

TABLE OF CONTENTS

Table of Contents	i
List of Tables	iv
List of Illustrations	vi
Executive Summary	vii

<u>SECTION</u>	<u>PAGE</u>
1 OVERVIEW OF RESEARCH ACTIVITIES & EXPECTED OUTCOMES	1-1
Purpose of Housing Study.....	1-1
Research Approach, A Qualitative Driven Process.....	1-2
Expected Outcomes	1-5
2 COMPREHENSIVE COMMUNITY PARTICIPATION PROCESS2-1	
Housing Steering Committee.....	2-1
Community Surveys.....	2-2
▪ <i>Introduction</i>	2-2
▪ <i>Community Household Survey</i>	2-2
▪ <i>Provider Survey</i>	2-3
▪ <i>Matrix of Capacity</i>	2-4
▪ <i>Consumer Survey</i>	2-5
▪ <i>Lender Survey</i>	2-6
Community Focus Groups.....	2-7
Electronic Town Hall Meetings	2-9
Summary Statement	2-12

TABLE OF CONTENTS – CONTINUED

<u>SECTION</u>	<u>PAGE</u>
3	MANHATTAN COMMUNITY PROFILE..... 3-1
	Introduction 3-1
	Population & Economic Profile 3-1
	<i>Population Trends & Projections</i> 3-1 3-1
	▪ <i>Household Tenure</i> 3-6
	▪ <i>Household Income Trends & Projections</i> 3-7
	▪ <i>Local Employment Activities</i> 3-8
	<i>Manhattan Housing Profile</i> 3-12
	▪ <i>A Survey of Housing Conditions</i> 3-12
	▪ <i>Housing Subareas</i> 3-15
	▪ <i>Review of Building Trends</i> 3-21
	▪ <i>Housing Occupancy/Vacancy Status</i> 3-23
	▪ <i>Housing Costs</i> 3-26
4	HOUSING NEEDS/DEMAND ANALYSIS..... 4-1
	Introduction 4-1
	Determining a Housing Potential..... 4-1
	Manhattan Housing Potential 2005 4-3
	Housing Rehabilitation Demand 4-6
	Priority Housing Needs 4-7
	Manhattan Housing Goals & Strategies 4-8
	▪ <i>Housing Availability</i> 4-8
	▪ <i>Housing Preservation</i> 4-9
	▪ <i>Housing Priorities</i> 4-10
	▪ <i>Housing Implementation</i> 4-11
	An Overall Demand Statement 4-12
	Future Housing Locations 4-17

TABLE OF CONTENTS – CONTINUED

<u>SECTION</u>	<u>PAGE</u>
5 HOUSING PROGRAM PLAN.....	5.1
Introduction	5-1
Housing Finance Profile.....	5-1
▪ <i>Local Funding Options</i>	5.1
▪ <i>State Programs</i>	5.3
▪ <i>Federal Funding</i>	5.5
▪ <i>Financial “Partnerships”</i>	5.5
Proposed Five-Year Action Plan	5.7
APPENDICES	
A MATRIX OF CAPACITY	A-1
B SELECTED SURVEY INSTRUMENTS	
▪ <i>Community Household Survey</i>	B-1
▪ <i>Provider Survey</i>	B-24
▪ <i>Consumer Survey</i>	B-27
▪ <i>Lender Survey</i>	B-37

LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
3.1 Population Trends And Projections Manhattan, Riley County, Kansas And Selected Areas 1980-2005.....	3-3
3.2 Population Growth Options Manhattan, Kansas 1980-2005	3-4
3.3 Population Age Distribution Manhattan, Kansas 1980-2005	3-5
3.4 Tenure By Household Trends And Projections Manhattan, Kansas 1980-2005	3-6
3.5 Household Income Trends And Projections Manhattan, Kansas 2000-2005	3-7
3.6 Employment Data Manhattan, Kansas 1990-2005	3-9
3.7 Work Force Employment By Type Riley County, Kansas 1990-1999.....	3-10
3.8 Civilian Labor Force And Employment Trends And Projections Manhattan, Kansas 1980-2005	3-11
3.9 Housing Structural Conditions Survey Manhattan, Kansas 2000.....	3-14
3.10 Profile of Housing Inventory Defining Substandard Housing – HUD Manhattan, Kansas 1990.....	3-20
3.11 Number of Housing Units For Which Building Permits Were Issued Manhattan, Kansas 1990-1999	3-22
3.12 Housing Stock Occupancy / Vacancy Status Manhattan, Kansas 1990 / 2000.....	3-24

LIST OF TABLES – CONTINUED

<u>TABLE</u>	<u>PAGE</u>
3.13 Affordable And Market Rate Rental Comparables Manhattan, Kansas 2000.....	3-25
3.14 Owner Occupied Median Housing Value Manhattan And Riley County, Kansas 1990 / 2000	3-26
3.15 Median Contract Rent Manhattan / Riley County, Kansas 1990 / 2000	3-27
3.16 Household Income Limits Riley County, Kansas January, 2000.....	3-27
4.1 Housing Demand Potential Manhattan, Kansas 2000-2005	4-3
4.2 Proposed Rental Unit Types Manhattan, Kansas 2005.....	4-4
4.3 Proposed Owner Unit Types Manhattan, Kansas 2005.....	4-5
4.4 Estimated Housing Rehabilitation/Replacement Demand Manhattan, Kansas 2000-2002	4-6
4.5 Priority Housing Needs Manhattan, Kansas 2005.....	4-7
4.6 Housing Demand – Target Populations Manhattan, Kansas 2005.....	4-14
4.7 Proposed Housing Types by Price Product Manhattan, Kansas 2005.....	4-16

LIST OF ILLUSTRATIONS

<u>NUMBER</u>		<u>PAGE</u>
1	Location Map Manhattan, Kansas	1-1
2	Housing Conditions Map Manhattan, Kansas	3-17
3	Housing Growth Area Plan Manhattan, Kansas	4-19