

FINDING COMMON GROUND

Community Solutions to Affordable Housing

**Leadership Studies Building, Kansas State University
May 4, 2019**

PROGRAM

2:45	Registration open, Refreshments	Room 126
3:00	Welcome, Introductions, and Outline of Activities	
3:15	World Café Housing Interest Group Visits	Room 127
3:50	CSAH Project Background and World Café Values	Room 126
4:20	Solutions Discussion (Select one that interests you)	
	Rental Code Enforcement	Room 111
	Neighborhood Revitalization	Room 112
	Community Housing Trust	Room 113
4:50	Discussion Reports and Summer Opportunities	Room 126
5:00	Adjourn	

Facilitators:

Donna Schenck-Hamlin, K-State Center for Engagement and Community Development
Brandon Irwin, Flint Hills Wellness Coalition
Susmita Rishi, K-State Landscape Architecture & Community and Regional Planning
Katie Kingery-Page, K-State Landscape Architecture & Community and Regional Planning

Community and Student Collaborators:

Phil Anderson, Anderson B&B
Calvin Horne, K-State Master's candidate, Communication Studies
McKenna Parker, K-State Senior, Chemical Sciences and Nutritional Sciences
Emma-Quin Smith, K-State Master's candidate, Regional and Community Planning

World Café Housing Interest Group Tables:

Flint Hills Association of Realtors (FHAR) – Eileen Meyer
Flint Hills Metropolitan Planning Organization & ATA Bus – Stephanie Peterson, Mike Wilson
Manhattan Area Habitat for Humanity (MAHFH) – Karmen Davenport
Manhattan Area Housing Partnership (MAHP) – Jill Jacobi, Christopher Bailey
Manhattan Area Technical College (MATC) – Richard Berndt
Manhattan Emergency Shelter, Inc. (MESI)
Manhattan Housing Authority (MHA) – Joann Sutton
Region Reimagined – Christy Rodriguez, Tracy Anderson
Renters Together – Theo Stavropoulos, Corbin Sedlacek
Room 127 World Café

The objective of a World Café is to maximize contact by visits to as many tables as you can within a short time. Each table is hosted by a Housing Interest Group, and has a **Values Matrix** they will invite you to examine while you talk with them about their interests and approach to housing. Before you visit, review the **list of values** below, compiled from all groups. Mark those that are most important to you as you think about housing now. Then, at each table you may add colored dots to value terms you find on their matrix, if your own values match theirs. You may also add small post-it notes with other words not found on this list, reflecting your housing values.

accessibility accountability advocacy affordability assistance choice/options community involvement community outreach community vitality compassion democratic participation dignity diversity economic development efficiency entrepreneurship equity ethics	faith-based financial solvency growth habitability health equity home ownership hope housing rights innovation jobs low-income minorities mobility partnerships professionalism property maintenance quality of life quality of place	renters safety self-sufficiency seniors shelter skilled, qualified work[ers] smart growth social equity students suitability support talent attraction/retention transformational development sustainable community transportation volunteerism workforce
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Table Layout in Room 127:

(Hallway Entrance)				
FHAR		RR		
MPO & ATA		RT		
MAHFH	MAHP	MATC	MESI	MHA

Three Solutions Proposed by CSAH Study Circles, September 2018

This May 2019 forum and the 2018 Summer Study Circles are part of a 2-year project funded by the Kansas Health Foundation to address cost-burdened housing, a key factor of community health. The goal of these meetings is to identify and prioritize documented solutions to problems of housing affordability, for focused work by government, private, and non-profit sectors of Manhattan. The following three solutions were recommended for further development in Manhattan by fourteen resident volunteers in the 2018 Summer Study Circles work.

Rental Code Enforcement through mandatory, periodic inspections. Weak enforcement and the resulting decline in the quality of rental housing contribute to cost burdens on the health and home economy of tenants, cited in frequent cases of asthma and other illnesses resulting from mold, asbestos, lead paint, and poor insulation. Lax rental code enforcement in a housing economy featuring high numbers of student or military renters contributes to a decline in the value of nearby single-family-homes, particularly in mixed-use traditional neighborhoods adjacent to the university and downtown. Rental registration offers a foundation for tracking housing businesses, but the burden of reporting and ensuring follow-up of needed corrections to code violations remains with tenants in Manhattan. Their lack of knowledge, time, or fear of potential reprisal from property owners disadvantages them as players in the collaborative effort needed to improve rental housing stock for successive residents. Mandatory, periodic inspections before a crisis-point is reached in landlord-tenant relations or property is condemned would alleviate long-term costs and sustain a quantity of rental stock needed in a robust housing market.

Community Housing Trusts are tailored to the needs of the communities they serve, but have generally contributed to affordability in 2 ways: 1) by subsidizing the production and preservation of housing to make it accessible and suitable for low-income renters and 2) by purchasing property and land, but selling only the housing unit itself, thereby increasing its affordability (separate from the land cost) for qualifying homeowners. Low income individuals and families would benefit directly from the trust, as would developers who stand to receive funds for qualifying projects. The community at large benefits by an increase in workforce housing, freeing up household income for other basic needs. A variety of community stakeholders are needed to build and sustain this solution, including populations directly impacted by housing cost burden, community development staff at the City of Manhattan, local banks and credit unions, contractors, local foundations, faith organizations, Kansas State University, school board members, social service and wellness coalitions, and the local community housing development organization.

Neighborhood Revitalization Programs (NRP) offer time-limited tax rebates or abatements to property owners in a defined area, in return for their investment in improvements/renovations of the property. By state statute, the NRP formula requires agreement for that tax relief between the county, which administers the program and is charged with tax assessment, the city, and the school district. This solution is about investing in neighborhoods, whose decline contributes to unhealthy conditions for residents, loss of tax revenue to the city, and disinvestment by business. To avoid gentrification, the focus should be on low to moderate ("modest") income areas. Combined with additional low-interest loans, this incentive could make the renovation and preservation of historically single-family homes more feasible. While a mix of restoration and re-construction might be characteristic of a local response, the opportunity for first-time home-owners to access smaller, single-family structures and improve their sustainability makes this solution appealing, particularly during a time of many vacancies and homes for sale.

NOTES

Want to keep informed and stay involved?

Sign up for follow-up meetings at the end of this forum.

Visit our project website: www.k-state.edu/cecd/civic/csah/