LONG-TERM COMMUNITY RECOVERY PLAN

GREENSBURG + KIOWA COUNTY, KANSAS
AUGUST 2007
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On May 4, 2007, an EF-5 tornado estimated to be 1.7 miles wide with 205 mph winds struck the City of Greensburg and Kiowa County, Kansas. Damage to Greensburg was significant, with more than 90% of the structures in the community severely damaged or destroyed. The Federal Emergency Management Agency (FEMA) activated the Long-Term Community Recovery (LTCR) program, which integrated assistance from the State of Kansas and federal agencies focused on the community’s long-term recovery goals. The program provides coordination of resources and planning services in support of the area’s recovery effort.

This Long-Term Community Recovery Plan expresses the Greensburg and Kiowa County community vision for recovery in the aftermath of the tornado. This Recovery Plan is the result of an intensive 12-week process involving many meetings and discussions among the citizens, civic groups, business owners, local, state, and federal officials, and the long-term recovery planning team. Hundreds of your neighbors turned out for the community meetings to share their ideas on how to rebuild Greensburg and Kiowa County. Community participation provided an invaluable source of input and feedback that was used to refine and prioritize the projects contained in this Recovery Plan.

A community spirit and resolve to build back better, safer, and in a more sustainable manner will serve you well as you move forward with implementation of the Recovery Plan. At the heart of the Recovery Plan is a simple guiding principle – keep the things that have made Greensburg and Kiowa County a good place to live, work, and own a business, and then suggest ways to build upon strengths of the community to make it prosperous, appealing, livable, and sustainable.

Unlike a traditional planning document that presents general guidance to a community, the Long-Term Community Recovery Plan is an action-oriented menu of key projects intended to be used for making critical funding and resource allocation decisions. The City and County have been given a Technical Appendix CD that contains an electronic version of the Recovery Plan, a list of contacts, and other useful reference materials.

**GREENSBURG + KIOWA COUNTY**

*Blessed with a unique opportunity to create a strong community devoted to family, fostering businesses, working together for future growth*

*The above Vision Statement reflects the overall perspective of the community, as developed by the Public Square Steering Committee at a Vision Retreat held August 1, 2007.*
The Greensburg + Kiowa County Long-Term Community Recovery Plan is a community-driven document that reflects both the priorities expressed by the community and the experience of the LTCR planning team. The projects outlined in this plan are based on input received from the Public Square process, community meetings, the community Design Workshop, the Rebuilding Fair, and group interviews, e-mails, and comment notes.

**PUBLIC SQUARE PROCESS**

In addition to the Long-Term Community Planning effort, Kansas Governor Kathleen Sebelius asked Kansas Communities LLC to utilize its “Public Square” process to guide the long-term rebuilding and sustainability of Greensburg and Kiowa County. Together, Long-Term Community Recovery and the Public Square developed a strategy and shared resources to communicate and facilitate the community involvement portion of the Recovery Plan.

The “Public Square” process is a comprehensive development approach that focuses on asset-based conversation, citizen engagement and partnerships among leaders in Business, Education, Health + Community Services and Government. These four sectors comprise the Public Square.

The Public Square typically moves through four phases in two years; however, due to the disaster the process was expedited. The process includes:
1) One-on-one interviews to identify community assets.
2) A Community Conversation with citizens generating long-term development ideas.
3) A Vision Retreat with citizen-nominated leaders producing community goals.
4) Citizen-driven Action Teams implementing community goals, coordinated by a Public Square steering committee.

Greensburg and Kiowa County residents formed the Public Square sectors and met weekly with an average attendance of 25 people. The first several meetings focused on identification of Community Issues, Opportunities, and Vision Statements for the key areas addressed in the plan. The focus of these initial meetings was to clarify what the community felt were the key recovery issues and vision statements. Participants spent many hours with the long-term community recovery planning team discussing their ideas and formulating their community recovery vision.

The Public Square process and the Long-Term Community Recovery planning process have worked together over the past three months.

The Long-Term Community Recovery Plan is complete. The Public Square process will take the recommendations and projects set forth in the LTCR Plan and work with the community over the next few years to engage the community, establish partnerships and develop community leaders.

**Community Meetings**

A total of four (4) community meetings were held to gain input and feedback on plan ideas and concepts. Attendance at these meetings averaged 400 people. The Draft Recovery Plan was presented to the community at a public meeting on August 2, 2007. About 350 people attended the meeting and were able to review the draft, discuss issues, and provide input through discussion and posting notes on the plan boards.

Projects receiving the most comments and highest priority from the attendees and Public Square stakeholders included:
- Rebuild City and County Buildings
- Rebuild Schools and Expand Educational Opportunities in Kiowa County
- Develop Affordable and Diverse Housing Opportunities
- Rebuild Medical and Emergency Service Facilities
- Create a Business Incubator
- Expand Lake Recreation Area / Relocate County Fairgrounds
- Develop a Kiowa County Museum & Tourism Center
- Rebuild Downtown Greensburg
- Establish a Community Leadership Program
The planning team reviewed hundreds of public comments. These community priorities and general discussions with residents, elected officials, business owners and community leaders provided guidance to the planning team and helped refine the projects in the Plan.

COMMUNITY INTERVIEWS
As part of the Public Square process, interviews were conducted with 43 individuals to gain insight into all aspects of the community with particular focus on the four sectors of the Square - Business, Education, Government, and Health/Community Services. Residents responded to questions about issues, assets, needs, leadership, and a vision of the community. These responses provided the basis for a Community Meeting where volunteer facilitators from across Kansas listened as residents were asked, “What’s Possible” regarding 28 preliminary Recovery Projects.

DESIGN WORKSHOP
A Design Workshop was held on July 17-18, 2007 to address general design and location concepts for the hospital, schools, City and County facilities, and the alignment of US Highway 54. Additional projects that came out of the discussion were:
- A concept for developing recreational uses near the State Fishing Lake,
- A downtown redevelopment concept including new park space, and
- A plan for relocating Davis Park.

Several organizations, agencies and private firms provided leadership and design services for this workshop, including the following:
- Environmental Protection Agency
- USDA-Rural Development
- Kansas Department of Transportation
- Kansas Small Business Development Center
- American Institute for Architects - Kansas Chapter
- BNIM Architects
- HNTB
- McCluggage Van Sickle & Perry, and
- McLaughlin Design Associates.

Attendance at the design workshop included approximately 45-60 individuals from the community who provided ideas, input and opinions about the various design concepts.

REBUILDING FAIR
A community Rebuilding Fair was held July 19-21, 2007 to provide information to the public on rebuilding Greensburg and Kiowa County in a healthy, energy efficient, and affordable manner. The Fair was directed at homeowners, businesses, builders, contractors and other trade professionals. Public and private sector experts in sustainability provided seminars, one-on-one consultations and literature on a variety of sustainable design and construction topics. Participants in the Fair included:
- Department of Energy, National Renewable Energy Laboratory
- Environmental Protection Agency
- Federal Emergency Management Agency
- Small Business Administration
- USDA, Rural Development
- Kansas Energy Office
- Kansas Housing Resource Corporation
- Kansas Small Business Development Center
- American Institute for Architects - Kansas Chapter
- Building and Trade Associations, and
- Several nonprofit organizations.
COMMUNITY RECOVERY VISION

Based on extensive community input, an overall community recovery vision was identified as part of the Public Square process. Feedback from the community on these specific sector vision statements has helped to formulate an overall community recovery vision.

Greensburg + Kiowa County is...

- A community where city and county government provide strong, visionary leadership and where citizens enjoy a well-maintained infrastructure, efficient government services, city-county cooperation, and healthy community growth guided by a comprehensive plan and plan process that meets high standards.
- A progressive community that offers urban services within the unassuming feel of a rural, Midwest community.
- A community where progressive, integrated services provide outstanding medical, mental, spiritual, social, and civic health and where doctors, therapists, ministers, social agencies and service clubs collaborate in designing and delivering services that provide a high quality of life.
- A community where partnerships among key institutions combine with citizen volunteers to provide a community center, parks, library, arts & culture, childcare, youth services and an effective communication system to keep citizens well-informed.
- A community that opens its doors to new residents and visitors without affecting the values and lifestyles of its current residents.
- A community that provides opportunities for its young people in the way of jobs, education and recreation as reasons to stay in Greensburg/Kiowa County and where residents are attracted to a school system that provides excellent elementary and secondary education, uses state-of-the-art technology, and provides adult learning opportunities.
- A community where entrepreneurial spirit, customer service, and a sustainable economy permeate the business sector and where residents, travelers, and tourists enjoy a full line of locally owned businesses that provide jobs and services to an exceptional example of small-town America.
- A community that recognizes the importance of the natural environment and balances the need for growth and economic development with the maintenance and improvement of the environment.
- An up-to-date, affordable rural community where housing plans and strategies incorporate energy-efficient design and materials and serve as a regional and national model for integrating residents of all ages and needs with services of all kinds.

Now that the Long-Term Community Recovery Plan has been completed, the challenge is to find leadership and funding for the key projects. This Recovery Plan does not come with a dedicated funding source. The community must rely on its partners at the state and federal levels to help with implementation, communication and coordination activities.

It is important to remember that the projects contained in this Recovery Plan are not of equal importance and they do not need to be implemented simultaneously. Recovery from a disaster, especially one that essentially destroyed nearly every building, is a process, not an event, and will continue for several years. Signs of progress are already evident in the community and will become more visible as funding is committed to the initial high-priority projects.

