

COMMUNITY SOLUTIONS TO AFFORDABLE HOUSING
Saturday Study Circles 2018 Resource Materials (updated 9/14/2018)

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1. Manhattan information

[Affordable Housing in MHK Part 1: Local Perspectives](#)

Creator: Brandon C. Irwin, Healthy Communities Laboratory

Date: 04/30/17

Publisher: Healthy Communities Laboratory

URL: <https://healthycommunitieslab.org/2017/04/30/affordable-housing-in-mhk-part-1-local-perspectives/>

Date accessed: 07/24/18

SC2S-6

[Affordable Housing in MHK Part 2: The Hard Facts](#)

Creator: Brandon C. Irwin, Healthy Communities Laboratory

Date: 08/12/17

Publisher: Healthy Communities Laboratory

URL: <https://healthycommunitieslab.org/2017/08/12/affordable-housing-in-mhk-part-2-the-hard-facts/>

Date accessed: 07/24/18

SC2S-7

[City of Manhattan Neighborhood MHK \[maps and housing occupancy data 7/19/2018\]](#)

Creator: City of Manhattan Kansas, Community Development Department

Date: personal communication 07/19/18

Source: Compiled by Donna Schenck-Hamlin, Community Solutions to Affordable Housing, from .jpg and .pdf images provided by Chad Bunger, Community Development Department

SC2S-1

[Median appraised property values for housing units excluding apartments by Neighborhood MHK districts, 2012 and 2018](#)

Creator: Riley County Appraiser Office

Date: personal communication attachment, 7/26/18

Source: Donna Schenck-Hamlin, Community Solutions to Affordable Housing, adapted from Excel worksheet provided by Alan Todd, Riley County Appraiser Office
SC2S-2

[Analysis of Impediments to Fair Housing 2015-2019](#)

Creator: City of Manhattan Kansas

Date: N.D.

Publisher: City of Manhattan Kansas

URL: <https://cityofmhk.com/DocumentCenter/View/34768/Analysis-of-Impediments-to-Fair-Housing-2015-2019?bidId=>

Date accessed: 07/24/18

SC2S-4

[Out of Reach 2018: Kansas](#)

Creator: National Low Income Housing Coalition

Date: N.D.

Publisher: National Low Income Housing Coalition

URL: <http://nlihc.org/oor/kansas>

Date accessed: 07/24/18

SC2S-8

[Attractive Quality of Life, but is it Sustainable? 4. In: Community Assessment – Greater Manhattan \(KS\) Project p.46-61.](#)

Creator: Market Street Services, Inc.

Date: July 2017

Publisher: Greater Manhattan Project

URL: http://greatermanhattanproject.com/wp-content/uploads/GMP-Community-Assessment_July-2017_final.pdf

Date accessed: 07/24/18

SC2S-5

[Occupancy Characteristics 2012-2016 American Community Survey 5-year Estimates](#)

Creator: United States Census Bureau

Date: 2016

Publisher: United States Census Bureau: American FactFinder

URL: Accessed by search for Manhattan KS

from <https://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

Date accessed: 07/24/18

SC2S-9

[Mapping America's Rental Housing Crisis: Riley County, KS 2000-2014](#)

Creator: Urban Institute

Date: April 27, 2017

Publisher: Urban Institute

URL: <https://apps.urban.org/features/rental-housing-crisis-map/detail.html?fips=20161> Accessed by search for Riley County from <https://apps.urban.org/features/rental-housing-crisis-map/>

Date accessed: 07/24/18

SC2S-10

2. Defining Affordability and Related Standards

[Affordable Housing](#)

Creator: U.S. Department of Housing and Urban Development

Date: N.D.

Publisher: U.S. Department of Housing and Urban Development

URL: https://www.hud.gov/program_offices/comm_planning/affordablehousing/

Date accessed: 07/24/18

SC2S-11

[Why the 30 Percent of Income Standard for Housing Affordability?](#) Pg. 1-2 In: Who Can Afford to Live in a Home?: A look at data from the 2006 American Community Survey

Creator: Mary Schwartz, Ellen Wilson, U.S. Census Bureau

Date: 2007

Publisher: U.S. Census Bureau

URL: <https://www.census.gov/housing/census/publications/who-can-afford.pdf>

Dated accessed: 01/04/2018

SC2S-12

[What is the Right to Adequate Housing?](#) Pg. 3-15 In: The Right to Adequate Housing (Fact Sheet 1, Rev. 1)

Creator: United Nations, Office of the High Commissioner for Human Rights

Date: May 2014

Publisher: United Nations, Office of the High Commissioner of Human Rights

URL: https://www.ohchr.org/Documents/Publications/FS21_rev_1_Housing_en.pdf

Date accessed: 07/24/18 SC2S-13

[Suitable Housing Options for Your Special Needs](#)

Creator: Michael W. Bartnik

Date: N.D.

