

Frequently Asked Questions

Do you take advance applications for housing?

Yes, Service members are eligible, with proper documentation, to apply for on-post housing 90 days before their report date to Fort Riley.

When can I apply for housing?

Service members are eligible, with proper documentation, to apply for on-post housing 90 days before their report date to Fort Riley.

Can I select the area where I want to live?

Yes, you can request a specific Neighborhood, but this will alter your waiting time for a home.

Can I live off-post?

If you are receiving BAH at the with or without dependent rate you are eligible to live off-post. Single Soldiers with no dependents E1-E5 are required to live in the barracks.

How long does it take to find housing?

It would depend of whether or not on-post Housing is available immediately or if there is a wait and if there are off-post rentals available immediately. Always check with Picerne Military Housing (785) 717-2258 or Housing Services Office (785) 239-3525 for the most up to date information available.

What size are the houses (on-post, off-post) and where can I get/see the floor plan?

www.rileypicerne.com has brochures which show all of the different housing available at Fort Riley under the Neighborhood tab.

I've heard the electric systems are different in Germany/Japan/Korea, will my appliances work or will I have to buy new ones?

Yes, overseas electrical systems are different than Fort Riley's. Fort Riley's electrical system for appliances is 120v 60Hz which is consistent throughout the United States.

Is housing overseas different from US homes?

Yes, please check the webpage of the post that you will be PCS'ing to or stop by your HSO (Housing Services Office), 45 Barry Ave, 2nd Floor, (785) 239-3525 and they can give you information for your next duty assignment.

Will military members still have the option to live off-post?

At Fort Riley you can live on-post in Privatized quarters or off-base in the surrounding community.

What are Basic Allowance for Housing (BAH) entitlement and rent allotments?

The Basic Allowance for Housing (BAH) is based on geographic duty location, pay grade, and dependency status. The intent of BAH is to provide uniformed service members accurate and equitable housing compensation based on housing costs in local civilian housing markets. If a service member lives in Privatized Housing on Post the BAH would show on their LES, but a Rent Allotment would also show on the LES going to the Picerne Military Housing each month.

How and who is starting and stopping my BAH and/or Overseas Housing Allowance (OHA)?

When a Soldier arrives at each new duty station their entitlements will be verified by the Finance Office. During this time BAH will be adjusted accordingly.

Are there any restrictions on bringing our pets?

Picerne Military Housing Pet Policy Highlights: Picerne follows all DA and Fort Riley pet regulations.

A maximum of 3 pets, dogs or cats, in any combination is authorized per household.

Residents will pay a refundable pet deposit of \$150 for each pet, maximum \$300. The refundable deposit(s) will be due and payable in full to Riley Communities, LLC before a service member moves into Fort Riley family housing. If a resident acquires a pet(s) after moving into family housing, the refundable deposit(s) must be paid in full as noted above, before the resident begins maintaining the pet(s) at the home.

Pit Bulls, American Staffordshire Bull Terriers, English Staffordshire Bull Terriers, Rottweilers, Doberman Pinschers, Chows, wolf hybrids, and crosses of these breeds are not allowed in Fort Riley Family Housing.

Ferrets, snakes, reptiles, rodents (other than hamsters and guinea pigs), hedgehogs, pot-bellied pigs, monkeys, arachnids (spiders), sylvatic pets (skunks, raccoons, squirrels, other tree or woods-dwelling animals, etc.) and any other exotic or farm animal are not permitted in Housing. Any such animals found running loose or abandoned on Fort Riley will be impounded until proper disposition can be made.

Tethering of pets is not permitted in family housing except on Historic Main Post.

Poop and scoop is mandatory and requires the removal of all pet waste from yards, common areas and grounds in the neighborhood. The resident will incur charges for failure to comply, and the expense will be commensurate with the cost for a third party to remove the pet waste. Pets should not be permitted to soil patios and porches.

Pets are to be kept on a leash (not to exceed 15 feet in length) and under the owner's supervision and control at all times when outside of the home or yard.

Pets must be immunized and registered at the VTF within 10 days of occupancy or acquiring a new pet.

See Resident Responsibility Guide for complete policy

Restrictions on the number of pets?

Three pet limit.

Restrictions on the type/breed of dog?

Pit Bulls, American/Staffordshire Terriers or a cross of these breeds are not allowed on Fort Riley or in Fort Riley housing.

Restriction on the type of pet, i.e., "Can I have my pet snake/iguana/ferret/pot-bellied pig?"