One of the first things discussed by the community was how disasters create opportunities. With the Recovery Plan in place, Greensburg and Kiowa County are well positioned to take full advantage of the chance to rebuild a more vibrant community. Unity is vital to your success. You cannot expect to be unanimous in all your decisions, nor should you necessarily agree with everything that is proposed, but you should stay united as a community and do your best to maintain a common vision for the future of Greensburg and Kiowa County.
LETTERS OF SUPPORT

The following pages contain letters of support from Federal, State and Local officials. These letters recognize the tireless participation, community spirit and steadfast dedication of Greensburg and Kiowa County residents to create a long-term community recovery plan that provides the framework to rebuild a stronger, safer community.

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Congress of the United States
Washington, DC 20515

August 9, 2007

Dear Friends of Kiowa County,

We want to express our support for the Long-Term Recovery Planning process for Greensburg and Kiowa County. We appreciate the leadership of the Federal Emergency Management Agency and the expertise of their facilitators in guiding this process. We applaud the local stakeholders who have shown their resolve to rebuild and have shared their vision for a revitalized and strengthened community for the future.

We want to express our gratitude to each member of the community and especially the youth who have contributed to this planning process. Your creative ideas and emphasis on staking a path for future development and growth make this planning unique. This community spirit will help achieve visionary goals.

In addition, we congratulate all of the community leaders for their involvement in creating a dynamic environment in which the citizens could come together to share ideas and shape the way forward. Your leadership in responding to this tragedy and developing an action oriented response for the future is certainly an inspiration to everyone.

This process highlights an outstanding collaborative effort of local, state, and federal partners who share the hopes and dreams for the future of Greensburg and Kiowa County. We will continue to assist you in moving the recovery and rebuilding process forward and look for opportunities to spur the long term recovery efforts of this great community.

Sincerely,

Sam Brownback
US Senator

Pat Roberts
US Senator

Jerry Moran
US Congressman
August 14, 2007

Dear Citizens and Officials of Greensburg and Kiowa County:

The tornado of May 4, 2007 may have changed the landscape of your community, but it has also given the world an opportunity to see your spirit in working together to develop a strategy for your future. As dawn broke on a devastated landscape, the enormous challenges this community faced became profoundly clear.

With great destruction comes opportunity; you are seizing this opportunity to create a Greensburg that will shine in the future. This Recovery Plan will serve as a guide as the citizens carry their vision forward. The community will make this plan its own, selecting and further developing the projects that most closely fit your vision for Greensburg and Kiowa County. The partnerships fostered over the last three months through the Long Term Community Recovery and Public Square process with state and federal agencies, local stakeholders and the private sector form the firm foundation for this new vision and a stronger, more resilient community in the future.

Extraordinary circumstances have demanded extraordinary resolve. Faced with the daunting tasks of rebuilding home and hearth, many of you have also devoted energy, thought and creativity to envisioning the “new Greensburg.” I am pleased that FEMA has been able to assist you by providing technical expertise and a staff devoted solely to the development of this plan over the last three months.

I commend you on the progress you have made thus far toward your recovery and your vision for the future of the community. It is with great pleasure that I pledge my support for this plan and look forward to a full recovery of Greensburg and Kiowa County.

Sincerely,

Richard Hainje
Regional Administrator

KANSAS
OFFICE OF THE GOVERNOR

August 13, 2007

Dear Local Officials and Citizens of Greensburg and Kiowa County:

It has been nearly three months since a devastating tornado struck the city of Greensburg and Kiowa County, severely disrupting the lives of the people who live and work there. At that time, the State of Kansas’ emergency response agencies moved swiftly to assist in rescue, debris removal, security, and restoration of essential services. Now the emergency clean-up effort is complete, but there still remains the long process of rebuilding and repairing businesses, homes and public property. I want to assure you that the State will continue to offer assistance as you work to recover and rebuild.

This rebuilding effort, while painful and difficult, does present some opportunities for the City of Greensburg and Kiowa County. Local officials are already considering the best way to approach a long-term recovery plan. To succeed, that plan must involve all levels of government, as well as local businesses, private organizations and, most importantly, the citizens of Greensburg and Kiowa County. Together, you have a great opportunity to develop a vision of your community’s future, and to create a comprehensive plan to make that vision a reality.

To help Greensburg and Kiowa County develop the Greensburg and Kiowa County Long Term Recovery Plan, a Kansas Long-Term Recovery Team – representing the Kansas Emergency Management Agency, Kansas Department of Commerce, Kansas Department of Transportation, Kansas Wildlife and Parks, Kansas Department of Health and Environment, Kansas Development Finance Authority, Kansas Housing Resources Corp. and other agencies – is working closely with the Federal Emergency Management Agency.

I strongly endorse this effort. I have directed the participating agencies to identify potential sources of funding to implement and complete projects proposed in the plan. I commend you and the citizens of Greensburg and Kiowa County for the dedication and willingness you have demonstrated by working together through this difficult time, and I look forward to working with you as the long-term recovery effort gets under way.

Sincerely,

Kathleen Sebelius
Governor
To My Friends and Neighbors in Kiowa County,

Let me begin by saying how very proud I am of the people of Greensburg and Kiowa County, Kansas, for their incredible resilience in the face of the devastation left in the wake of the May 4th tornado. It is an honor to represent them in the Kansas Senate. Virtually every time I have been to the Kiowa Co. area since the storm, I have witnessed unbelievable acts of selflessness, kindness, determination and adaptability among those who have lost so much, and those who have come to provide aid and assistance.

I'm particularly proud that so many individuals and businesses have resolved to stay in the county and rebuild Greensburg. It has been extremely gratifying to see city, county, state and federal officials working closely together and with the Federal Emergency Management Administration (FEMA) representatives. I appreciate everyone’s efforts – town hall meetings, stakeholder meetings and individual interviews – to craft a recovery plan that supports the long term viability of the town of Greensburg and those who live in and around it.

In the weeks and months to come, I look forward to staying involved with the citizens of Kiowa County, the various levels of government, and private and public aid organizations including FEMA, to ensure that this plan moves forward effectively and efficiently. We will need all our patience, cooperation, creativity and vision to rebuild the future together.

Sincerely,

RUTH TEICHERM
Senator, 33rd District
State Capitol, Room 241-E
Topeka, KS 66612
(785) 296-7394

August 2, 2007

To My Friends and Neighbors in Kiowa County,

Let me begin by saying how very proud I am of the people of Greensburg and Kiowa County, Kansas, for their incredible resilience in the face of the devastation left in the wake of the May 4th tornado. It is an honor to represent them in the Kansas Senate. Virtually every time I have been to the Kiowa Co. area since the storm, I have witnessed unbelievable acts of selflessness, kindness, determination and adaptability among those who have lost so much, and those who have come to provide aid and assistance.

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Sincerely,

RUTH TEICHERM
Senator, 33rd District
Fellow Citizens of Greensburg and Kiowa County:

The evening of May 4, 2007 brought unprecedented change to Greensburg and a large surrounding area.

- Ten of our fellow citizens lost their lives. Numerous others were seriously injured.
- Millions of dollars in property was destroyed.
- Personal property accumulated over decades was whisked away in minutes.
- Greensburg as we knew it was erased from the record book.

In the weeks following May 4, 2007 individuals, schools, businesses, churches, health care and government have been managing the task of clean up. Each person and entity has been deciding how, what, where and if to rebuild in Greensburg and the surrounding area.

Some of these choices were obvious:

- The city had to have sewer and water to prevent further damage and health hazards.
- Individuals whose homes could be salvaged started that process.
- Business with a regional client base had to rebuild to service all customers.

Some of these choices were not as obvious:

- The city needed to restore some electric power for key recovery services.
- The city wanted to bury electrical service to avoid interruption in the future.
- The final location of the US 54 bypass could impact future business location.
- The city wanted to preserve the downtown area.
- KDOT agreed in record time to move the bypass to the Illinois/Ohio corridor.

The majority of Greensburg's citizens have been dispersed over a fifty mile radius:

- In order to locate semi-permanent residences.
- In order to locate semi-permanent employment.
- In order to obtain some normalcy in their lives.

Despite personal inconvenience, distance and seemingly daunting task at hand, a small group of dedicated residents have worked tirelessly with a core group of FEMA personnel to develop a Long Term Recovery Plan for the Greensburg community. You have seen the fruit of their labor at various town hall meetings in the past three months. You have had opportunity to make comments and offer suggestions along the way. The Long Term Recovery Plan is offered to the community as a guide to teach Greensburg's fullest potential in the next century.

The Long Term Recovery Plan represents an opportunity for a devastated community to rebuild itself in a stronger, greener and friendlier place to live, work and play.

The Long Term Recovery Plan can only reach fruition if the community strives together for common goals and is willing to put aside personal gratification. There is no "me" in team. There is much to gain in working together to rebuild a New Greensburg that is a blessing to everyone.

With God's help and guidance we will survive and prosper.

John Janssen, Mayor
City of Greensburg

Dear Citizens of Kiowa County:

I'm writing to thank you for all your work on the Long Term Recovery Plan for Kiowa County and Greensburg. You've produced a plan for the recovery of the community that will be a great help as we rebuild. The plan gives us guidance for a great many needed community projects. Not only are the projects described, but it includes suggestions for making them happen, with estimated costs and possible sources of funds. This plan is as realistic as it can be. Yes, there will be many challenges and difficulties, but this plan and your continued involvement will see us through.

I am proud to support this plan and look forward to working with you as Greensburg and Kiowa County are rebuilt.