Publisher: SpecialNeeds.com

URL: <http://www.specialneeds.com/legal-and-trustees/general-special-needs/suitable-housing-options-your-special-needs>

Date accessed: 07/24/18

SC2S-14

[Housing Suitability](#)

Creator: Statistics Canada

Date: 01/04/16

Publisher: Statistics Canada

URL: <http://www12.statcan.gc.ca/nhs-enm/2011/ref/dict/households-menage029-eng.cfm>

Date accessed: 07/24/18

SC2S-15

[Reflections on the Experiences of People Living with Housing Cost-burden in Manhattan, Kansas area](#)

Creator: Community Solutions to Affordable Housing research team

Date: 10/08/18

Publisher: N/A Unpublished research

SC3S-26

Summary: The excerpts in this summary are drawn from ten interviews that relate to cost-burden in some way. This set of interviews is part of a larger project to gather a broad spectrum of experiences around housing in the Manhattan, Kansas area. The interviews here come from a larger set (fifteen total) conducted by the Community Solutions to Affordable Housing research team during 2017-2018. Each participant's identity is concealed. Only the individual's role in relation to housing is revealed. The full notation of each interview is much longer and includes other content. The summaries are brief excerpts that focus only upon themes relevant to affordable housing and the experience of living with cost burden.

[Real Trends: The Future of Real Estate in the United States \[See pg. 22-40 on Affordable Housing\]](#)

Author: Saiz, Albert ; Salazar, Arianna

Date: N.D.

Source: Urban Economics Lab, Center for Real Estate

URL: <https://www.capitalone.com/commercial/decomm/media/doc/commercial/capital-one-real-trends-real-estate.pdf>

Date accessed: 8/12/2018

SC3S-21

Summary: Approaches to affordable housing in the real estate market are described, including adaptive reuse; Industrial Second-tier cities; Inclusionary up-zoning; Densification, infill and reduction of NIMBY pressures; Comprehensive suburban master planning and place making; Micro-units; Tiny Homes; Co-living; Sweat equity; Building cooperatives; Mixed for-profit non-profit development; Dual construction markets; Cost-effective construction practices and materials; Developing rental contract markets and organizations.

3. Other Cities Examples

[More Background on the Shortage of Affordable Housing in Lawrence](#)

Creator: Justice Matters

Date: N.D.

Publisher: justicemattersinkansas.org

URL: http://www.justicemattersinkansas.org/more_info

Date accessed: 07/23/18

SC2S-16

[Providing for Usable Open Space for Multifamily Developments](#)

Creator: Bob Bengford

Date: 03/01/12

Publisher: Municipal Research and Services Center (website)

URL: <http://mrsc.org/Home/Stay-Informed/MRSC-Insight/Archives/Providing-for-Usable-Open-Space-for-Multifamily-De.aspx>

Date accessed: 07/24/18

SC2S-3

[Ithaca Information](#)

Creator: Donna Schenck-Hamlin

Date: June 2018

Source: Resources gathered during research visit to Ithaca NY, May 31 – June 3 2018

URL: <http://www.k-state.edu/cecd/civic/csah/Ithaca%20information.pdf>

Date accessed: 08/17/2018

SC3S-34

Summary: Links to organizations, news stories, and projects for affordable housing in a community with many parallels to the Manhattan housing economy.

SEE ALSO:

[Wednesday readings](#), "Other Cities' Programs, Zoning & Neighborhood Revitalization"

4. Transportation

[ATA Bus Fixed Routes](#) From: Welcome to your new aTa Bus System

Creator: Flint Hills Area Transportation Agency (aTa)

Date: May 2018

Publisher: Flint Hills Metropolitan Planning Association

URL: http://docs.wixstatic.com/ugd/5b8c10_c9637455dc7446e58295cf37af6f0c9b.pdf Available from <http://www.flinthillsmpto.org/atamhk>

Date accessed: 07/24/18

SC2S-17

[aTa Bus Ridership](#)

Creator: Flint Hills Area Transportation Agency (aTa)

Date: N.D.

Publisher: Flint Hills Metropolitan Planning Organization

URL: <http://www.flinthillsmpto.org/ata-ridership>

Date accessed: 07/24/18

SC2S-18

[Walking and Bicycling](#)

Creator: Flint Hills Metropolitan Planning Organization

Date: N.D.

Publisher: Flint Hills Metropolitan Planning Organization

URL: <http://www.flinthillsmpto.org/walking-and-bicycling>

Date accessed: 07/24/18

SC2S-19

[2016 Bicycle & Pedestrian Counts](#)

Creator: Flint Hills Metropolitan Planning Organization

Date: N.D.

