

Abbreviations Used in Housing Discussions

AMI – Area Median Income “Area Median Income (AMI) is the midpoint of a region’s income distribution – half of households in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income—such as 50% of the area median income—identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households.”

For more information on how these rates affect eligibility, see [AMI and Housing Affordability \(2015\)](https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Area-Median-Income-and-Housing-Affordability.aspx) <https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Area-Median-Income-and-Housing-Affordability.aspx>

CDBG – Community Development Block Grant "Community Development Block Grant funding is federal money allocated to the city each year to be used to improve low- and moderate-income (LMI) areas and benefit LMI individuals." Projects funded by CDBG include renovations at Riley County Seniors' Service Center and the Douglas Community Rec Center. According to Manhattan's official website, "HUD provided the City with funding of \$625,024 for CDBG Program Year 2017."

Updates and information on CDBG funded projects can be found on Manhattan's Facebook page, <https://www.facebook.com/Cityofmanhattan/photos/pcb.10154563231662341/10154563217607341/?type=3> or official website, <https://cityofmhk.com/1381/Community-Development-Block-Grant-Program>

CECD – Center for Engagement and Community Development (Kansas State University) "CECD is dedicated to developing and enhancing campus and community partnerships. It is a diverse campus-wide resource focused on engagement and outreach that functions in a variety of areas both on- and off-campus. "

Visit K-State's CECD homepage for more information about CECD and upcoming events <https://www.k-state.edu/cecd/>

CID – Community Improvement District, “A [tax increment financing] TIF district pays for investments in public infrastructure while tax incentive allows investment into private infrastructure.”

This definition comes from City Commissioner, Jerred McKee (6/28/18). For more information on CIDs in Manhattan, KS, see <https://cityofmhk.com/DocumentCenter/View/50621/Item-7E-CID-Policy>

CLPHA – Council of Large Public Housing Authorities "The Council of Large Public Housing Authorities is a national non-profit organization that works to preserve and improve public and affordable housing through advocacy, research, policy analysis and public education. CLPHA’s 70 members represent virtually every major metropolitan area in the country. Together they manage 40 percent of the nation’s public housing program; administer 26 percent of the Housing Choice Voucher program; and operate a wide array of other housing programs.

For more information about CLPHA, visit their website, <http://www.clpha.org/about>

CoC Program – Continuum of Care Program "Continuum of Care program promotes community-wide commitment to the goal of ending homelessness; provides funding for efforts by nonprofit providers and State and local governments to quickly re-house homeless individuals and families to minimize

trauma and dislocation; promotes access to and effective utilization of mainstream programs; and optimizes self-sufficiency among individuals and families experiencing homelessness."

This definition comes from <https://www.hud.gov/hudprograms/continuumofcare> For more information about the Continuum of Care program, visit <https://www.hudexchange.info/programs/coc/>

CPD – Community Planning & Development, United States Office within HUD "The Office of Community Planning and Development develops communities by promoting decent housing, suitable living environments, and expanded economic opportunities for low and moderate income people."

This definition comes from an easily accessible government website, <https://www.usa.gov/federal-agencies/office-of-community-planning-and-development>. For more in-depth information about CPD, see their homepage, https://www.hud.gov/program_offices/comm_planning

Code Services – "The Code Services, a division of Manhattan Fire, administers city ordinances relating to health, safety and protection of residents and their property. Code officers also review plans and issue building permits for new construction, additions and alterations."

For more information on the Manhattan Office of Code services, see <https://cityofmhk.com/259/Code-Services>

Fair Housing Act – Fair Housing Act of 1968 "The Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for any housing. The prohibitions specifically cover discrimination because of race, color, national origin, religion, sex, disability and the presence of children."

This definition comes from an online page from HUD, https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint The law in its entirety can be found on the U.S. Justice Department's website, <https://www.justice.gov/crt/fair-housing-act-2>

FMR – Fair Market Rent "Fair Market Rent is the estimated amount of money a property with a certain number of bedrooms, in a certain area of the country, will rent for. . . HUD arrives at the numbers for each area with the help of census data and through renter surveys. Every year, HUD compiles a list of the Fair Market Rents for over 2,500 metropolitan and non-metropolitan counties . . . Fair Market Rents are used to determine rental voucher amounts for government assistance housing programs such as Section 8 (Housing Choice Voucher Program)."