Exotic pets such as monkeys, snakes, ferrets, iguana, pot-bellied pigs etc. are not permitted.

What schools are in the area?

Fort Riley has 5 elementary schools on-post. Where you live would determine what school they would go to. There is 1 middle school for grades 6-8th. If busing is required, transportation will be provided by USD 475 for on-post schools. High School students will be provided transportation to Junction City High School by USD475.

What is the best school?

For more information www.usd475.org (785) 717-4000

What is the loaner furniture program?

Army Community Services Lending Hanger

Are you getting to Fort Riley before all your belongings?

The Lending Closet can help supply the essentials for living until your furniture and household goods arrive.

Located on post at Bldg. 7264 at the Soldier and Family Support Center, they can be reached at (785) 239-9435 to make borrowing arrangements.

Items available include: pots, pans, dishes, irons, ironing boards, infant car seats, portable child beds, futons or roll-away beds, high chairs and electrical appliances, etc.

The Lending Closet***Are you getting to Fort Riley before all your belongings?***

The Lending Closet can help supply the essentials for living until your furniture and household goods arrive.

Located on Custer Hill in the Soldier and Family Support Center, 7264 Normandy Drive. Relocation Readiness staff can be reached at (785) 239-9435 to make borrowing arrangements. A copy of orders and ID card are required for this service.

Items available include: cookware and utensils, dishware and silverware, irons and ironing boards, car seats, portable play pens, folding table and chairs, and cots.

If you would like to learn more about the lending closet, other services on the installation and maybe about your area, please contact us for current welcome packets and to enroll in "Discover Riley's Treasures" at (785) 239-9435.

May I keep the loaner items for my tour of duty?

No, the items are only on loan for a limited time 45 days.

How long can I keep the loaner furniture when I arrive/depart?

You can keep the items for 45 days when you arrive. If you plan on using loaner items before you depart you will need to bring in a copy of your PCS orders and you will not be able to clear ACS until the items have been returned.

Do you issue furniture/appliances on a permanent basis?

Fort Riley does not have Furniture or large appliances as loaner items. The items they have available would be on loan for a maximum of 45 days.

Where do I stay while I wait for housing?

First check with Picerne Military Housing to see if Housing is available now or how long the approximate wait time will be. Then you would need to decide if you can afford to wait it out in a hotel or rent an apartment while you wait. Finance will only reimburse you for 10 days in a hotel during a PCS move. Everything after 10 days will be out of pocket.

Do I get credit if I'm coming from a dependent restricted tour? How much credit (months) do I get from being on a dependent restricted tour?

You would be backdated to the day you signed out of your last duty station, but no more than 14 months.

Do I need renters insurance for on-post, partner or private rental housing?

Renter's Insurance Information

As a resident in Picerne's homes at Fort Riley, your family becomes members of the extended Picerne family and will automatically receive \$10,000 of insurance coverage for your personal home contents. This is just our way of saying thank you for choosing Picerne Military Housing. Contact your neighborhood office for information on how to file a claim.

Who is eligible for Family housing?

You are eligible for Privatized Family Housing at Fort Riley if you are an active-duty service member with accompanying family members assigned to an installation within 35 miles of Fort Riley. For new move-ins, on the date of occupancy, military members must have a minimum of six months remaining on their current duty assignment.

What is the waiting time for housing?

Click on image below to enlarge.

FORT RILEY ON-POST HOUSING WAITING LISTS AND APPROXIMATE WAIT TIMES (As of October 20, 2011)

Please note: If you have indicated a preference for a specific neighborhood on your application, your wait time may be extended and these estimates do not apply.