Publisher: Flint Hills Metropolitan Planning Organization

URL: http://docs.wixstatic.com/ugd/5b8c10_a467bdcfba904681a8401694c3b2204c.pdf

Date accessed: 07/24/18

SC2S-20

[Green Apple Bikes Summary](#)

Creator: Rod Harms

Date: 07/15/18

Source: Personal correspondence [email] between Katie Kingery-Page, Community Solutions to Affordable Housing, and Rod Harms, President of Civitas Group

SC2S-21

5. Solutions – vulnerable populations

Homeless

[Housing First in Permanent Supportive Housing](#)

Creator: Anonymous

Date: N.D.

Source: Housing and Urban Development

URL: <https://www.hudexchange.info/resources/documents/Housing-First-Permanent-Supportive-Housing-Brief.pdf>

Date accessed: 8/8/2018

SC3S-1

Excerpt: “Housing First is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements. Supportive services are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatment goals prior to permanent housing entry.”

[Permanent Supportive Housing](#)

Creator: National Alliance to End Homelessness

Date: N.D.

Source: National Alliance to End Homelessness

URL: <https://endhomelessness.org/ending-homelessness/solutions/permanent-supportive-housing/>

Date accessed: 8/8/2018

SC3S-2

Excerpt: “Permanent supportive housing is a proven solution to homelessness for the most vulnerable chronically homeless people. It pairs housing with case management and supportive services... Permanent supportive housing is an intervention that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless people. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment and employment services.”

[Fact Sheet: Housing First](#)

Creator: <http://endhomelessness.org/wp-content/uploads/2016/04/housing-first-fact-sheet.pdf>

Date: April 2016

Source: National Alliance to End Homelessness

URL: <http://endhomelessness.org/wp-content/uploads/2016/04/housing-first-fact-sheet.pdf>

Date accessed: 8/9/2018

SC3S-3

Excerpt: “Two common program models follow the Housing First approach but differ in implementation. Permanent supportive housing (PSH) is targeted to individuals and families with chronic illnesses, disabilities, mental health issues, or substance use disorders who have experienced long-term or repeated homelessness. It provides longterm rental assistance and supportive services. A second program model, rapid re-housing, is employed for a wide variety of individuals and families. It provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and remain housed. The Core Components of rapid re-housing—housing identification, rent and move-in assistance, and case management and services—operationalize Housing First principals.

[Heartland Housing Initiative](#) [Kansas]

Creator: Mental Health America of the Heartland

Date: N.D.

Source: Mental Health America of the Heartland

URL: <http://mhah.org/what-we-do/housing/>

Date accessed: 8/9/2018

SC3S-4

Excerpt: "The Heartland Housing Initiative increases access to permanent, safe, decent and affordable supportive housing options for individuals with a mental health diagnosis in the bi-state region. The Initiative's programs are based on successful, nationally recognized supportive housing models and include both agency-owned properties and leased units provided by partnered landlords....MHAH partners with private landlords throughout rural Kansas to provide permanent supportive housing for chronically homeless individuals with a mental health diagnosis. Blaylock Residences is comprised of eleven scattered housing sites located in Emporia, Ottawa and Manhattan."

[Taking Integrated Permanent Supportive Housing \(PSH\) to Scale: The Louisiana PSH Program](#)

Creator: Arienti, Francine; Knisley, Marti

Date: February 2012

Source: Technical Assistance Collaborative

URL: <http://www.tacinc.org/media/10896/Louisiana%20Brief.pdf>

Date accessed: 8/9/2018

SC3S-5

Excerpt: "Louisiana's PSH program, which was modeled after a similar program created in North Carolina, was a critical part of the state's Road Home hurricane recovery plan following hurricanes Katrina and Rita in 2005. The program has had national policy significance due to several unique features that set it apart from most communities' PSH approaches which rely on a provider-by-provider strategy to develop and manage access to PSH units. Through state-level policy and partnerships that systematically offer access to a pipeline of integrated affordable housing units, and local infrastructure for outreach and service coordination, Louisiana has created an innovative and replicable PSH approach that is sustainable with mainstream affordable housing and services funding."

[Utah Reduced Chronic Homelessness By 91 Percent; Here's How](#)

Creator: McEvers, Kelly

Date: December 10, 2015

Source: All Things Considered

URL: <https://www.npr.org/2015/12/10/459100751/utah-reduced-chronic-homelessness-by-91-percent-heres-how>

Date accessed: 8/9/2018

SC3S-6

Summary: The state of Utah received considerable press from 2012-2017 as it implemented and evaluated a housing first program. The program was intended to reduce chronic homelessness through providing free or very reduced housing to chronically homeless individuals.