Sincerely,

Don Richards,
Presiding Commissioner

KIOWA COUNTY
GREENSBURG, KANSAS 67054

Co. Commissioners
723-1363
Co. Clerk
723-2034
Co. Treasurer
723-2081
Co. Sheriff
723-2012
Road & Bridge
723-2371

Reg. of Deeds
723-2441
Co. Attorney
723-2721
Appraiser
723-3301
Co. Health Dept.
723-2106
Pension Board
723-2304
RECOVERY PLAN OVERVIEW
OVERVIEW OF THE LONG-TERM COMMUNITY RECOVERY PLAN

This LTCR Plan is a guide for Greensburg and Kiowa County to use in their recovery efforts following the May 4, 2007 tornado. The plan focuses on projects that are critical to community recovery and contains four sections that address key areas of the community. These four sections are:

- Sustainable (Green) Development
- Housing
- Economy + Business
- Community Facilities + Infrastructure

WHAT IS A RECOVERY PROJECT?
Within this Recovery Plan, you will find more than 40 projects that form the foundation of a revitalized Greensburg and Kiowa County. These projects are divided into three categories based on their “recovery value” - High, Moderate, and Low. Recovery Value is the designation assigned to a project that indicates its ability to help jump-start a community’s recovery from a natural disaster or incident of national significance. Projects that positively contribute to recovery typically address a broad range of issues that promote a functioning and healthy economy, support infrastructure optimization, and encourage provision of a full range of housing opportunities. Following is an explanation of the three recovery value designations.

HIGH RECOVERY VALUE PROJECT

Those projects assigned a High Recovery Value are catalyst projects that serve as important building blocks for recovery. Typically, a High Recovery Value project will:

- Fill a post-disaster community need
- Provide leveraging and create linkages for other projects and funding
- Be related to the physical damage from the disaster
- Encourage private investment
- Have strong community support
- Have access to the resources needed to carry out the project
- Be realistic in its outcome - it is achievable
- Use resources wisely

LOW RECOVERY VALUE PROJECT

Low Recovery Value projects may not have a direct link to the disaster and its damages, less public support, and/or provide few, if any, identifiable benefits to the community related to disaster recovery. These projects still play a role in the recovery process.

PROJECT WRITE-UP

Each project contains a Project Description that provides an understanding of the overall project and the strategies recommended to carry out the project. As mentioned earlier in this section, there are more than 40 projects; however, within the write-up for each section there may be several action steps or projects that need to be undertaken to implement that strategy. For example, in the section on ECONOMY there is an overall project titled, Prepare an Economic Development Strategy, and there are three projects that make up that strategy - Prepare an Economic Development Plan, Workforce Development Program, and Revitalize the Chamber of Commerce. Each of these projects contains a number of Action Steps to be undertaken to address the strategy.

A project’s recovery value is indicated, and a cost estimate is provided that may need to be adjusted as implementation of the project is undertaken. The cost estimate can serve as a guide for initial budgeting purposes. A general discussion of potential funding sources is included with a more detailed listing contained in the Technical Appendix included in the CD-ROM.
HOW TO USE THIS PLAN

The Greensburg + Kiowa County Long-Term Community Recovery Plan serves as a guide to decisions related to community recovery. The governing bodies of Greensburg and Kiowa County should coordinate the Recovery Plan implementation and identify implementation priorities.

The projects recommended in this plan have recovery values identified. These recovery values should be considered when determining priorities. Project implementation priorities should be based on two general principles:

- Focus on projects that will have the most impact on recovery when completed. Obviously, the High Recovery Value projects should have priority. These should be the major focus of the governing bodies.
- Move forward on projects that can be completed quickly, have significant public support, or have available funding. Completion of these types of projects creates significant visibility for the Recovery Plan and helps solidify community and political support for continued emphasis on Recovery Plan implementation. In some cases, these projects may not have a high recovery value, but their completion will help hold the community’s interest in the program.

The Recovery Plan should be viewed as a guide, not specific instructions. Specifics of the projects in the plan may change and evolve as designs are undertaken or as more details become known. It is important to be flexible and assess changes based on the community recovery vision and the overall principles of the Recovery Plan. Evaluation and feedback are key components of the LTCR planning process. In addition to helping to improve the overall effort, progress that is evaluated and tracked can be used to communicate success to stakeholders and the general public.

Greensburg and Kiowa County should consider identifying someone as the Implementation Coordinator – someone to manage and lead implementation of the Recovery Plan. It is important to have someone charged with plan implementation in order for the projects to move forward.

In addition to an overall leader and Implementation Coordinator, each of the projects will require someone who will take the project and move it forward – a project champion. In some cases that may be the Implementation Coordinator, but in most instances it would be beneficial to have someone who is familiar with the project and able to work with appropriate entities to accomplish the project. A project champion can be an individual or an agency, although one person should be the designated contact if it is an agency or organization.

While Greensburg and Kiowa County will be the primary users of this Recovery Plan, state and federal partners in the long-term recovery effort can also use this document to assist in community recovery. Various state and federal agencies may be key to acquiring needed funding for project implementation, and the project write-ups can be instrumental in determining the appropriate agency and funding eligibility.

The Greensburg+ Kiowa County Long-Term Community Recovery Plan is a guide for recovery from the May 4th tornado that may have destroyed a majority of the physical features of Greensburg, but did not destroy the spirit and sense of community of the residents and officials. This Recovery Plan, along with strong community support, can provide the road map to community recovery. Not all projects can be implemented immediately; some may be implemented within the next 12 months while others may take several years. Community recovery will take time, but the end result will be a stronger, more resilient community.
SUSTAINABLE (GREEN) DEVELOPMENT
The way a community chooses to rebuild following a disaster impacts not only those who construct and repair in the months and years after the event, but those who will live in the community for generations to come. Decisions made today and in the near future can influence rebuilding in a way that takes advantage of technology and traditional design to reduce the cost of living and makes the most of the assets of the community.

Greensburg and Kiowa County have the unique opportunity to rebuild in a way that will not only replace the parts of the community that were destroyed but will look at the real impact of that rebuilding on the community and the environment. Sustainable or “green” development creates livable, inspirational, and enduring places where the quality of life and the long-term quality of the community will be enhanced rather than depleted. When developing and redeveloping Greensburg and Kiowa County in a sustainable manner, it is important to look at the environmental, social and economic aspects of the community from a holistic perspective.

The Sustainable Development section of the plan includes three key projects:

- Establish a Sustainable Development Resource Office
- Develop Sustainable Building Programs; and
- Identify and Utilize Energy Alternatives.

SUSTAINABLE OPPORTUNITIES
Throughout this plan sustainable options will be presented in each project where appropriate to enhance the rebuilding of Greensburg and Kiowa County.

The following section focuses on specific projects that will make the community a more sustainable place to live. When looking at sustainable redevelopment, the most important elements for Greensburg and Kiowa County include:

- A commitment to maintaining the overall quality of life that Greensburg and Kiowa County enjoyed before the storm and;
- A commitment to find the most cost effective combination of sustainable development concepts to meet the needs of the community.

Greensburg has the unique opportunity to rebuild in a way that can serve as a model for how a community can use technology and traditional design in a small town to reduce long-term cost and increase energy efficiency.
ESTABLISH A SUSTAINABLE DEVELOPMENT RESOURCE OFFICE

RECOVERY VALUE (High) 🔥🔥🔥
The Sustainable Development Resource Office project is a catalyst for safer, more efficient rebuilding efforts which provides a high value to recovery. A “one-stop shop” for sustainable information and resources supports the community goal to achieve the highest standards in energy efficiency and sustainability.

PROJECT DESCRIPTION
The Greensburg Sustainable Development Resource Office (SDRO) would serve as an integrated focal point for short-term and long-term sustainability activities in Greensburg and Kiowa County and provide a public relations interface for outside groups interested in Greensburg's sustainable development activities. The SDRO would be operated by either a public/private partnership or a local not-for-profit, whose mission would be to educate, promote and support the sustainable redevelopment of Greensburg, including developing partnerships and applying for grants to support the reconstruction efforts.

The SDRO's initial focus would provide local government, builders, home owners and businesses with education and technical assistance as Greensburg and Kiowa County rebuild in a sustainable manner. The SDRO would be housed in a building that is built to meet green building standards or is retrofitted with green building components. The SDRO could also develop and operate a web site. Consideration should be given to co-locate a Sustainable Development Resource Office with the proposed Housing and/or Business Resource Offices.

The SDRO would coordinate education events, workshops and training on the “Greensburg Green” Building Certification program (see page 19) and provide both hardcopy information, such as fact sheets, manuals, DVDs, exhibits and examples, along with web based information on such topics as:
• Design and construction of green homes and buildings
• Solar and wind energy
• Recycled materials
• High efficiency HVAC systems
• Lighting
• Healthy homes
• Appliances
• Landscaping
• Green mortgages
• Tax credits and qualifications

Additional tasks for the SDRO may include:
• Develop and provide a list of local “green” builders. These builders would have built an ENERGY STAR qualified or LEED® certified new home or building within the previous 12 months.
• Arrange for display of Kansas State University's Solar Decathlon Home which utilizes only passive and active solar energy. It could be displayed to demonstrate new building techniques.
• Document the sustainable features to assist with economic development marketing for the community and to provide a showcase community for Kansas Departments of Commerce and Kansas Housing Resources Corporation.
• Identify green utilities and other regional energy efficiency program sponsors and provide information to residents and businesses. These utilities and programs are ones that play a key role in promoting the construction and sales of ENERGY STAR qualified or LEED® certified new homes, including providing technical assistance, marketing support, home energy performance verification, and financial incentives.
• Partner with the local economic development agency to use the SDRO as a business incubator for attracting and marketing green businesses. The SDRO could also establish relationship with local school districts and public building managers and act as a teaching resource on sustainability issues.

ACTION STEPS
• Establish a public/private partnership or solicit interest from a local not-for-profit to provide resources to staff the Sustainable Development Resource Office.
• Develop applications for assistance from foundations and governmental agencies to support the initiatives of the SDRO.
• Develop an Operating Budget.
• Hire Resource Office staff to ensure accurate information is provided to residents, developers and other interested parties. A part-time Director is encouraged. Local building energy raters could be housed at the office along with space for exhibits and lectures on appropriate topics.
• Prioritize programs and initiatives to develop 1-year, 5-year and 10-year action plans.

