Served
Crisis Center, Inc.	Victims of domestic violence and their children
The Salvation Army	Victims of domestic abuse, homeless men, women, and families, as well as those at risk of becoming homeless
Manhattan Emergency Shelter, Inc. (MESI)	Homeless men and women over 18 and families with or without children
Transition-in-Place Program	Provides transitional-to-permanent housing for homeless families with dependent children
Fresh Start Housing Program	Permanent supportive housing opportunities to homeless individuals with mental illness.
Adult and Family Learning Center	Adult Education and GED Preparation
Riley County – Manhattan Health Department	Medical Assistance
Alcoholics Anonymous (AA)	Counseling for Alcohol Addictions (men & women)
Area Agency on Aging (North Central—Flint Hills)	Seniors experiencing homelessness
Boys and Girls Club of Manhattan	Homeless youth
Big Brothers and Big Sisters of Manhattan	Homeless youth
Budget Shop—Family Center	Homeless adults & youth (clothing)
Consumer Credit Counseling Services	Credit & Debt Service
Encore Shop	Homeless adults & youth (clothing)
Riley County Extension Office	Budgeting & Money Management and Cooking & Nutrition Classes at MESI
Flint Hills Breadbasket	Food Bank & Pantry system
Kansas Legal Services	Legal representation for civil court cases
Head Start of Riley County	Homeless youth
Infant-Toddler Services Network of Riley County	Homeless youth (families)
Manhattan Workforce	Employment opportunities for adults
Kansas Children's Service League	Family Enrichment Services
Manhattan Day Care and Learning Center	Homeless youth
Manhattan Housing Authority	Permanent Housing
Manhattan/Ogden Mother-to-Mother Ministry	Homeless families
Manpower Temporary Services	Employment opportunities for adults
Mercy Health Center—Social Service Department	Medical Assistance

Narcotics Anonymous (NA)	Counseling for substance addictions (men & women)
Ogden Friendship House	Food bank, clothing, day care, & cooking classes for low income families in Ogden
Parents as Teachers	Medical Assistance
Parents Helping Parents	Parenting assistance
Pawnee Mental Health Services, Inc.	Outpatient Mental Health Services, Alcohol & Drug Treatment Services, Case Management Services, Psychiatry Services, Community Support Program, Employee Assistance Program, and Short-term Hospital Treatment Unit
Regional AIDS Project	HIV/AIDS & STD classes at MESI
Regional Prevention Center of Northeast Kansas	Drug & Alcohol Awareness classes at MESI
Riley County Aging Transportation Agency	Transportation
Shepherd's Crossing	Rental, Utility, and prescription assistance. Limited to $250
Social and Rehabilitation Services	Financial assistance, medical assistance, supportive services, and vocational rehabilitation services
Sunflower CASA Project	Supervised Child Visitation Exchange Program
Three Rivers Independent Living Resource Center	Supportive Services for disabled adults and children
United Way of Riley County	Referral Services
Women, Infants, Children (WIC) Program	Nutrition education and access to health services for pregnant and delivered women, infants, and children

Discharge Planning

A task force with representatives from area homeless services, publicly-funded institutions and systems of care, will be commissioned to develop a Discharge Coordination Policy that includes protocols for assessing needs and barriers, indentifying housing options, and execution of housing case plans. The protocols should include who is responsible for each activity and the timeframe necessary to perform the process. Upon completion of the policy, a memorandum of understanding will be developed and signed by participating agencies.

Emergency Shelter Grants (ESG)

Not Applicable to the City of Manhattan.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

Manhattan has a wide variety of non-housing community development needs. The City of Manhattan utilizes the City budget and 5-year Capital Improvements Program to plan for non-housing needs. Sources of funding include property tax, sales tax and utility funds. Need far outstrips local resources, and state and federal grants are used to supplement local funds. Local agencies also provide a great deal of funding through private contributions and other grant sources.

Prioritization of Needs

Manhattan will prioritize community development projects that will substantially benefit LMI areas as identified, as well as limited clientele populations.

Potential Obstacles

The primary obstacle to meeting community development needs is limited funding. The lack of available funds that has been discussed elsewhere in this plan severely limits the number of projects that are possible and in many cases forces difficult choices among worthy needs, leaving some unmet.