The program has been fairly complex to establish and implement. The results are not yet entirely clear, but this article and the one below give a snapshot of the early reflection upon the program.

[Think Utah Solved Homelessness? Think Again](#)

Creator: Corinth, Kevin

Date: December 6, 2017

Source: Huffingtonpost.com

URL: https://www.huffingtonpost.com/kevin-corinth/think-utah-solved-homeles_b_9380860.html

Date accessed: 8/9/2018

SC3S-7

Excerpt: "I spent some time studying Utah's data and found that the miraculous 91 percent reduction in chronic homelessness appears to be driven by changes in how people were counted, rather than by how many there were. ... This doesn't mean that Utah has failed its homeless residents. It just means that the state's data have been used to spin the tempting but unrealistic narrative that ending homelessness is as simple as giving homes to homeless people...To be fair, Utah has done a lot of good things. The state has rightly focused most intensely on the homeless who sleep on the streets and who have serious problems with mental illness and addiction. Hundreds of people have been moved from the street and shelters into housing. Whether the overall numbers have plummeted the way Utah reports should not distract from these positive steps."

A Big Win: House Committee Passes the Homeless Children and Youth Act (H.R. 1511/ S 611)

Creator: SchoolHouse Connection

Date: July 30, 2018

Source: SchoolHouse Connection

URL: <https://www.schoolhouseconnection.org/a-big-win-house-committee-passes-the-homeless-children-and-youth-act/>

Date accessed: 08/09/2018

SC3S-31

Excerpt: "The Homeless Children and Youth Act (HCYA) would remove barriers to HUD homeless assistance for families and youth by 1) aligning HUD's definition of homelessness with other federal agencies; 2) allowing HUD homeless assistance funds to be used to meet local needs; and 3) increasing visibility through data transparency."

Homelessness: They Just Don't Get It

Creator: Dickerson, Destiny

Date: July 23, 2018

Source: SchoolHouse Connection

URL: <https://www.schoolhouseconnection.org/homelessness-they-just-dont-get-it/>

Date accessed: 08/09/2018

SC3S-32

Excerpt: "Homelessness isn't some distant phenomenon that you see visibly only on the streets of Los Angeles or New York. Homeless people are everywhere. I went to a rich school in an affluent area, but I was still homeless. I did not sleep in a tent, or on a park bench, but I was still homeless. There are many students and people who are living just like me and deserve to be validated in their homeless status."

Bipartisan bill would help homeless children and youth

Creator: Duffield, Barbara; Baldari, Cara

Date: 07/24/2018

Source: The Hill

URL: <http://thehill.com/blogs/congress-blog/politics/398489-bipartisan-bill-would-help-homeless-children-and-youth>

Date accessed: 08/09/2018

SC3S-33

Excerpt: "Recognizing the lived reality of family and youth homelessness, many federal program programs--public education, Head Start programs, Runaway and Homeless Youth Act programs, Violence Against Women Act programs, and other programs—therefore use a definition of homelessness that encompasses the variety of homeless situations a family or youth may face. Unfortunately, the U.S. Department of Housing and Urban Development (HUD) does not. HUD's definition of homelessness is tailored to stereotypical adult homelessness, largely recognizing only

people living on the streets or in shelters as homeless. This exclusive definition creates real barriers to homeless assistance for youth and families, and keeps them invisible in local, state, and national data. . . . In a rare display of bicameral bipartisanship, lawmakers have come together to address these challenges through the Homeless Children and Youth Act (S. 611/H.R. 1511). Led by Sens. Dianne Feinstein (D-Calif.) and Rob Portman (R-Ohio) and Reps. Steve Stivers (R-Ohio) and Dave Loebsack (D-Iowa), this common sense legislation will align HUD's definition of homelessness with those of other federal agencies and permit communities to use HUD homeless funding more flexibly to assess and serve the most vulnerable homeless children, youth and families identified in their area. It also allows communities to provide assistance using models tailored to the unique needs of each homeless population in their community, including those most appropriate and effective for youth and families."

[Education for Homeless Children and Youth \[Kansas 2015-2016 data by school district\]](#)

Creator: Kansas State Department of Education

Date: November 28, 2016

Source: Kansas State Department of Education

URL: <https://www.ksde.org/Portals/0/Title/Homeless/Data-2015-2016KansasEHCY.pdf>

Date accessed: 2/17/2018

SC3S-35

Summary: Shows 303 homeless children enrolled in USD 383 Manhattan – Ogden.