COST ESTIMATE

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>$16,000</td>
</tr>
<tr>
<td>Resource Office Space</td>
<td>$100,000</td>
</tr>
<tr>
<td>Materials, Supplies</td>
<td>$10,000</td>
</tr>
<tr>
<td><strong>Total Cost</strong></td>
<td><strong>$126,000</strong></td>
</tr>
<tr>
<td><strong>Funding Gap</strong></td>
<td><strong>($126,000)</strong></td>
</tr>
</tbody>
</table>

POTENTIAL RESOURCES
• US Department of Energy NREL/IBACOS
• Greensburg City Planning Department
• US Department of Labor - National Emergency Grant
• US Environmental Protection Agency
• Corporate and Foundation Funding
Greensburg and Kiowa County have a unique opportunity to become the national leader in the design and construction of highly efficient and environmentally sound facilities. These projects focus on the methods that can be employed community-wide to become the model community for environmental and energy efficient design and construction. The first project identifies a way for the City, County and other public entities to become leaders of the community and the nation in environmental and sustainable building through a community-wide approach to sustainable development; establishing standards; and integrating philosophies. The second project consists of opportunities for home and business owners to use sustainable build strategies through a targeted certification program. Together these programs can reduce operating costs and environmental impacts and positions Kiowa County and Greensburg to serve as a model community.

**DESIGN PUBLIC FACILITIES TO HIGHEST CERTIFIED STANDARD**

**RECOVERY VALUE** (Moderate) ★★★

To serve as a model community for cities throughout the country, the City and County must demonstrate their willingness to rebuilding public buildings in a sustainable manner. Committing to designing public buildings to achieve the highest certified standard shows the governments willingness to be a national leader in sustainable development.

**PROJECT DESCRIPTION**

The City and County should become the leaders in developing a sustainable community. Designing and constructing public facilities to meet the most stringent environmental and energy efficient standards will increase the sustainability and add unique elements to Greensburg and Kiowa County. Few public buildings in the country have been designed and built to meet the US Green Building Council’s LEED® Platinum standard. Information on LEED® standards and rating system are included in the Technical Appendix. If Greensburg and Kiowa County are committed to serving as a leader in sustainable communities, designing to LEED® platinum standards would demonstrate this commitment. This program would provide the community and the country with a model for sustainable building. In addition, a concentration of LEED® Platinum buildings in one community could provide a tourist attraction, especially for those interested in learning from the rebuilding process.

**ACTION STEPS**

- Develop and adopt a joint resolution between the City, County, hospital and schools to design all public buildings to the US Green Building Council LEED® Platinum standard.
- Prepare an ordinance that requires all publicly owned buildings be designed to meet LEED® Platinum standards.
- Ensure each public entity adopts the resolution.
- Identify the publicly owned buildings to which LEED® certification standards would apply.
- Provide LEED® training to appropriate municipal employees such as building inspectors or code administrators.
- Identify incentives and funding for the incremental cost increase to achieve LEED® Platinum certification.
- Provide LEED® training opportunities for builders and developers.
- Identify LEED® Accredited Professionals to assist in a 3rd party certification process.
- Develop a promotional document to show similar communities how to use LEED® standards to improve their quality of life (and advertise Greensburg)

**COST ESTIMATE (PER BUILDING)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspector Training</td>
<td>$1,000</td>
</tr>
<tr>
<td>USGBC Registration</td>
<td>$600</td>
</tr>
<tr>
<td>LEED® Construction Premium</td>
<td>2% - 7%</td>
</tr>
<tr>
<td>Total Cost</td>
<td>Undetermined</td>
</tr>
</tbody>
</table>

**POTENTIAL RESOURCES**

- FEMA Public Assistance Funds
- FEMA 404 Hazard Mitigation Funds
- US Department of Energy NREL/IBACOS
- US Department of Energy - Innovative Energy Systems Program
- Smart Communities Network
- US Environmental Protection Agency - Energy Efficient Commercial Buildings Tax Deduction
WHAT IS THE USGBC?
The US Green Building Council is the nation’s foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable and healthy places to live and work.

Members of the US Green Building Council representing all segments of the building industry developed the LEED® Green Building Rating System and continue to contribute to its evolution.

WHAT IS LEED®?
The US Green Building Council’s Leadership in Energy and Environmental Design (LEED®) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED® gives building owners and operators the tools they need to have an immediate and measurable impact on their building’s performance. LEED® provides a road map for measuring and documenting the success for every building type and phase of a building life cycle. The LEED® rating system was created to transform the built environment to sustainability by providing the building industry with consistent, credible standards for what constitutes a green building. The rating system is continuously refined via an open, consensus based process.

LEED® CERTIFICATION
The US Green Building Council certifies buildings of all types as LEED® Certified, Silver, Gold, or Platinum depending on the level of sustainable design and building construction strategies used.

Additional information may be found in the Technical Appendix.

BENEFITS OF GREEN BUILDING
Green buildings help to reduce fossil fuel consumption through energy-efficiency and the use of clean energy technologies. They minimize the use of water both inside and outside the building, thus reducing the stress on the local water infrastructure and keep aquatic ecosystems intact.

Green buildings help to protect forest ecosystems by reducing the use of wood for construction and using sustainable forest products.

Green building practices seek to reduce consumption of material resources during construction and occupation by promoting the use of recycled materials, reduction or reuse of wastes and recovery of unused materials.

Paint, adhesives, carpets, and wood, among other building materials, often contain a wide array of chemical pollutants. These toxic substances continue to be released into the indoor and outdoor environment long after construction has been completed. They can contaminate the air and water and some substances remain in the environment for many years. Because green buildings contain non-emitting materials, they pose less of a risk to the buildings occupants and the natural environment.
DEVELOP A “GREENSBURG GREEN” CERTIFICATION PROGRAM

RECOVERY VALUE (Moderate) ♦♦♦
This project addresses the “green” aspect of rebuilding homes and businesses in Greensburg and has a moderate recovery value. Most homes and businesses in Greensburg will need to be rebuilt. Making them energy efficient will have both short term and long term benefits for the owners and the community.

PROJECT DESCRIPTION
The Greensburg Green Certification Program would be a voluntary green building initiative for owners/builders/developers that are building homes, commercial businesses, churches and other privately owned buildings in Greensburg. The Certification Program is similar to and complementary to a regular building permit program, except that participants will also submit a “Commitment Form” indicating the level of Green they will attempt to achieve. The program may provide incentives to the owners/builders, and allow the City of Greensburg to inspect and certify homes that meet sustainable and energy efficiency standards. This project will result in increased understanding of sustainable building and the construction of high quality, affordable buildings. These buildings also provide significant reductions in maintenance and operating costs and minimize the cost of supplying energy needs during the initial reconstruction of Greensburg.

ACTION STEPS
- Work with EPA and DOE to develop criteria for the Certification Program based in part on the LEED® residential pilot program.
- Develop incentive packages for individuals attempting to achieve Certification.
- Develop a checklist and guidance materials for homeowners and builders about the Greensburg Green Building Program. (See Technical Appendix for suggested sample)
- Partner with area builders, building owners, participating agencies and stakeholders to promote green building throughout the City of Greensburg to increase awareness of program and potential for community support and participation.
- Offer education events for homeowners and workshops for builders on the Certification Program.
- Work with the City to identify methods for prioritizing permit applications for program participants.
- Train appropriate City staff on application of Certification Program.
- Enlist architects and home energy raters to help train officials on the Certification Program and provide education to residents.
- Market Certification Program to home builders, home owners and building owners.

COST ESTIMATE
Marketing  $ 5,000
Printing  $ 10,000
Workshop  $ 5,000
Training  $ 10,000
Total Cost  $ 30,000
Funding Gap  ($30,000)

POTENTIAL RESOURCES
- US Environmental Protection Agency
- USDA - Rural Development
- Private Foundations
IDENTIFY AND UTILIZE ENERGY ALTERNATIVES

Greensburg is located in the High Plains of central-western Kansas where both wind and solar energy stand out as potentially viable sources of renewable energy. The surrounding area is also an oil and gas-producing region, making Greensburg and Kiowa County relatively rich in both actual and potential energy resources. Given the limited quantity of oil and mineral resources for energy, and that most of Greensburg’s energy supply infrastructure has been destroyed, now is an opportune time to build an infrastructure that accommodates use of renewable electricity and fuels. Kiowa County could potentially become a net exporter of renewable energy during the coming years, and create a new economy in the area based on the export of energy. Greensburg has a rare opportunity to develop an energy plan that meets the needs of the community and utilizes abundant renewable resources. These free resources include wind, solar, methane or natural gas from the landfill, and production of biofuels. There are multiple ways to utilize these resources community-wide, in public locations or as individuals. Greensburg can rebuild with an eye toward the future.

An affordable, safe, and environmentally responsible energy supply is vital for Greensburg’s recovery. Not only is energy an ingredient of any process or product produced in the town, but a sound energy policy would attract even more industries, businesses and jobs to the city by offering a diversified portfolio of energy supplies. Greensburg can recover from this disaster and take the opportunity to position itself at the forefront of energy production.

The use of renewable energy contributes to several goals of Greensburg’s Vision Statement for rebuilding including:

• Sustainable Development. In conjunction with energy efficiency, renewable energy is a key consideration in sustainable community design. Renewable energy generation should be considered in community planning. For instance, district heating and cooling powered by renewable sources, such as biomass, can work very well if buildings are located closely together.

• Environmental Quality. Solar, wind, and geothermal heat pump systems generate power and provide heat without any impact on local air and water quality. Biomass is much more environmentally benign than other fuel options.