(E1-E5) and (E6) 2 Bedroom				(E1-E5) 3 Bedroom			
NEIGHBORHOOD		Wait Time		NEIGHBORHOOD		Wait Time	
Ellis Heights		9 Months		Peterson Place		4 Months	
Peterson Place							
McClellan Place							
Historic Main Post							
Colyer Manor				Colyer Manor			
				McClellan Place			
				Forsyth			
(E1-E5) 4 Bedroom				(E1-E5) 5 Bedroom			
NEIGHBORHOOD		Wait Time		NEIGHBORHOOD		Wait Time	
Colyer Manor		9 Months		McClellan Place		1 Year	
Peterson Place							
Forsyth							
McClellan Place							
(E6-E8) 3 Bedrooms				(E6-E8) 4 Bedrooms			
NEIGHBORHOOD		Wait Time		NEIGHBORHOOD		Wait Time	
Ellis Heights		8 Months		Ellis Heights		7 Months	
Peterson Place							
Forsyth							
(E9) 3 Bedrooms				(E9) 4 Bedrooms			
NEIGHBORHOOD		Wait Time		NEIGHBORHOOD		Wait Time	
Ellis Heights		6 Months		Ellis Heights		1 Month	
				Forsyth			
CGO (O1-O3/ WO1-CW3) 2 Bedrooms				CGO (O1-O3/ WO1-CW3) 3 Bedrooms			
NEIGHBORHOOD		Wait Time		NEIGHBORHOOD		Wait Time	
Ellis Heights		6 Months		Ellis Heights		1 Month	
Peterson Place							
Historic Main Post							
				Forsyth			
CGO (O1-O3/ WO1-CW3) 4 Bedrooms							
NEIGHBORHOOD		Wait Time					
Forsyth		1 year					
Peterson Place							
FGO (O4-O5) 3 Bedrooms				FGO (O4-O5) 4 Bedrooms			
NEIGHBORHOOD		Wait Time		NEIGHBORHOOD		Wait Time	
Historic Main Post		1 Year		Peterson Place		1 Year	
Peterson Place				Historic Main Post			
				Forsyth			

What determines the list I am placed on and my placement on the list?

Family Housing at Fort Riley is assigned by rank and bedroom qualification.

What is a waiting list?

A list of Service Members waiting for Housing according to Rank and Bedroom Requirement.

Once placed on the wait list, may I transfer to a different list?

If the service member elects to change wait lists, the requests must be made within 30 days of initial placement on the wait list in order to maintain the original housing eligibility date. Requests made after the 30 days will result in an eligibility date change to the current date of application.

What happens if someone has the same eligibility date as me?

If they have the same Rank and Bedroom requirement you will both be on the same spot on the waitlist.

What does it mean if my wait list position moves up and down?

Position numbers can change due to eligibility credits that are given to incoming Service Members due to dependent restricted tours or approved Exceptions To Policy that require priority placement. When the position number fluctuates it does not affect the estimated wait time. The wait time is "of the moment" and is subject to change at any time.

May I request placement on more than one wait list at one time?

Service members may occupy only one wait list at one time

How long will my application remain active once submitted?

If your application is complete it remain active until you accept a house or request it to be taken off or PCS/ETS.

What is military Family housing privatization?

Information Paper

July 2010

SUBJECT: Residential Communities Initiative (RCI)

PURPOSE: Provide an overview of Army's RCI family housing privatization program

KEY POINTS:

- RCI is a critical component of the Army's effort to eliminate inadequate housing through public-private partnerships and award contracts to eliminate inadequate family housing in the U.S.
- Quality/affordable housing is a key issue for the well-being of the warfighter and a significant contributor to the Army's recruitment, readiness, and retention.
- Privatization allows Army to leverage funds and assets to obtain private sector capital/expertise to operate, sustain, renovate and construct housing over the long term.
- RCI includes 44 locations, with 85,711 homes - over 98% of the U.S. Army family housing owned inventory.
- The initial development period varies from 3-10 years at each project during which time, all inadequate housing will be eliminated.
- Army has developed a RCI Portfolio and Asset Management (PAM) program to monitor performance, compliance and financial health of projects over the next 50 years. PAM also surfaces project enhancements for implementation across the entire portfolio.

BACKGROUND:

- a. The Military Housing Privatization Initiative (MHPI) Act, passed in 1996 and codified in 10 US Code 2871, provides the military Services with alternative authorities for the construction and improvement of military housing (family and unaccompanied personnel). Under these authorities, the Services can leverage appropriated housing construction funds and government-owned assets to attract private capital and expertise in an effort to improve the quality of life for service members and their families.