[Making an Effort to Change Homelessness in Manhattan](#)

Creator: Broddle, Sarah

Date: April 27, 2015

Source: The Collegian

URL: <https://www.kstatecollegian.com/2015/04/27/making-an-effort-to-change-homelessness-in-manhattan/>

Date accessed: 08/17/2018

SC3S-36

Excerpt: "An American Community Survey conducted for the 2007-09 time period said the poverty rate in Manhattan was 32 percent. Recent counts indicate, however, that as much as 43 percent of the Manhattan population is living in poverty, according to Stan Ward, coordinator of federal and state programs and grants at Manhattan-Ogden Unified School District 383. A direct result from living in poverty can be homelessness. Many of these families do what is called "doubling up." This is when multiple families occupy a space that is typically meant for one family. Resources become too scarce to provide for everyone, so this is considered homelessness under the McKinney-Vento Homeless Assistance Act. The Manhattan Emergency Shelter is a local organization using its efforts to aid this demographic of people."

[Manhattan Area Maintains High Rate of Homelessness](#)

Creator: Cook, Danielle

Date: April 8, 2016

Source: The Collegian

URL: <https://www.kstatecollegian.com/2016/04/08/manhattan-area-maintains-high-rate-of-homelessness/>

Date accessed: 08/17/2018

SC3S-37

Excerpt: "The median home price in Manhattan is \$173,200 with a median rent cost of \$800, where Kansas' overall median home price is \$127,400 with a median rent cost of \$715, according to areavibes.com, a website that calculates and compares living conditions of U.S. cities and towns.

The Manhattan Emergency Shelter, Inc., located at 416 S. Fourth St., serves as a transitional shelter environment for the homeless of Manhattan. According to Jesse Ochs, senior in social work and practicum case worker at the shelter, many who work there speculate that the city's high housing cost and general cost of living play a part in its high rate of homelessness. The shelter's website details several contributing factors to Manhattan's homelessness population, including waiting lists and strict acceptance guidelines for public housing, as well as competition with college students and military members for local housing. 'Landlords are reluctant to take the risk of leasing to a homeless individual or family when more fiscally sound renters are available,' the website states. 'As a result, MESI clients often rent overpriced, sub-standard units which perpetuate instability and homelessness'."

Seniors

[Aging in Community: Inside the Senior Cohousing Movement](#)

Creator: Johnson, Cat

Date: December 6, 2016

Source: Resilience

URL: <https://www.resilience.org/stories/2016-12-06/aging-in-community-inside-the-senior-cohousing-movement/>

Date accessed: 9/12/2018

SC3S-27

Summary: Interview with Anne P. Glass, professor and gerontology program coordinator at the University of North Carolina, Wilmington, about the current state of senior cohousing.

[Elder cohousing: The Epitome of Aging in Community](#)

Creator: Glass, Anne P.

Date: February 6, 2014

Source: American Society on Aging

URL: <http://www.asaging.org/blog/elder-cohousing-epitome-aging-community>

Date accessed: 8/12/2016

SC3S-28

Excerpt: "Intentional communities of elders who choose to not just live in close proximity, but also to share meals and keep a close eye on each other, have seen an upsurge in the past decade in the United States. ... These communities differ from other types of retirement communities and should not be confused with assisted living or skilled nursing facilities, because they are planned and managed by residents, and purposefully designed to promote social contact. They offer residents many benefits, including companionship, mutual support, and a better aging experience by intentionally aging together." [Four specific communities are described and compared in this article.]

[College Students are Living Rent-Free in a Cleveland Retirement Home](#)

Creator: Hansman, Heather

Date: October 16, 2015

Source: Smithsonianmag.com

URL: <https://www.smithsonianmag.com/innovation/college-students-are-living-rent-free-in-cleveland-retirement-home-180956930/>

Date accessed: 08/12/2018

SC3S-29

Excerpt: “Studies have shown that there are huge health benefits to the elderly—from fighting dementia to regulating blood pressure —that come from social contact with younger people. Meanwhile, college students are struggling with increasing college debts and housing costs. ...Tieu, who is a second-year master’s student at the Cleveland Institute of Music, is one of five students living at Judson Manor, as part of an artist-in-residence program. The students, who all qualify for some financial need, live rent free with the 120 elderly residents of the revamped 1920s hotel. In exchange for a room, they perform solo recitals every few months as well as weekend and impromptu concerts. ...The students participate in concrete ways—leading art therapy classes to help residents with dementia, for instance—but they also just hang out, which can be even more valuable. Many of the residents, like Tieu and Berick, have developed close relationships.”