This definition comes from a website addressed to landlords, "How to Calculate the Fair Value for your Unit" (2016) <https://www.thebalance.com/fair-market-rent-definition-2124953> The official Housing and Urban Development (HUD) site for FMR annual data is located at their Fair Market Rent website, <https://www.huduser.gov/portal/datasets/fmr.html> A short-cut to Manhattan/Riley County FMR is https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018_code/2018summary.odn

GMP – Greater Manhattan Project "The Greater Manhattan Project is focused on creating strategies to help sustain the growth and prosperity of Greater Manhattan, Kansas. This is a multiphase project that is informed by an initial community assessment (link below)."

Visit the project website to learn more about GMP, <https://greatermanhattanproject.com/> Direct link to the Community Assessment, http://greatermanhattanproject.com/wp-content/uploads/GMP-Community-Assessment_July-2017_final.pdf

HA – Housing Authority "Chartered under state law, a housing authority is an autonomous, not-for-profit public corporation. This organizational structure allows HAs to work in conjunction with local governments and agencies to develop long-term housing strategies for communities. Though independently run, HAs are required to follow federal regulations. In addition, HAs receive a subsidy from the U.S. Department of Housing and Urban Development (HUD). HAs do not receive any funds from state or local governments."

This information is provided by the Athens Housing Authority website, <https://www.athenshousing.org/what-is-a-housing-authority/> For information about the Manhattan Housing Authority (MHA), visit <http://www.mhaks.com/>

HCA – Housing Counseling Agency "HCAs are trained and approved by HUD to provide tools to current and prospective homeowners, renters so that they can make responsible choices to address their housing needs in light of their financial situations."

This brief description is provided by Hud Exchange, <https://www.hudexchange.info/programs/housing-counseling/> For a list of HCAs in Kansas, visit <https://apps.hud.gov/offices/hsg/sfh/hcc/hcs.cfm?&webListAction=search&searchstate=KS>

HUD – Housing and Urban Development, United States Department. As with all federal agencies, the website is huge. A good place to orient yourself to all of the information is here: <https://www.huduser.gov/portal/firsttimevisit.html>

ICDD – Institute for Civic Discourse and Democracy "ICDD is a non-partisan, interdisciplinary organization at K-State that seeks to promote greater citizen participation in deliberation and public dialogue by engaging in research, education, and facilitation of civic conversations."

To read more about ICDD and learn about current projects and resources, visit K-State's ICDD homepage, <http://www.k-state.edu/icdd/>

IPMC – International Property Maintenance Code "The International Property Maintenance Code (IPMC) is a model code that regulates the minimum maintenance requirements for existing buildings." Manhattan has adopted the IPMC, 2012 edition, with amendments.

Information on adopted codes is provided by the City of Manhattan [FAQ](#) page, <https://cityofmhk.com/Faq.aspx?QID=391> The complete IMPC Handbook can be found here, <http://www.bremenvillage.com/ipmc.pdf>

LIHTC – Low Income Housing Tax Credits (LIHTC) is a Federal housing assistance program that provides tax incentives to owners of affordable housing. The program does not provide direct assistance to renters and is strictly used to finance the construction (not the operation) of rental properties. Usually, LIHTC properties have units available for families earning 60% or less of the Area Median Income (AMI)

For more information see <http://www.kshousingcorp.org/lihtc.aspx>

MAHP – Manhattan Area Housing Partnership (MAHP) develops and manages properties in and around Manhattan. The Partnership currently manages about 150 units, which are priced at no more than 60% of median rent prices in the area.

Official website <http://www.mahpinc.org/> Facebook page https://www.facebook.com/pg/scenicpointe/about/?ref=page_internal

Manhattan Area 2035 – "Manhattan Area 2035 is a coordinated effort of the City of Manhattan in partnership with Riley and Pottawatomie Counties, to update the Manhattan Urban Area Comprehensive Plan and the Manhattan Area Transportation Strategy (MATS). "

The description is provided by the Manhattan Urban Area Comprehensive Plan Trends and Forces report (2014) <https://mhkprd.com/DocumentCenter/Home/View/167>

MATS – Manhattan Area Transportation Strategy "The Manhattan Area Transportation Strategy (MATS) is the long-range transportation plan for the Manhattan urbanized area. It contains goals, objectives, policies, and strategies to address all aspects and modes of transportation, including roadways, public transit, pedestrians, bicyclists, and public parking."

The description is provided by the Manhattan Urban Area Comprehensive Plan Trends and Forces report (2014) <https://mhkprd.com/DocumentCenter/Home/View/167> To view the official city document for MATS (2015), visit <https://cityofmhk.com/DocumentCenter/View/32589>

MESI – Manhattan Emergency Shelter Inc. "MESI is a shelter that provides a variety of programs to assist individuals and families currently experiencing or on the brink of homelessness."