- b. RCI focuses on the total residential community, not just houses, and uses a Request for Qualifications (RFQ) acquisition process. This process reduces time and costs for both the Army and private sector developers. The RFQ process seeks to evaluate and award on the basis that the firm selected is the most high qualified, based on applied criteria, to collaborate with the Army to develop the specifics of the projects.
- c. To complete the RCI acquisition process, the Army awards a contract to the selected development partner to work with the installation to prepare a Community Development Management Plan (CDMP). This Plan serves as the business plan for each RCI project. It defines the proposed scope of work, as well as the developer's long-term relationship with the Army. The plan consists of three main plans: (1) development, (2) financial, and (3) operations, maintenance and property management. The CDMP is reviewed and approved by Headquarters, Department of the Army and the Office of the Secretary of Defense (OSD). The CDMP is then submitted to Congress for review. If the Congress does not object to the project, the Army issues a Notice to Transition.
- d. During transition, the Army and partners develop final legal documents to establish the structure of the partnership, related business agreements, the ground lease, and transition plan. Typically, the partnership is in the form of a Limited Liability Corporation (LLC) where the developer is the managing member and assumes authority for day-to-day operations. The Army is the minority partner and has limited but sufficient authority to protect the interests of the U.S. Government, Army and families. Partnerships have a 50-year term with a 25-year option. When final agreements are signed, units are conveyed to the partnership and the ground lease is executed, and the partnership assumes responsibility for operations and begins to collect rent. Rents are set equal to the resident's Basic Allowance for Housing (BAH).
- e. A direct investment of Army appropriated funds may be necessary to cover the "development gap", i.e., difference between estimated revenues (based on BAH, loan capability and equity) and estimated cost of development (based on housing conditions, repair/construction costs, and number of deficit units to be built). Financial tools to close a project's gap include direct cash investments, loan guarantees, and other options.
- f. RCI projects have the flexibility to expand family housing to accommodate re-stationing actions. In some cases, the Army may reach the statutory limitations on government contribution (maximum of 33% equity, and maximum of 45% equity plus depreciated value of assets). The Army is researching the possibility of alternative business structures in cases where the contribution limits may be a limiting factor.

How does military housing privatization affect a Service Member's BAH?

The Service Member will see the BAH on their LES and then they will also see an Allotment going to Picerne Military Housing for the rent each month.

How will rent be paid to the privatized community housing partner and what does it cover?

The rent will be paid to Picerne Military Housing as an allotment and will show on the Service Member's LES. Your Basic Allowance for Housing will cover rent, utilities up to 10 % of the baseline and renters insurance. See Frequently asked questions for Utilities for more information.

Renter's Insurance Information

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Frequently Asked Questions

When did the U.S. Army create a policy that residents pay for their excess utility usage?

The Army's utility policy is based on the Office of the Secretary of Defense's policy to provide incentives to occupants of privatized housing to decrease utility consumption and save energy. The Army policy was written more than two years ago; however, at Fort Riley we are beginning the program in renovated homes in Colyer Manor, Peterson Place, Ellis Heights and McClellan Place and newly constructed homes in Forsyth.

Who actually meters the homes?

The RCI development partners (i.e. Picerne Military Housing) have elected to use a third-party utility service, like esso, to read meters and inform residents of their consumption and baseline data. These third-party consultants are experts in energy conservation and billing and will manage the process in a fair and equitable way.

How does this program work?

The family housing provider establishes an appropriate baseline for utilities usage. Then, usage reports or "mock bills" will be sent to show residents how much electricity and natural gas they are using compared to their neighbors in like homes. Baselines will be established using the Average Baseline Model. During the "mock billing," residents will not be responsible for paying any overages nor will they receive rebates for savings. Following the "mock billing" period, actual rebates and billing will commence. The utilities consumption baseline will be adjusted each month to account for weather changes.

How is the baseline calculated?

Baseline calculation – The baseline is recalculated each month by taking like homes, removing vacant homes, faulty data and the top and bottom 10 percent of homes. The consumption of the resulting 80 percent will then be averaged.

Buffer – Any resident consuming an amount that is above the baseline by 5 percent or less will not be billed. Any resident consuming an amount that is more than 5 percent above the baseline will be billed for the difference between the baseline (average) and their actual consumption.

Trigger Point – All bills and credits will be subject to a minimum \$15 trigger point. If the amount owed or the amount of the rebate for conservation is less than \$15, that amount will accrue to the next month. Once any amount is \$15 or greater, a bill will be generated or a rebate check will be issued.

Can you give us an example of how this will work?

If the average cost of electricity for like homes for a month is \$100, any family that is between \$100 and \$105 (5% above the baseline), will have \$0 due. Anyone using less than \$100 worth of electricity will receive a rebate or credit. Anyone above \$105 will be responsible for the difference between what they used and the \$100 baseline average. If the difference is under \$15, it carries to the next month and nothing is owed. Anything above \$15 is owed. In the same example, residents below the \$100 baseline average for that month receives a rebate

or credit for conserving energy. Just like balances due, if credits are under \$15, they are carried to the next month. If the amount below the baseline is more than \$15, a check is sent and the balance is \$0 again. The residents' BAH pays for the consumption up to the baseline.