[Gerontology: Adding an Empowerment Paradigm](#)

Creator: Haber, David

Date: June 2009

Source: Journal of Applied Gerontology 28(3):283-297

URL: <https://doi.org/10.1177%2F0733464808331024>

Date accessed: 8/12/2018

SC3S-30

Summary:

"Gerontology educators, practitioners, and researchers will need to collaborate with boomers who have a history of creating change and are likely to redefine retirement. This article describes the boomer cohort, provides a brief summary of an empowerment paradigm, offers six examples of movements that are beginning to empower boomers, and ends with a call to action." [Of particular interest to this project is the segment "From Aging in Place and in Isolation to Intentional Communities" which describes virtual villages and different models of elder cohousing.]

6. Solutions – student residents

In many college communities, both in the United States and elsewhere, students have organized to collectively seek housing, renting or buying the housing, and offering it at below market rates to members of the co-operative organization. Such housing co-ops, as they are known, have varied histories and structures. The resources collected here give a snapshot of what student-run housing co-operatives are...why they have been established and what are the benefits to the co-operative members.

[Minneapolis Student Housing & Co-op Apartments](#)

Creator: Riverton Community Housing

Date: N.D.

Source: Riverton Community Housing

URL: <https://www.riverton.org/>

Date accessed: 8/10/2018

SC3S-8

Excerpt: “We provide our residents the unique opportunity to live in residences operating under the cooperative principles, which means members can be involved with the decision making process for their co-op.”

[What is Cooperative Housing?](#)

Creator: Cooperative Housing at University of Maryland (CHUM)

Date: 8/10/2018

Source: Cooperative Housing at University of Maryland (CHUM)

URL: <http://chum.coop/about.html>

Date accessed: 8/10/2018

SC3S-9

Excerpt: “A zero-equity housing cooperative is a not-for-profit organization that seeks to provide affordable housing and foster community among residents through shared meals, chores, and events. Housing cooperatives are always democratically owned and managed by their members. ... You may have heard of housing cooperatives in New York or other cities in which residents own a condo or apartment and engage with other members in the collective management of the apartment complex or community. Individuals hold title to condos or other units and can sell their units at a profit. While this has some similarities to our model, namely member ownership and management, it is very different – in the model we practice, the nonprofit organization that members run holds title to property, not individuals, and the organization cannot sell property at a profit. Hence, it is a zero-equity model.”

[No More Landlords | Student Co-op Homes](#) (video)

Creator: Co-operatives UK

Date: March 20, 2018

Source: Co-operatives UK

URL: <https://youtu.be/Kh8iRbaYhGk>

Date accessed: 8/10/2018

SC3S-10

Excerpt: “Across the world students are taking back control of their housing by starting housing co-ops that they own and run.”

[Student co-ops open their doors to tackle sky-high accommodation costs](#)

Creator: Lunn, Emma

Date: September 17, 2015

Source: The Guardian U.S. edition

URL: <https://www.theguardian.com/money/2015/sep/07/student-co-ops-tackle-accommodation-costs-rent-property>

Date accessed: 8/10/2018

SC3S-11

Excerpt: “...members of the Sheffield Student Housing Co-operative (SSHC) are pitching it as a way for a handful of students to not only escape sky-high costs, but to make a student house a real home where democracy rules. Housemates living in the co-operative will manage the property themselves and pay ... around half the rent charged for some university-run accommodation in the city.”

[Housing Co-op Equity Models](#)

Creator: North American Students of Cooperation (NASCO)

Date: N.D.

Source: North American Students of Cooperation (NASCO)

URL: <https://www.nasco.coop/development/handbook/equity>

Date accessed: 8/10/2018

SC3S-12

Excerpt: “There are a few different ways to categorize housing coops, which generally relate to how they deal with their ownership structure and who they are intended to serve. This article is intended to give a quick overview of some of the more common models of housing coop equity, and explain a bit about how they differ from one another.”

7. Solutions – rental regulation

MHK - Current Information on Rental Registration (mandatory) and Rental Inspection (voluntary or by occupant complaint)

All of the material in this section was accessed through the City of Manhattan, KS website in August 2018. The material presents a snapshot of the current responsibilities of landlords and tenants.

Manhattan passed a mandatory rental inspection ordinance in 2009 and began implementing it the same year. However, following an election cycle establishing new city commission members, the rental inspection ordinance was dismantled. The city currently has a rental registration program, the opportunity for voluntary inspection, and the possibility of inspection following tenant complaint.

Tenant Responsibilities

Creator: City of Manhattan Kansas

Date: August 1, 2017

Source: City of Manhattan Kansas

URL: <https://cityofmhk.com/2801/Tenants>

Date accessed: 8/10/2018

SC3S-13

Excerpts: "Abide by the lease terms, including number of roommates/tenants allowed (no more than 4 unrelated people can live in the same dwelling, according to city ordinance); Take an inventory of the premises within 5 days of occupancy. Keep a written copy that has been signed by both landlord and tenant; Allow owner access to make repairs at reasonable times; Take trash cans to the curb for trash collection day, then roll them back off the curb after trash has been collected."