Community Development Objectives

Manhattan has identified several non-housing community development objectives including:

- **Infrastructure Improvements-**Activities to improve sidewalks, water/storm water/sewer, streets, alleys, park improvements, and technology improvements in LMI areas.
- **Economic Development-** Activities to create and retain quality jobs
- **Public Services-**Activities to support agencies that provide services for: healthcare, mental health services, food, education, job training, childcare
- **Improvement to Community Facilities-** Activities that provide facilities which serve the homeless, elderly and children

Antipoverty Strategy (91.215 (h))

Reducing Poverty

The City of Manhattan recognizes the best way to assist people in improving their economic position is to provide employment opportunities. Therefore, the City will continue to encourage business growth through partnerships with the Manhattan Area Chamber of Commerce and other private entities.

The City has identified housing and community development activities based on areas of need suggested during the consultation and data collection process. As appropriate, the City will leverage other federal, state and local money through partnerships with for-profit and not-for-profit agencies to accomplish the goals and objectives in the Consolidated Plan.

Tracking the Strategy

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. This strategy will ensure that scarce resources are directed to those who have the greatest need.

The City will continue to specific programs and partnerships with agencies to alleviate poverty conditions and will monitor Census information to track poverty statistics and utilize CDBG funds as necessary to address poverty issues.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

Not Applicable

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

Possible non-homeless special needs populations with housing or supportive service needs that could be served during this five year consolidated planning period are:

- Persons with severe mental illness
- Persons with developmental disabilities.
- Persons with physical disabilities.
- Persons with HIV/AIDS and their families.

Non-Homeless Special Needs		Priority
Housing Needs	Elderly	Low
	Frail Elderly	Low
	Persons w/ Severe Mental Illness	High
	Developmentally Disabled	Medium
	Physically Disabled	Medium
	Alcohol/Other Drug Addicted	Low
	Persons w/ HIV/AIDS & their families	High
	Public Housing Units	Medium
Supportive Service Needs		
	Elderly	Low
	Frail Elderly	Low
	Persons w/ Severe Mental Illness	High
	Developmentally Disabled	High
	Physically Disabled	High
	Alcohol/Other Drug Addicted	Low
	Persons w/ HIV/AIDS & their families	Medium
	Public Housing Residents	Low

Basis for Assigning Priorities

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 this Consolidated Plan's priorities. Prioritization also takes into consideration feasibility of projects, impacts of the costs of larger projects on other priorities, the anticipated funding levels for the Consolidated Plan programs, and other sources of funding that many be available to address established needs.

Potential Obstacles

Obstacles to meeting underserved needs are possible reductions or total elimination of funding for existing facilities and services. Additionally, the potential lack of provider capacity may also present an obstacle to meeting needs.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

Currently, the following agencies address the needs of non-homeless special needs populations.

Existing Facilities and Services

Special Needs Category	Facility/Agency	Services
Elderly & Frail Elderly	North Central Area Agency on Aging	Housing Assistance, Care Services, Consultations, Employment Program
	Manhattan Housing Authority	Subsidized Housing
	Seniors' Service Center	Support Services, Education Classes, Health Screening Clinics, Meals
Persons w/ Severe Mental Illness	Pawnee Mental Health	Outpatient Evaluation and Treatment, Group Therapy, Case Management, Support Programs
Disabled (Developmental or Physical)	Three Rivers Independent Living Resource Center	Counseling, Life-Skills Training, Technical Assistance, Advocacy
	Big Lakes Developmental Center	Case Management, Supervised Living, Supported Living, Work Services, Adult Training Center
Alcohol/Other Addiction	Pawnee Mental Health	Outpatient treatments, evaluation, specialized services
Person with HIV/AIDS	Regional AIDS Project	Financial Support, Supportive Services
	Riley County Health Department	Counseling

The City of Manhattan does not intend to use HOME or other tenant based rental assistance to assist the subpopulations listed in the table above.

Housing Opportunities for People with AIDS (HOPWA)

The City of Manhattan does not receive HOPWA funds.

Specific HOPWA Objectives

The City of Manhattan does not receive HOPWA funds.

OTHER NARRATIVE

Not applicable.