• Economic Development. Renewable energy employs local professionals and trades to manage, install, operate and maintain the renewable energy systems. This money remains in the community producing more jobs rather than being exported from the town to import energy.

• Safety and Security. Renewable energy systems are often installed as a redundant source of power.

• Risk Management. Renewable energy, as part of a balanced energy portfolio, mitigates the risk of energy supply interruptions and the impacts of energy price spikes on the local economy.
IDENTIFY CITY-WIDE ENERGY GENERATION OPTIONS

RECOVERY VALUE (High)
Identify City-wide energy generation options focusing on renewable energy alternatives is important for the community during recovery. This project demonstrates Greensburg’s willingness and desire to become a national leader in sustainability.

PROJECT DESCRIPTION
In order to make the best decision regarding the selection of energy options at the lowest cost to residents, all options should be examined and a plan for utilizing resources in the most efficient manner developed.

ACTION STEPS
- Work with Department of Energy, National Renewable Energy Laboratory (NREL) to develop energy option plan.
- Use technical assistance from NREL to evaluate proposals for energy options.
- Evaluate renewable energy technology solutions for Greensburg, including distributed and centralized solutions, considering solar intensity, wind speeds, biomass resources, utility rates, regulatory and environmental policy, financial incentives, technology characteristics and current costs, to identify renewable energy technologies that are best suited to Greensburg.
- Review performance of renewable energy systems already installed in surrounding communities to determine which technologies are performing as expected and to increase familiarity with these new technologies.
- Prepare feasibility assessment of each candidate technology, and consider packages of bundled measures to improve cost-effectiveness. Prepare procurement specifications; issue Requests for Proposals; evaluate; and select.
- After installation, perform long-term measurement and verification to ensure performance of renewable energy systems installed on city buildings.
- Target educational efforts in the community on the opportunities for renewable energy utilization and provide information to evaluate options. The Sustainable Resource Office can be the vehicle for education once established.

COST ESTIMATE
Technical Assistance (NREL) $ 0
Total Cost $ 0

POTENTIAL RESOURCES
(Possible sources for energy generation systems Funding)
- Clean Renewable Energy Bonds (CREBS)
- Renewable Energy Production Incentive (REPI)

CREATE COMMUNITY OPPORTUNITIES FOR RENEWABLE RESOURCES

RECOVERY VALUE (Moderate)
Opportunities for incorporating renewable resources into community-wide uses are of moderate importance for recovery since they will have a long-term impact on the way the city and community rebuilds. These opportunities can reduce the operating costs for Greensburg and Kiowa County.

PROJECT DESCRIPTION
There are many ways the community can work together to reduce energy costs when rebuilding. Elements of public areas such as street lights or watering systems for community property can be designed to use renewable resource and reduce maintenance costs. The following project identifies ways the community can identify and use renewable energy and sustainable design for the overall benefit of the community.

Some renewable energy measures may be implemented on individual buildings or applications such as:
- Solar preheating of ventilation air entering a building.
- Solar water heating for domestic, commercial, or swimming pool uses.
- Rooftop solar panels for electricity
- Solar lighting for parks, signs, parking lots, etc.

Other measures may be implemented in centralized installations that could distribute power and heat to multiple buildings:
- Wind Farms. Kansas is the third-best state in the US for wind energy, and has several existing wind farms and many proposed.
- Biomass (agricultural wastes, landfill methane)

ACTION STEPS
- Revise city policies to promote renewable technologies for distributed (business and residential) solutions.
- Provide requirements in building codes and permit applications to evaluate and encourage renewable energy applications on individual buildings.
- Prepare a solar access ordinance for new neighborhood platting. Exempt the cost of on-site renewable energy projects from sales and property taxes.
- If possible, adopt net-metering and other policies to encourage on-site renewable energy use by building owners.

COST ESTIMATE
Consulting Services $50,000
Total Cost $50,000
Funding Gap ($ 50,000)

POTENTIAL RESOURCES
- Department of Energy, National Renewable Energy Laboratory - Technical Assistance

for heat, electricity, and fuels (bioethanol and biodiesel). Kiowa County has ~60,000 tons of crop residues/year, and a landfill nearby.
- Arrays of solar panels for electricity
ENCOURAGE INDIVIDUAL ENERGY ALTERNATIVES

RECOVERY VALUE (Moderate)

The creation of voluntary programs, perhaps coupled with various financial incentives, for the use of different alternative energy sources, such as solar or wind power, offer long-range benefits to individual residents and businesses during the rebuilding of Greensburg. The rebuilding of Greensburg is also being singled out in national media as a “green” city; a program for the use of alternative energies is an integral part of being “green.”

PROJECT DESCRIPTION

Individuals and private businesses should take advantage of the natural resources for energy generation to offset their utility bills. This element would be part of the Greensburg Green Certification program, but may be of interest to those looking to reduce utility costs. This project looks at the most cost-effective use of sustainable technology.

The community should coordinate with sustainable resource partners - Environmental Protection Agency, Department of Energy, National Renewable Energy Laboratory, The Building America Program through IBACOS - to identify the most effective building design and energy options. Specific projects include:

- Use of energy efficient building materials
- Building orientation

- Solar water pumps (ideal for Greensburg with abundant sunshine and well water). Solar water pumps can be portable, an advantage over traditional stationary windmills (they can be moved to where there is water).

Descriptions of additional renewable or “green” energy technology available to home and business owners can be found in the Technical Appendix.

ACTION STEPS

- Implement Greensburg Green Building Program.
- Identify the most effective building design and energy options for community implementation.
- Educate the community through the Housing and Sustainable Development Resource Centers.
- Identify other technical experts to partner with the community as they rebuild.
- Identify options for reduced cost bulk purchasing of energy efficient appliances and sustainable materials.

COST ESTIMATES

The average household requires 2-3 kilowatts of energy. The following information estimates the cost range to purchase and install equipment for residential use:

- Utility-scale photovoltaics (solar): $10,000-21,000
- Residential-sized grid-connected photovoltaics (solar with back-up to regular grid): $14,000-27,000
- Stand-alone residential with batteries that store energy not used: $24,000-45,000
- Residential wind power (1.5MW turbines): $4,500-10,000+
- Biomass heat (e.g. pellet stove): $2,500-7,000
- Solar Ventilation Preheating: ~ $20,000
- Solar Water Heating: $1,000-1,300
  w/ annual operations ~ $125-150
- Geothermal Heating: $5,000-12,000

POTENTIAL RESOURCES

- Residential Solar & Fuel Cell - Federal Tax Credit
- Residential Energy Efficiency Tax Credit
- Energy efficient mortgages - HUD, USDA
- USDA Renewable Energy Systems and Energy Efficiency Improvements Program (agriculture)
- USDA Renewable Energy Systems and Energy Efficiency Improvements Program (agriculture guaranteed loan program)
- Energy Efficient Home Credit (IRS Form 8908)
INTRODUCTION

One of the greatest needs identified by Greensburg and Kiowa County residents was finding a way to return home. With approximately 900 homes damaged or destroyed in Kiowa County, there are few options for those looking to return to the community to rebuild or for those coming to the community to offer assistance. In Greensburg alone approximately 90% of the housing units were destroyed or made uninhabitable.

As the households and families in the County and City struggle to rebuild or find replacement homes, housing recovery is receiving the highest attention from community groups, the State of Kansas and other government agencies. The state and other disaster recovery partners have made rebuilding housing one of the highest priorities in Greensburg.

The Long-Term Community Recovery team has worked with the citizens of Kiowa County and Greensburg to develop strategies that focus on leveraging one-time finding sources to provide replacement housing. The strategies in this section deal primarily with addressing new construction. Strategies were developed from community input at community and individual meetings. These projects include: Establish a Housing Resource Office, Rebuild and Repair Housing for Homeowners and Renters, Utilize Affordable Housing Concepts, and Housing Project Opportunities.

Recovery partners are key elements to producing affordably priced homeownership and rental housing. Some of the key partners active in providing technical assistance and housing program services to Greensburg and Kiowa County include, US Department of Agriculture, Rural Development; US Department of Energy, Building America Program and National Renewal Energy Laboratory; US Environmental Protection Agency; US Department of Housing and Urban Development; US Department of Labor; US Small Business Administration; Kansas Department of Commerce and Kansas Housing Resources Corporation; and many others.

RECOMMENDED PROJECTS

Establish a Housing Resource Office 28

Build and Repair Housing for Homeowners
- Conduct a Housing Marketing Study 30
- Identify and Utilize Grant and Loan Programs 30
- Provide Direct Assistance to Homeowners 31
- Offer Developer Incentives 32

Build and Repair Housing for Renters
- Encourage Developers and Builders 33
- Provide Direct Assistance to Renters 34

Utilize Affordable Housing Concepts
- Provide Accessory Housing Options 35
- Develop Mixed-Use Downtown Housing Options 35
- Develop Transitional Housing Units 36
- Establish a Land Bank 36
- Use Alternative Housing Systems 37
- Develop Self-Help Housing 37

Housing Project Opportunities 38
Each housing project in this Recovery Plan targets a specific need identified in the community. This section of the Recovery Plan documents the data collection and analyzes the data to determine the post disaster housing need. This information will need to be updated and refined regularly as the community recovers. Data and community input were used to develop strategies to target housing issues. These strategies were then developed into recovery projects that meet the community’s housing need efficiently and affordably.

Long-Term Community Recovery staff conducted a house by house survey to determine the extent of damage and destruction and the current status of the land. The assessment included the following information:

- Condition of the structure,
- Condition of the lot,
- Rebuilding status, and
- Foundation condition.

Due to limitations of time, a similar analysis was not conducted in Mullinville, Haviland or the remainder of Kiowa County. Detailed data was not available on an area-wide basis so the majority of the information in this section is based on two field surveys of Greensburg and analysis of 2000 Census data to determine the housing need. The data collected has been used for analysis and planning purposes only. These numbers should not be viewed as confirmation of number of damages or destruction.