Landlord Responsibilities

Creator: City of Manhattan Kansas

Date: N.D.

Source: City of Manhattan Kansas

URL: <https://cityofmhk.com/2839/Landlords>

Date accessed: 8/10/2018

SC3S-14

Excerpts: " All housing must comply with the International Property Maintenance Code; Inventory of the premises must be conducted with the tenant and recorded in writing; Written inventories must be signed by both tenant and landlord and completed within 5 days of occupancy; If a security deposit is to be returned to the tenant, it must be returned within 30 days of lease termination."

Check Your Home: a Guide to Property Maintenance for Renters, Landlords, & Homeowners

Creator: City of Manhattan Kansas

Date: N.D.

Source: City of Manhattan Kansas

URL: <https://cityofmhk.com/DocumentCenter/View/6723/Check-Your-Home?bidId=>

Date accessed: 8/10/2018

SC3S-15

Contents: Interior Maintenance; Kitchen Compliance; Bathroom Compliance; Smoke Detectors; Occupancy Requirements; Basement Compliance; Around Your Home; Exterior Maintenance; Landlord Responsibilities; Tenant Responsibilities; Remodeling and Repairs; Contact Information.

Inspections

Creator: City of Manhattan Kansas

Date: N.D.

Source: City of Manhattan Kansas

URL: <https://cityofmhk.com/2841/Inspections>

Date accessed: 8/10/2018

SC3S-16

Contents: Interior & Exterior Inspection Checklist; Top 10 Violations Found; ReportIt! App

[Request an interior inspection \[online request form\]](#)

Creator: City of Manhattan Kansas

Date: July 12, 2017

Source: City of Manhattan Kansas

URL: <https://cityofmhk.com/formcenter/code-services-11/request-an-interior-inspection-74>

Date accessed: 8/10/2018'

SC3S-17

Excerpt: "Tenants have the right to request an interior inspection of their home or apartment if they believe unsafe living conditions could be present. By completing this form, you understand that the inspection is focused on ensuring your living space is in compliance with minimum property maintenance standards and in compliance with city code."

[Rental Registration](#)

Creator: City of Manhattan Kansas

Date: January 16, 2018

Source: City of Manhattan Kansas

URL: <https://cityofmhk.com/1474/Rental-Registration>

Date accessed: 8/10/2018

SC3S-18

Excerpt: "The map shows all currently registered properties with the City of Manhattan through the Residential Rental Registration Program. Currently registered refers to those registration applications that have been reviewed by city staff and have completed the registration process. Registration is required by ordinance in order to rent a dwelling unit. "

Information on Lawrence, KS Rental Registration and Rental Inspection (mandatory) as well as other peer college communities

Due to the passage of a state law which sought to limit the ability of local jurisdictions to establish rental inspection programs for health, safety and welfare, many people in Manhattan now believe rental inspection cannot be mandated. However, Lawrence, KS, a city that implemented mandatory inspection prior to the passage of KS Senate Bill 366 (now Kansas Statute 12-16,120) is an interesting test case. Officials in Lawrence maintain that their policies for seeking tenant permission before inspecting allow their rental inspection program to function within the law.

These articles from mainstream, recognized journalistic sources explain the challenge to rental inspection posed by State Law. They also provide some detail on the Lawrence rental registration and inspection program. In addition, the *Collegian* article provides some information on some of the more negative conditions faced by tenants in Manhattan, KS.

A cursory look at other Big 12 school communities (see Oklahoma newspaper article) reveals a wide variety of local regulatory conditions. Some have inspection programs like Lawrence, and some do not.

[Answers about Lawrence's proposed rental licensing and inspection program](#)

Creator: Lawhorn, Chad

Date: March 24, 2014

Source: Lawrence Journal World

URL: <http://www2.ljworld.com/news/2014/mar/24/questions-and-answers-about-citys-proposed-rental/>

Date accessed: 08/10/2018

SC3S-19

Summary: FAQs on the proposed program.

[Lawrence rental licensing and inspection program won't be affected by new Kansas law, city says](#)

Creator: Wentling, Nikki

Date: June 16, 2016

Source: Lawrence Journal World

URL: <http://www2.ljworld.com/news/2016/jun/16/lawrence-rental-licensing-and-inspection-program-w/>

Date accessed: 08/10/2018

SC3S-20

Excerpt: "Senate Bill 366, which goes into effect July 1, in part prohibits cities from inspecting a rental dwelling without the occupant's consent. Since Gov. Sam Brownback signed the bill in May, there has *been some question as to whether the new law would wipe out Lawrence's program*. . . . Lawrence's ordinance on rental inspections requires residential property owners to obtain licenses before they can lease property to tenants. It calls on properties to be inspected on a three-year cycle, and if violations are found, the city does a re-inspection...Kansas' new law disallows cities from enforcing residential property licensing ordinances in which consent of the tenants is not required."