To read more about the programs offered by MESI or contact a case manager, visit their official website <http://www.mesikansas.org/> or Facebook page <https://www.facebook.com/MESIKANSAS/>

MUACP – Manhattan Urban Area Comprehensive Plan "The Manhattan Urban Area Comprehensive Plan is a joint project adopted by the City of Manhattan, Riley County, and Pottawatomie focus on growth, development, and sustainability of urban areas."

More information about MUACP can be found here, <https://cityofmhk.com/493/Manhattan-Urban-Area-Comprehensive-Plan>

PILOT/PILT – Payments in Lieu of Taxes " 'Payments in Lieu of Taxes' (PILT) are Federal payments to local governments that help offset losses in property taxes due to non-taxable Federal lands within their boundaries."

For more information about PILT and an annual breakdown of payments by state and/or county, visit <https://www.doi.gov/pilt>

PIH – Public and Indian Housing, United States Office within HUD "The Office of Public and Indian Housing (PIH) works to ensure safe and affordable housing for all Americans. PIH manages a large number of programs that provide funding through grants that are designed to help residents of affordable housing become more self-sufficient and economically independent."

This description is provided by a website concerned with government transparency, Office of Public and Indian Housing (2016), <http://www.allgov.com/departments/department-of-housing-and-urban->

[development-hud/office-of-public-and-indian-housing?agencyid=7418](https://www.hud.gov/development-hud/office-of-public-and-indian-housing?agencyid=7418) The official site can be found here https://www.hud.gov/program_offices/public_indian_housing A short cut to information on the Office of Public Housing serving Kansas is <https://www.hud.gov/states/shared/working/r7/ph>

RCCSSA – Riley County Council of Social Service Agencies "The RCCSSA organizes a monthly meeting that serves as a networking opportunity for social service agencies in Riley County, KS."

Further information about the group can be found on their official Facebook page https://www.facebook.com/pg/RCCSSA/about/?ref=page_internal

SAHA – Safe and Affordable Housing Action group "SAHA is a group of local community members invested in promoting citizen advocacy on housing issues, such as lower cost burden and safety, for renters and home-owners alike in the Manhattan area."

For more information about SAHA and their monthly meetings, see their official Facebook page <https://www.facebook.com/groups/1614648171883704/about/>

Section 108 – Section 108 Loan Guarantee Program "The Section 108 Loan Guarantee Program (Section 108) provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and other physical development projects, including improvements to increase their resilience against natural disasters. The funds can be used by a designated public entity to undertake eligible projects, or, alternatively, can be loaned to a third-party developer to undertake the projects."

This definition comes from a website sponsored by HUD, <https://www.hudexchange.info/programs/section-108/section-108-program-eligibility-requirements/#overview> To view Manhattan's most recent Section 108 Loan application, visit <https://cityofmhk.com/DocumentCenter/View/41730>

Section 8 – Housing Choice Voucher Program "The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market...The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects...Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program."

For more information about Section 8 eligibility and how this program operates, visit https://www.hud.gov/topics/housing_choice_voucher_program_section_8

TIF – Tax increment financing, Through the establishment of a designated TIF district, the tax revenue from properties within said district are split into two separate types of revenues (base & incremental) that have different allocation guidelines and uses for the local government. This style of financing helps with land and property development.

This definition is provided by a guide from the Government Finance Officers Association. Read more here, <https://www.gfoa.org/sites/default/files/EOGTIF.pdf>

UDO – Unified Development Ordinance "A UDO is a regulatory tool that integrates existing zoning regulations, subdivision regulations and other applicable regulations and design guidelines for land use and development in Manhattan. The goal of the project is to implement recommendations identified in the Manhattan Urban Area Comprehensive Plan, identify opportunities to streamline the development review and approval process, create development regulations that use best practices for the economic, social and political climate today and in the future, and more."

This definition is provided by the [Unified Development Ordinance](https://cityofmhk.com/2843/Unified-Development-Ordinance) page on the city's website, <https://cityofmhk.com/2843/Unified-Development-Ordinance>

Zoning – "Zoning is a tool that most cities use to govern 'uses' (e.g. residential, commercial, or industrial), the size of buildings, and how buildings relate to their surroundings, including other buildings, open spaces, and the street."

For more information about the practice of zoning, see What is Zoning, <https://www.smgov.net/Departments/PCD/Zoning/What-is-Zoning/> For a complete list of Manhattan zoning regulations, see <https://cityofmhk.com/458/Manhattan-Zoning-Regulations>