The majority of the housing units in Greensburg sustained major damages or complete destruction and nearly all households were affected on some level. Ninety percent (90%) of the housing stock in Greensburg was severely impacted by the disaster. The majority of houses in Greensburg were single family homes with a few apartment developments. Seventy percent (70%) of Greensburg households owned their own homes and nearly no longer had mortgage payments. Approximately 75% of homeowners had insurance however the vast majority were underinsured. The average home was valued at $46,500 due to the age of the housing stock; however it appears the insured value may have been slightly higher than the average home value. For the purposes of this document, an average insurance estimate of $50,000 per destroyed house will be used for analysis. One of the biggest challenges for homeowners is the gap between this estimate ($50,000), and the $120,000 estimated replacement cost of a 1300 sq. ft., 3BR/2BA.

Renters will face similar challenges in returning to the community. The challenge for builders is to replace destroyed rental units with new construction in a market where the average rent was $335 per month. It is assumed not all residents will return after a disaster of this scale. This does not mean Greensburg and Kiowa County will experience a population decline in the long-term. New residents may be attracted based on the way the community chooses to rebuild, the resurgence of business and the opportunity to live in a community with new, state of the art services and schools.

For the purposes of this document, it is assumed that the overall County population will decline only slightly. It’s projected the City of Greensburg will experience a steady increase in population with a reasonable expectation of reaching the pre-disaster population within 5 years.

As development and reconstruction continues, programs and strategies can be adjusted and developed to meet the needs of new and returning residents. The strategies identified in the Recovery Plan will identify ways to bridge this gap to make housing safe, secure and affordable for all Greensburg and Kiowa County residents.

Many of the strategies contained in the Recovery Plan are applicable to residents of both Greensburg and Kiowa County; however, some assistance and programs relate directly to Greensburg due to the level of destruction.

### GREENSBURG PROJECTED HOUSING NEED

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Occupied Units (Pre Disaster)</th>
<th>18 Month November 2008</th>
<th>3 Year May 2010</th>
<th>5 Year May 2012</th>
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</thead>
<tbody>
<tr>
<td><strong>SINGLE FAMILY HOMES FOR OWNERS</strong></td>
<td>515</td>
<td>255</td>
<td>320</td>
<td>530</td>
</tr>
<tr>
<td><strong>RENTAL PROPERTY</strong></td>
<td>215</td>
<td>110</td>
<td>160</td>
<td>215</td>
</tr>
</tbody>
</table>

Source: FEMA Long-Term Community Recovery team.

This chart summarizes the projected housing demand and timeframe. The number of occupied housing units required to house a steadily increasing population are identified. These projections do not account for replacement of pre-disaster vacant properties. The projected return rate of the Greensburg population is based on the level of damage and, community response and of fifty percent in the next 18 months, seventy five percent in three years and 100% in five years.
HOMEOWNERS
More than 500 households will need assistance to repair or reconstruct homes in the City and County.

Some residents will have the ability to return to the community relatively quickly with their own resources. As stated earlier, the majority of homeowners had insurance on their homes; however, not enough to cover the gap between the value of the house and the actual cost of a new home. It is estimated 20% of homeowners will have sufficient funds available to rebuild with limited or no financial assistance. These residents may still benefit from technical assistance and streamlining of permitting and inspections but may not require additional financial assistance to rebuild. Approximately 500 owner-occupied housing units will require financial assistance to rebuild. Nearly half of those in need of assistance are low and very low income households.

The estimated $120,000 replacement cost of a house will be a burden for many in a County where the median household income is $31,567.

Projects and strategies for homeowners focus on providing technical assistance for residents as they work through the purchase, permitting and process of buying a new home, and obtaining financial assistance in the form of grants and loans.

RENTERS
Approximately 200 rental units will need assistance to repair or replace units in the City and County.

The rental housing in the area sustained considerable damage and destruction in the disaster; however, in the months since the disaster there have been a number of repairs started on existing rental housing developments. In addition, a number of tax credit projects for rental housing have been proposed and appear viable to assist in increasing the number of available units. Despite the increasing availability of rental housing, the costs of new and refurbished rentals remain a barrier to many. Nearly half of all renters (more than 100 households) are low or very low income households and will need considerable assistance. Incentives and first cost reductions for developers and direct subsidies to renters are needed to address rental needs.

### KIOWA COUNTY HOUSING BREAKDOWN

<table>
<thead>
<tr>
<th>Pre-Disaster</th>
<th>Post Disaster</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Stock</td>
<td>Occupied Housing Units</td>
</tr>
<tr>
<td>OWNER (72%)</td>
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<tr>
<td>Very Low Income</td>
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<tr>
<td>Low Income</td>
<td>101</td>
</tr>
<tr>
<td>Moderate +</td>
<td>242</td>
</tr>
<tr>
<td>RENTER (28%)</td>
<td>226</td>
</tr>
<tr>
<td>Very Low Income</td>
<td>45</td>
</tr>
<tr>
<td>Low Income</td>
<td>39</td>
</tr>
<tr>
<td>Moderate +</td>
<td>94</td>
</tr>
<tr>
<td>COUNTY TOTAL</td>
<td>806</td>
</tr>
</tbody>
</table>

### GREENSBURG HOUSING BREAKDOWN

<table>
<thead>
<tr>
<th>Pre-Disaster</th>
<th>Post Disaster</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Stock</td>
<td>Occupied Housing Units</td>
</tr>
<tr>
<td>OWNER (70% of the population)</td>
<td>621</td>
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<tr>
<td>Very Low Income (25% of the population)</td>
<td>155</td>
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<tr>
<td>Low Income (22% of the population)</td>
<td>137</td>
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<tr>
<td>Moderate + (53% of the population)</td>
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<tr>
<td>RENTER (30%)</td>
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<tr>
<td>Very Low Income</td>
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<tr>
<td>Low Income</td>
<td>59</td>
</tr>
<tr>
<td>Moderate +</td>
<td>140</td>
</tr>
<tr>
<td>City Total</td>
<td>887</td>
</tr>
<tr>
<td>CITY + COUNTY TOTAL</td>
<td>1693</td>
</tr>
</tbody>
</table>
LOCATION OF HOUSING NEED

Much of southern central and western Kansas was impacted by the strong storms and tornados of early May, however; the most severe impact was in the City of Greensburg. The EF-5 tornado approached from the south and cut more than a mile and a half path of destruction through the majority of the City. Some of the homes and businesses along the outer edges of Greensburg were spared the brunt of the impact and complete destruction. In the southwestern and north eastern corners of the city owners have been able to repair their structures and occupy housing units as services were restored. Housing damage also occurred outside the City of Greensburg and is eligible for many of the programs identified in this plan. However, due to the level of destruction within Greensburg city limits certain projects and programs are applicable only to those areas.

BUILDING SAFER AND STRONGER

When reconstructing the homes and buildings in the community, citizens should use the Best Practices to rebuild buildings more resistant to severe wind events. Technical manuals are available from FEMA to provide assistance to homeowners, architects and building officials for guidance on stronger building techniques. These Best Practices strategies include, but are not limited to, safe rooms, hurricane clips and storm shutters.

Other partners that provide helpful information include the National Storm Shelter Associations, the International Code Council and the Wind Science and Engineering Research Center.

RECOVERY VALUE (High)

This project focuses on providing assistance to homeowners during the rebuilding process and has a high recovery value. Housing can return faster if homeowners have access to a “one-stop-shop” location to assist them with information on permitting, inspection, financing and rebuilding options.

PROJECT DESCRIPTION

Understanding the large number of housing options, programs, assistance and requirements can be overwhelming, especially following a disaster. The technical aspects of many housing programs are considerable. The creation of a Housing Resource Office would meet the needs of all Greensburg and Kiowa County residents who must rebuild or find a home after the disaster.

A Housing Resource Office can provide City and County homeowners, renters, builders, and developers with information on financial assistance and housing options. The Housing Office can provide information and assistance in a targeted user-friendly environment to support informed decisions, including:

- Affordable Housing Design
- Sustainable Building Concepts
- Consumer Protection and Insurance Advocacy
- Housing financing and funding opportunities for home buyers, builders, developers, government and non-profit entities
- Information/Assistance with permitting and inspection processes
- Financial counseling
- Home-buying seminars

The Housing Resource Office would require initial funding for the cost of office space and staff. After start-up funding, it would be the function of the staff to work toward becoming self-sustaining by pursuing federal, state, corporate and foundation funding for continued operation. The Technical Appendix provides potential housing funding from federal, state, corporate and foundation sources.

The Office could be housed with City/County building or zoning offices to encourage the development of systems to expedite the permitting and inspection process, reduce the time to build and occupy housing, and encourage cost-effective sustainable housing construction. This location could streamline the process for users and minimize the burden and complexity of the rebuilding process.

Another option for locating the Housing Resource Office could be to collaborate with the Sustainability Resource Development Office and the Business Development Assistant Program office on a location and facility.

RESIDENTIAL PARCELS BEFORE THE TORNADO

When reconstructing the homes and buildings in the community, citizens should use the Best Practices to rebuild buildings more resistant to severe wind events. Technical manuals are available from FEMA to provide assistance to homeowners, architects and building officials for guidance on stronger building techniques. These Best Practices strategies include, but are not limited to, safe rooms, hurricane clips and storm shutters.