How will this be affected by harsh weather?

By using the current average usage as the baseline, weather will automatically be accounted for. During a harsh winter or an unusually warm summer, the baseline will move accordingly so the percentage of the variances from the baseline should remain consistent.

What does BAH pay for?

The Basic Allowance for Housing includes three components: rent, utilities and renters insurance. Remember, that if utility usage is above the established baseline, residents will owe the difference. If it is below the baseline, you will receive a rebate. You will not have to pay the entire utility bill out of pocket – only the difference above the baseline.

What if the home I live in is not energy efficient?

Your home will be grouped with like homes in order to establish the baseline. Consumption among that group of homes should be similar for the average.

Why are Soldiers being held responsible for their utilities?

Responsibility means awareness of usage and conservation. You know you will owe money for excessive usage; therefore there is awareness about conserving energy and bringing the usage down.



How does privatization affect the service I receive?

Picerne's Mission is Placing Families First is what we do. It's our mission. Developing family-friendly neighborhoods is our passion. Our goal is to provide homes and neighborhoods that improve quality of life, promote a sense of belonging and are a source of pride. Our complete program of development, construction, ownership, management, maintenance and family services promotes installation living and supports retention of world-class military members. Much more than just new homes, Picerne provides neighborhoods that families are proud to call home.

Is there to be a Self-Help program?

Picerne Military Housing has a Maintenance Team on call 24/7 to take care of all emergency and nonemergency service calls.

What are the requirements for vacating my home?

Residents are required to move out of privatized family housing if they become ineligible for the housing, retire or separate from the military, or are PCS'ing to an installation more than 35 miles away. Residents may terminate their occupancy in family housing with at least 30 days prior written notice. If your orders do not allow for 30 days notice, an exception may be made with proper documentation. However, residents will be required to provide immediate notification to their neighborhood management office upon receipt of their PCS/separation orders.

Homes must be left in **surface clean** condition and a Picerne Military Housing staff member from the neighborhood management office must conduct a final inspection once all belongings have been moved out of the home.

Pre-move-out-inspections are required (unless time does not allow) and can be requested at any time before moving to ensure no damage or cleaning charges will be assessed upon vacating. Normal wear and tear is taken into consideration. We recommend that residents be present at these inspections, however it is not required.

Picerne Military Housing will provide a Certificate of Inspection to all military families that close out with a zero balance and do not incur any damage or cleaning charges.

When I move, do I have to clean?

Picerne Military Housing will require only a surface clean condition at move-out. The surface clean requirement is designed to ease the clearing process for military families and eliminate "white glove" inspections or expensive cleaning teams. It is no longer necessary to hire a cleaner to achieve the level of cleanliness considered acceptable for move out. Surface clean condition implies that a home is left clean throughout. When a home is cleaned regularly, it should only require a wipe down and sweep/vacuum at move-out to achieve a surface clean condition. The following list can be used as a guide. (Note that normal wear and tear plays a factor in determination of acceptability.)

General

- All personal items to be completely removed from the home, storage area(s) and garage
- Any items requiring disposal are disposed of in an appropriate, proper, and approved manner
- Any equipment or feature delivered as part of the home (including appliances, appliance parts, fixtures, hardware, etc.) is returned intact and in proper working order
- Wall color is not to be altered or changed unless approved by the Neighborhood Management Office
- Carpeted surfaces are vacuumed and free of excess spots or stains

- All windows to be closed and locked with window covering left in the “closed” position

Kitchen

- All kitchen surfaces to be wiped down and free of excessive grease build-up
- Refrigerator to be wiped down inside and out, empty and free of mold/mildew
- Range hood, stovetop, oven, drip pans and under burners to be wiped down and free of burned-on food and excessive grease
- Dishwasher exterior to be cleaned
- Floor to be swept and cleaned

Bath

- All bathroom surfaces to be wiped down. All surfaces to be free of soap scum, and dirt build-up
- Tub/Shower to be free of soap scum buildup with the shower curtain removed
- Toilet must be cleaned inside and out
- Vanity, sink, and tiled surfaces to be wiped down and free of dirt and soap scum.

