

## Housing FAQs (July 3, 2018)

### **What are population trends in Manhattan? How does that break down into students, soldiers, short-contract workers?**

Data from the Greater Manhattan Project's Community Assessment indicate that the population is most heavily influenced by the near-by military base and troop movement. The next most influential factor for population is a significant university presence (Kansas State University), but to a far lesser extent. Overall, the population skews towards college age and young professional age groups." These age groups comprise a sizeable portion of both residents at Ft. Riley military base and K-State students in the Greater Manhattan Area. From 2010-2015, population growth was primarily derived from natural change (births minus deaths) and international migrations.<sup>1</sup>

### **What's the occupancy rate of Manhattan housing?**

The U.S. Census (2012-2016) reported a total of 20,740 occupied housing units in Manhattan, KS. Of that, 7,938 are owner-occupied while 12,802 are renter occupied. Roughly 89 percent of all housing units in Manhattan are occupied. An estimated 2,461 properties in Manhattan are vacant. Approximately 1.7 percent of owner-occupied properties are vacant, compared to a 9.2 percent vacancy rate for renter-occupied properties.<sup>2</sup>

### **How long do people in Manhattan stay at a single residence? <sup>2</sup>**

<i>Estimated Length of Stay at Current Residence (by unit)</i>	
<i>0-1 years</i>	<i>2,278</i>
<i>2-6 years</i>	<i>11,131</i>
<i>7-16 years</i>	<i>4,066</i>
<i>17-26 years</i>	<i>1,797</i>
<i>27-36 years</i>	<i>798</i>
<i>37 years or more</i>	<i>670</i>
<i>Total Occupied Units</i>	<i>20, 740</i>

### **What if a rental is affordable, but not safe or sanitary? What can be done?**

If you are the current resident of the rental property, you can contact the Code Services department of the City of Manhattan at (785)-587-4506 to schedule an inspection. If you are not the current resident, you will need to obtain permission from the current resident to have the property inspected. If the property is unoccupied, you will need to obtain permission from the landlord. A code inspection of the exterior of a property can always be requested, whether or not you are the current resident.<sup>3</sup>

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<sup>1</sup> Accessed 7/2/2018, [http://greatermanhattanproject.com/wp-content/uploads/GMP-Community-Assessment\\_July-2017\\_final.pdf](http://greatermanhattanproject.com/wp-content/uploads/GMP-Community-Assessment_July-2017_final.pdf)

<sup>2</sup> Accessed 7/2/2018, U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

<sup>3</sup> Accessed 7/2/2018, [www.CityofMHK.com/Code](http://www.CityofMHK.com/Code)

### ***How many people are homeless in Manhattan? How many of them are children?***

Accurate information on homelessness is difficult to gather, but there are a couple ways to gather estimates. One source is local non-profits. Manhattan Emergency Shelter, Inc. (MESI) served 707 unduplicated individuals in 2016.<sup>4</sup> This included housing individuals at the Caroline Peine Transitional Shelter, offering homelessness prevention services, and providing rapid re-housing assistance. Another measure of homelessness concerns homeless youth. The Kansas State Department of Education recorded 303 homeless students in the Manhattan-Ogden School District for the 2015-2016 school year.<sup>5</sup> Current estimates from the school district range between 300-400 homeless students.

### ***How long can people stay in emergency housing?***

Manhattan Emergency Shelter (MESI) offers a variety of emergency housing programs. According to Executive Director Emily Wagner, the emergency shelter tends to be the main access point for individuals to get into other programs that MESI offers. There is no fixed limit for how long individuals can stay in the emergency shelter. Length of stay is a case-by-case situation that is determined by various factors. They hope to get most individuals on their feet within 60 days but recognize that each situation is unique and therefore has a unique timeline.

### ***Where do people go to find subsidized affordable housing in Manhattan?***

The Manhattan Housing Authority (MHA) is the primary organization in Manhattan offering subsidized housing. Programs offered by the Housing Authority include a Public Housing Program, the Section 8 Housing Choice Voucher Program, and the Flint Hills Tax Credit Program.<sup>6</sup> Qualifications for these programs are based on income limits set annually by the Department of Housing and Urban Development (HUD).

Below are brief descriptions of each of these programs:

Public Housing Program - Provides housing to income qualified applicants. The Housing Authority currently has five properties totaling 202 units, with 1, 2, 3, and 4-bedroom units.

Section 8 Housing Choice Voucher (HCV) Program - Provides rental assistance to income qualified applicants who lease a rental unit from a private landlord. Tenants pay about 30 percent of their income toward rent, and any remaining cost is subsidized. The Section 8 HCV waiting list time is approximately 12 months.

Flint Hills Tax Credit Program - Provides rental housing to income qualified applicants at below market rents. The Housing Authority currently has property located at the corner of Manhattan and Kimball that has 1,2, 3 and 4-bedroom units.

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<sup>4</sup> Accessed 7/2/2018, <http://www.mesikansas.org/about-us.html>

<sup>5</sup> Accessed 7/2/2018, <http://www.ksde.org/Portals/0/Title/Homeless/Data-2015-2016KansasEHCY.pdf>

<sup>6</sup> Accessed 7/2/2018, <http://www.mhaks.com/index.html>