Other partners that provide helpful information include the National Storm Shelter Associations, the International Code Council and the Wind Science and Engineering Research Center.
**ACTION STEPS**
- Establish a 501(c)(3) nonprofit Housing Resource Office to serve the City and County.
- Identify a facility to house the Resource Office.
- Evaluate options for a housing Resource Office with City of Greensburg Building and Codes, and Kiowa County building functions or within the larger Resource Center, with the Sustainable Development Resource Office and Business Development Assistance office.
- Obtain Center Funding - Seek sufficient funding to establish facility.
- Hire and train qualified staff (estimated to be one full-time and one part-time).
- Create a Kansas Fellowship Program, a two year Fellowship Program with state universities to pursue long-term approaches and methods for the design and construction of affordable and sustainable housing.

**SUSTAINABLE OPPORTUNITIES**
- Construct a facility to showcase sustainable and model “green” concepts.
- Provide information and resources on types of building and sustainable design.
- Promote “Green Mortgages”.

**COST ESTIMATE**
- Staff (1 Full-Time; 1 P/T) $ 60,000
- Fellowship Program $ 50,000
- Resource Office Space $ 100,000
- **Total Cost** $ 210,000
- Funding Gap ($210,000)

**POTENTIAL RESOURCES**
- Kansas Housing Resources Corporation
- US Department of Energy, NREL, Building America Program
- US Department of Agriculture, Rural Development
- US Department of Labor
- US Department of Housing & Urban Development
- Enterprise Foundation - Green Communities Grants & Loans
- Home Depot Foundation - Affordable Housing Built Responsibly
The following projects focus on addressing the needs of homeowners to rebuild and repair housing. The goal of the project is to rebuild 530 homes in Greensburg and Kiowa County in the next 5 years. The focus is to assist all citizens, but particularly those of low and very low income, an estimated 300 households. A variety of methods may be used in combination to make homeownership and the rebuilding of previous homes possible including direct assistance and developer incentives.

It is estimated that a modest new housing unit will have an average cost of $120,000 while the cost of repair will vary greatly according to the impact sustained during the disaster. One of the biggest challenges for homeowners is the gap between the previous median home value of $46,500 before the tornado, and the $120,000 base price estimated for replacement of a 1300 sq. ft., 3BR/2BA. Residents have also expressed concern that homes will be appraised lower than the actual cost of construction.

**BUILD & REPAIR HOUSING FOR HOMEOWNERS**

**NEW HOUSE COSTS:**
- Average New Home Cost: $120,000
- Site Work/Clean Up: $10,000
- Basement/Additional Site Work: $10,000
- Total Projected Cost: $140,000

**ANTICIPATED ASSISTANCE:**
- KHRC Down Payment Assistance $25,000
- Insurance: $ 25,000*
- Total Anticipated Assistance: $ 50,000

**GAP:**
- AVERAGE RANGE: $70,000 - $100,000
- NUMBER OF HOUSEHOLDS: 530
- MEDIAN INCOME: $31,575

**TOTAL COST TO REBUILD HOUSING NEED $37,100,000 - $53,000,000**

* Assumes 50% equity established in house

**CONDUCT A HOUSING MARKET STUDY**

**RECOVERY VALUE** (Moderate)

The market study is a moderate recovery value because it can provide a document to support the investment of developers in the community. This investment allows residents to return quickly and ensures a mix of housing types to meet all residents’ needs.

**PROJECT DESCRIPTION**

In order to ensure a mix of housing options and opportunities a market study should be undertaken. The market study will also assist in demonstrating the projected need and market to attract developers to the area.

**ACTION STEPS**

- Work with KHRC and USDA Rural Development to develop requirements for a market study scope of work.
- Release a Request for Proposal to complete the market study.
- Identify and secure funding for the study.

**COST ESTIMATE**
- Consultant Services: $ 25,000
- Funding Gap: ($25,000)

**IDENTIFY AND UTILIZE GRANTS AND LOAN PROGRAMS**

**RECOVERY VALUE** (Moderate)

The gap in the cost of housing for residents is substantial. It is important for the recovery of the community that all financial assistance currently available is identified and used to increase the affordability of housing or residents will be unable to return.

**PROJECT DESCRIPTION**

Funding has been made available through a variety of federal, state, local and nongovernmental entities. The goal of this project is to identify and secure direct financial assistance for homeowners. This may include special financing options to reduce monthly mortgage payments or direct financial assistance from non-profits and for-profit developers, banks and lenders, and the secondary market. It is important to make as many housing funding resources available for the recovery effort as possible. In addition to existing programs, consideration should be given to the creation of a revolving loan fund to buy-down the initial cost of housing. Details on each of these programs can be found at www.greensburgks.org and in the Technical Appendix.

**POTENTIAL RESOURCES**

- CFED (national non-profit) I’m Home Program
**ACTION STEPS**
Utilize Kansas Housing Resources Corporations (KHRC) programs and funding to reduce the initial home cost including:
- Down Payment Assistance Program
- The First Time Home Buyer Program has waived the first time restriction. This allows all Greensburg residents to apply for up to $25,000 in down payment and closing cost assistance.
- KHRC New Home Construction Program

Work with USDA Rural Development to utilize existing housing assistance programs including:
- 504 Home Repair Loans and Grants
- 502 Guaranteed Program

Continue to identify grants and no/low interest home loans to reduce the housing cost to City and County homeowners.

**PROVIDE DIRECT ASSISTANCE**

**RECOVERY VALUE (High)**
One of the most important elements of rebuilding is the construction of housing for returning residents. The financial burden for most homeowners will be significant. Direct assistance will be critical to bringing back Greensburg residents who comprise the community. It is of vital importance that homeowners rebuild in order for the community thrive and prosper.

**PROJECT DESCRIPTION**
For many homeowners, the simplest and most efficient way to provide assistance is through direct assistance. Direct Assistance allows residents to access existing and new resources within the community as they rebuild.

**ACTION STEPS**
- Work with volunteer and nonprofit housing entities and associations to provide direct assistance to individuals and households in the rebuilding process.
- Provide Credit Counseling seminars and other financial management/training for those who may need assistance to qualify for various housing programs.
- Hold Homeownership Workshops with assistance from the USDA Rural Development and KHRC to educate residents on homeownership and home buying process.
- Streamline building codes and development requirements to identify and resolve any impediments so they do not delay construction progress or add to the cost of building.
- Establish clear title, and address any environmental, zoning or other issues that would stop or delay housing rebuilding.
- Develop a Revolving Loan Program:
  - To meet the gap funding a revolving loan fund could be established. Individuals and households could apply for minimal or no interest loans, repayable over an extended period of time to be combined with other funding sources to keep payments affordable. The interest rate and repayment time could be based on income.

Develop a Survey / Inspection Services Assistance Program
- All residents in the City are required to have a survey prior to receiving a building permit. The survey cost, as well as the structural inspections for basements remaining after the disaster, could be reduced through a direct assistance program.

**COST ESTIMATE**
Housing Specialist: $40,000
Funding Gap: ($40,000)

**POTENTIAL RESOURCES**
- US Department of Labor Emergency Grant/Kansas Department of Commerce
- CFED (national non-profit) I’m Home Program - catalyst grant
- Koch Corporate Giving Program
- John Deere Foundation
Offer Developer Incentives

Recovery Value (Moderate) ♠♠♠
 Developers and builders are needed to construct homes for the residents returning to Greensburg. Providing incentives will assist in expediting the construction of housing units which are critical for community recovery.

Project Description
 Developers may need incentives due to the distance of Kiowa County from a major metropolitan area where there are abundant supplies and labor. The following action steps identify ways to entice developers to the area to expedite the housing recovery efforts primarily through financial incentives.

Action Steps
 Educate developers about special Federal Home Loan Bank financing for post-disaster development program.
 Provide additional points to the application if the applicant can demonstrate the housing will meet an objective of the Greensburg + Kiowa County Recovery Plan.
 Identify and support funding programs to recruit developers.
 Create Greensburg/Kiowa County incentive program to meet developer needs which may include:
 • Use of City/County owned land as a staging ground for materials and to house construction workers.
 • Expedited permitting process.
 • Provide subsidy to developers willing to construct a minimum number of in-fill housing units.

Identify financial incentives for builder/developers to create homeownership opportunities, particularly for low and moderate income families and individuals.

Advocate for the creation of an affordable RV park to provide adequate spaces for temporary housing for the surge of construction workers needed in the community over the next few years. This will ensure that housing costs for workers do not radically increase labor costs for rebuilding.

Streamline building codes and development requirements.

Sustainable Opportunities
 Use funding to pay for the incremental cost increase to build sustainable housing. The criteria could be developed through the Sustainable Development Resource Office in collaboration with the Housing Resource Office.
 • Reduce the lifetime housing cost of residents by building to the Greensburg Green Certification Program as it is developed.
 • Request/require developments receiving any city or county resources build to an established standard, use the Energy Rates.
 • Greensburg and Kiowa County residents have the opportunity to rebuild with healthy, affordable, and durable materials, equipment, and appliances.

Potential Resources
 • KHRC - New Home Construction Program
 • KHRC First Time Home Buyer Program - Down Payment Assistance Program
 • National Renewable Energy Laboratory (NREL) - Build America
 • Housing and Credit Counseling, Inc. (HUD Approved Agencies throughout Kansas)
 • USDA- Rural Development; KHRC Home Buyer Classes
 • USDA Rural Development - 502 Home Ownership Program guaranteed and direct loan program
 • USDA Rural Development - 504 Home Repair Financing Program (case by case determinations) 1% fixed rate loan and/or grant program for home repair
 • Federal Home Loan Bank - Housing and Community Development Emergency Loan Program (HELP) - low-interest short-term and conventional-term loans
 • KHRC - Kansas Energy Efficient Program (KEEP) - low-interest loan
 • United Way of the Plains - Green For Greensburg Fund

Cost Estimate
 Revolving Loan Fund $ 200,000
 Seed funding
 Survey/Permitting Assistance $ 400,000
 Estimated 500 homes @ $800 per home
 Total Cost $ 600,000
 Funding Gap ($ 600,000)

Potential Resources
 • KHRC - Housing Tax Credit Program
 • KHRC - Home Investment Partnership Program
 • Federal Home Loan Bank - Housing and Community Development Emergency Loan Program (HELP)
 • Enterprise Foundation - Early pre-development low interest loans
 • US Treasury/Enterprise Foundation - New Market Tax Credits
 • Kansas Department of Commerce - Tax Increment Financing Districts for industrial, commercial, residential real estate projects

Cost Estimate
 (Part time) Staff $ 10,000
 Funding Gap ($10,000)
BUILD AND REPAIR HOUSING FOR RENTERS

As many as 200 rental housing units including, duplexes, triplexes, and single family homes were destroyed as a result of the disaster. The median rent in the City/County according to the 2000 Census was $335. The challenge for renters may be that costs could rise as high as $750 per month for new units based on new construction costs.