[Kansas Statutes Chapter 12. Cities and Municipalities §,120 12-16,138. Prohibiting periodic interior inspections of residential property; exceptions](#)

Creator: Kansas Office of Revisor of Statutes

Date: 2016

Source: Kansas Office of Revisor of Statutes

URL: https://www.ksrevisor.org/statutes/chapters/ch12/012_016_0138.html

Date accessed: 08/10/2018

SC3S-22

Excerpt: "(a) No city or county shall adopt, enforce or maintain a residential property licensing ordinance or resolution which includes a requirement for periodic interior inspections of privately owned residential property for city or county code violations **unless the lawful occupant has consented to such interior inspections** [emphasis is ours]. This subsection shall not apply to inspections of mixed-use residential and commercial property. This subsection shall not prohibit a city or county from conducting plan reviews, periodic construction inspections or final occupancy inspections as required by building permits.

(b) Any lawful occupant residing in privately owned residential housing located within the corporate limits of a city may request an inspection at any time by the city or, if the property is located in the unincorporated area of the county, by the county to determine code violations."

[City Commission \[Manhattan Kansas\] Hears Strong Response to Rental Inspection Program](#)

Creator: Barnes, Austin

Date: November 10, 2015

Source: KMAN

URL: <https://1350kman.com/landlords-are-crooks-and-students-are-idiots-city-commission-hears-strong-public-response-to-rental-inspection-program/>

Date accessed: 08/10/2018

SC3S-23

Excerpt: "The discussion of mandatory rental inspections in the city of Manhattan, has come up at least six times in the last 35 years....City Commissioners approved a similar rental inspection program in 2009, under the following ordinance guidelines; 1.) An initial onetime registration fee of \$20 per dwelling unit (the registration database is still in existence but has not been updated since 2011); 11,714 dwelling units were registered. 2.) A license issued upon registration and contingent on future compliance. If the license was suspended or revoked, the property could not be occupied until compliance was achieved. 3.) An inspection fee of \$65 per unit payable in the year of inspection; 1,015 units were inspected up to the time of repeal. After the initial inspection, units would be inspected based on violations, anywhere from one to five years which would require less fees be paid in the long term by compliant units. 4.) The rental license and an educational poster were required to be posted in each unit. 5.) A reduced scope of the already adopted property maintenance code formed the stand 6.) 11,714 units registered to take part in the 2009 program, but ultimately a total of only 1,015 were inspected and the program was repealed in 2011."

[Living with Bats: City Commissioner Pushes Rental Inspection Guidelines](#)

Creator: Johlman, Hannah

Date: February 7, 2017

Source: The Collegian

URL: <https://www.kstatecollegian.com/2017/02/07/living-with-bats-city-commissioner-pushes-rental-inspection-guidelines/>

Date accessed: 08/10/2018

SC3S-24

Excerpt: "Karen McCulloh, Manhattan City Commissioner, said she has numerous stories from students who have lived in subpar housing. ...On Jan. 31, McCulloh spoke to Kansas State's advanced news and feature writing class on a variety of topics, including her hope to pass rental inspection guidelines. McCulloh said she hopes to soon pass requirements that all rental properties be registered and inspected by the city's Code Services Department. Jack McHugh, junior in mass communications and director of Off Campus Housing Support, has been involved with implementing city regulations for rental properties....McHugh has been an advocate for the registering of rental properties, having led focus groups with landlords and attending city commission meetings to be a voice for K-State students. Although he said he wishes there were stricter regulations for landlords to follow, McHugh looks forward to seeing the register in place."

[Stillwater not only Big 12 community to consider zoning limits on unrelated occupants](#)

Creator: O'Bannon, Ricky

Date: July 2, 2011

Source: Stillwater News Press

URL: http://www.stwnewspress.com/news/local_news/stillwater-not-only-big-community-to-consider-zoning-limits-on/article_e17f407b-9269-5a15-a28c-4e9e15544517.html

Date accessed: 08/10/2018

SC3S-25

Excerpt: "In the Big 12 Conference, including current and former entries...University of Colorado and University of Nebraska, eight of 12 college communities other than Stillwater — including both Bryan and College Station, Texas, which are home to Texas A&M University — have some measure in place limiting the number of unrelated tenants to three or fewer. An additional three college towns in the Big 12 place the limit at four. One large question for all cities with occupancy ordinances is how to provide

enforcement. Most enforcement is done through complaints lodged by neighbors of possible violators. Many Big 12 towns have rental registration requirements and some provide regular inspection."