These projects will identify the ways to achieve the goal of constructing 200 rental units within 5 years through incentives, grants and subsidies. Multiple strategies will be required to produce the volume, type, and price of units needed, particularly for low and very low income residents. Rental strategies must remain flexible to meet the need of residents and developers as needs continue to develop.

Unless the housing funding gap is adequately addressed, the additional cost of rental housing could lower the standard of living since families and individuals will spend much more of their income on housing costs, leaving a greatly reduced discretionary income to buy goods and services which also adversely affects local retailers.

SUSTAINABLE OPPORTUNITIES

• Encourage energy efficiency and use of natural/renewable materials as part of design consultation.
• Provide information and resources on types of building and sustainable design
• Work with financing agencies to include funding in the development for energy efficient construction.

ENCOURAGE DEVELOPERS AND BUILDERS

RECOVERY VALUE (High) 
Incentives to develop rental housing are a high recovery value as it is important that these units be rebuilt as quickly as possible in order for Greensburg to retain the community’s population.

PROJECT DESCRIPTION
The cost of rental housing can be reduced by lowering the initial expense of developing housing and passing that savings on to the renter. The following describes some of the ways to lower the cost of rental housing.

ACTION STEPS
Identify rental opportunities to support reconstruction efforts, including:
• Investigate prospects to address the current limitation on available housing for workers.
• Develop land for RV rentals.
• Provide opportunity for developer to construct a temporary facility close to work and services.
Support the development of planned and existing rental housing projects through the Housing Resource Office, including:
• Rebuild 24 unit Komotara Senior Public Housing Project.
• Assistance for the 32 unit Prairie Point Senior Housing project.
• Coordinate with the Iroquois Center to identify locations for proposed 16 rental units.

Work with developers to offer incentives for development of rental housing:
• Identify financial incentives for builder/developers to create homeownership opportunities, particularly for low and moderate income families and individuals.
• Identify and market possible building sites and parcels for development.
• Encourage the use of Housing Tax Credits to offset housing project costs, and build knowledge and capacity of housing partners on US Treasury New Markets Tax Credits.
• Streamline the development process to identify any impediments before they delay building or add to the cost.
• Develop a cooperative of all housing related leaders in the community.
• Bring together non-profit and for-profit housing developers, banks, lenders, and the secondary market to make as many housing funding resources available for the recovery of the rental housing needed in the City/County.
• Build capacity within the regional banking and community development sectors to effectively pursue tax credits, program related investments, and structured financing.
• Create financing strategies and structure funding proposals to leverage disaster funding awards to produce sufficient rental units. Coordinate creative financing alternatives between lenders, non-profit and for-profit developers.

COST ESTIMATE
Housing Resource Staff $ 10,000
Funding Gap ($ 10,000)

POTENTIAL RESOURCES
• USDA Rural Development - 515 Direct Loan Program for funding new construction or rehabilitation of rental housing - 1% loan program
• USDA Rural Development - 538 Guaranteed Loan Program for funding new construction or rehabilitation of rental housing - USDA interest rate buy-down
• KHRC Home Investment Partnership funds - Tenant Based Rental Assistance Program (competitive grant program) up to $300,000
• KHRC - Rental Property Development Program - loan up to 102% of total development costs
• KHRC - Home Rental Development & Community Housing Development Organization (Home Rental and CHDO) 15% of annual HOME allocation set aside for rental development
• Federal Home Loan Bank (FHLB) Topeka - Affordable Housing Program
• USDA Rural Development Site Loan Program to buy/develop lot for low-income family housing - competitive interest rates
**PROVIDE DIRECT ASSISTANCE TO RENTERS**

**RECOVERY VALUE** (Moderate) — Greensburg will need to maintain a wide variety of housing options and opportunities to provide all residents with a home to return to. Providing direct assistance to renters will ensure returning residents can afford to come back to the community.

**PROJECT DESCRIPTION**
The increase in housing costs could have an adverse effect on the ability of households to return to Greensburg. These strategies do not directly increase the number of housing units built; however, they illustrate the need for additional subsidies and assistance. This project identifies ways to provide direct assistance to renters to encourage their return to the community.

**ACTION STEPS**
- Create a direct assistance subsidy program to offset the increased cost of rental housing.
- Identify funding to support assistance program.
- Conduct Financial Literacy and Consumer Credit counseling through the Housing Resource Center.
- Seek Federal Section 8 certificates and other rental subsidies to create opportunities for long term affordable and sustainable housing.
- Provide renters a resource list of housing counseling agencies to work with renters on any impediments to becoming home buyers, i.e. Credit.
- Support the development of the Housing Resource Center to implement housing strategies.

**SUSTAINABLE OPPORTUNITIES**
- Greensburg/Kiowa County residents have the opportunity to rebuild with healthy, affordable, and durable materials, equipment, and appliances.
- Encourage developers make sustainable decisions when designing and constructing new rental units. This will translate into lowered utility bills for renters.
- Developers have the opportunity to make sustainable design, material, and equipment decisions which will lower maintenance costs.

**COST ESTIMATE**
- Housing Resource Staff - No additional cost

**POTENTIAL RESOURCES**
- USDA Rural Development - 515 Direct Loan Program - funding construction or rehabilitation of rental housing
- USDA Rural Development - 538 Guaranteed Loan Program for funding new construction or rehabilitation of rental housing
- KHRC Home Investment Partnership funds - Tenant Based Rental Assistance Program (competitive grant program)
- KHRC - Rental Property Development Program
- Federal Home Loan Bank (FHLB) Topeka - Affordable Housing Program
- USDA Rural Development Site Loan Program to buy/develop lot for low-income family housing
The community has expressed a desire for housing options to inspire local youth to remain, to recruit new individuals and families to relocate, and meet the needs of seniors and families downsizing. There are many options for reducing the cost of housing for both renters and owners including the way the housing is designed, built and financed. The projects include Accessory Housing Options, Develop Multi-Use Downtown Housing Options, Develop Transitional Housing, Establishing a Land Bank, Alternative Housing Systems and Develop Self-Help Housing. The variety of the housing options, designs and construction quality that offer function, location, and amenities will appeal to the local community, to new and growing companies, and inspire new residents to move to Greensburg.

ACCESSORY HOUSING OPTIONS

RECOVERY VALUE (Low)  
Accessory housing may provide some assistance in housing recovery as it increases the housing stock; however, the overall impact is limited to a few housing units and it is a low recovery value.

PROJECT DESCRIPTION
Accessory housing units are traditionally located directly behind or next to the primary residence. In certain areas they are known as “coach houses” or “in-law” units. Accessory housing units make use of often underutilized space which can easily be converted or designed to function as additional housing within the property.

The advantage of this type of housing is the potential to have separate space for family members or friends. The space can be rented or used as needed.

ACTION STEPS
- Review Building and Zoning Ordinances to determine feasibility of Accessory Housing units.
- Develop standard plans which can be used by any builder if the homeowner desires certain features and adaptability to meet specialized housing needs.

COST ESTIMATE
- Housing Resource Staff - No additional cost

POTENTIAL RESOURCES
- National Renewable Energy Laboratory (NREL) - Building America
- Textron Charitable Contributions - Affordable Housing and Community Revitalization
- Cessna Aircraft Company Community Affairs
- Lowes Charitable Trust (competitive grants)
- Home Depot Foundation - Affordable Housing Built Responsibly Program
- Home Depot Foundation - Healthy Community Trees Program (non-profit applicant) - supports trees for neighborhood developments

DEVELOP MIXED-USE DOWNTOWN HOUSING OPTIONS

RECOVERY VALUE (Low)  
The recovery value of mixed-use housing is low due to the limited ability to impact other sectors of the recovery efforts.

PROJECT DESCRIPTION
Creating living space above retail or service establishments in a centralized area can help create a vibrant and active downtown. Developing housing downtown in conjunction with other services provides a variety of options for the building owner. The residential space can be used by the owner to maintain a close proximity to their business, or the unit can be rented to generate income and reduce the mortgage expenses for the building owner.

ACTION STEPS
- Review regulations to address any barriers to developing residential housing over retail or service facilities in the downtown area.
- Use Housing Resource Office to educate downtown business owners about the opportunity for developing live/work housing.
- Provide incentives for builders to develop live/work housing.
- Create a pilot program to fund initial developments of live/work housing.

COST ESTIMATE
- Architectural & Design Costs $50,000
- Multi-Use Prototype $1,500,000
- Total Cost $1,550,000
- Funding Gap ($1,550,000)

Costs were based on 100’ frontage x 130’ with four 25’x130’, 2BR/2BA upstairs housing units with elevator and parking.

POTENTIAL RESOURCES
- NREL - Building America
- Textron Charitable Contributions - Affordable Housing and Community Revitalization
- Cessna Aircraft Company Community Affairs
- Lowes Charitable Trust
- Home Depot Foundation - Affordable Housing Built Responsibly Program