Bedroom/Living Room/Dining Room

- Flooring surfaces to be swept or vacuumed as appropriate to the surface

Garage/Shed (if applicable)

- Floors should be free of debris

Under privatization, will the partner handle the clearing process, or will it remain with housing?

Picerne Military Housing will handle the clearing process from start to finish.

I have two children, one female and one male; how many bedrooms do I qualify for?

You would qualify for a 3 bedroom home on Fort Riley.

I have a Family member enrolled in EFMP, how will that affect my on-post housing assignment and waiting time?

EFMP status does not constitute priority placement on Fort Riley’s housing wait lists.

Picerne Military Housing’s core mission is: One Company. One Mission. Families First.

Being true to our mission, we have created a Family Support Services (FSS) program that serves to support meeting the needs of our military families. FSS representatives work to

facilitate a smooth transition for the family to their new home by directing you to the proper resources for WIC, SSI, Food Stamps, FSSA and Health and Welfare issues. For assistance, contact your FS Manager, Crystal Bryant at (785) 717-2217 or cbryant@picernemh.com.

The Exceptional Family Member Program (EFMP)

Picerne Military Housing is focused on delivering excellence to all families. However, we know that a number of military families are in need of special support under the Exceptional Family Member Program. This program is designed to assist families with special needs to improve their quality of life by making homes and facilities readily accessible. AR 608-75 establishes policy and procedures for facilitating the EFMP. The Family Support Services (FSS) representative will address all requests for exception to policy regarding living accommodations and requests impacting waiving the wait list in a timely manner. It is critical that the attending physician, the program manager for EFMP and/or the community health nurse, provide a recommendation to all special consideration requests.

If I live on post, what type of housing can I expect?

Our goal is to provide homes and neighborhoods that improve your quality of life and provide a sense of pride for you, our military resident

Benefits of Living On-Post at Fort Riley:

- No Security Deposit
- Family Support Services
- Post Access Control for Security
- Professionally Managed
- Lawn Care
- Trash Removal
- Recycling
- 24-Hour Responsive Maintenance
- Snow Removal
- No Commute
- Hospitality Suites

Upgrades and New Home Construction – Underway Future Neighborhood Centers with Fitness Rooms, Pools and Much More

Neighborhood Center Amenities:

- Neighborhood Management Office
- Community Room
- Pool
- Fitness Center
- Playgrounds

Laundry rooms
Lounge/Media Room
Tot-Lots
Picnic Area

I am a dual military household, whose name will my privatized (on-post partner) housing lease be under?

The lease will be in the name of the senior ranking service member.

I have a dual military household and my wife is stationed at another installation. Can I apply for housing?

Dual service members without dependants will not be eligible for on-post housing until both are stationed at Fort Riley. However, if the service member stationed at Fort Riley has physical custody of other dependants and is receiving BAH at the with-dependant rate, the family is eligible to apply for on-post housing

Can my spouse or someone else accept a home on my behalf?

Yes, someone can accept a home for you (approve the assignment, sign the lease, accept the keys). The individual acting on your behalf must be named on a Special Power of Attorney which specifically details your designee's authority to manage the assignment and termination of housing for you at Fort Riley, sign the lease document on your behalf, and stop/start your allotment for housing. The Relocation Office can provide you with this form.

I currently live on post but would like to move to a different house. Can we apply for another wait list?

Once the family is housed, the service member cannot apply for another wait list unless the following occurs: the service member meets the eligibility requirements for additional bedrooms due to: (1) change in rank band or (2) change in family composition.

In privatized on-post housing will I be responsible for utilities?

See Frequently Asked Questions below

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How does this program work?

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How will this be affected by harsh weather?

By using the current average usage as the baseline, weather will automatically be accounted for. During a harsh winter or an unusually warm summer, the baseline will move accordingly so the percentage of the variances from the baseline should remain consistent.

What does BAH pay for?

The Basic Allowance for Housing includes three components: rent, utilities and renters insurance. Remember, that if utility usage is above the established baseline, residents will owe the difference. If it is below the baseline, you will receive a rebate. You will not have to pay the entire utility bill out of pocket – only the difference above the baseline.

What if the home I live in is not energy efficient?

Your home will be grouped with like homes in order to establish the baseline. Consumption among that group of homes should be similar for the average.

Why are Soldiers being held responsible for their utilities?

Responsibility means awareness of usage and conservation. You know you will owe money for excessive usage; therefore there is awareness about conserving energy and bringing the usage down.



Can I accept on-post housing before I sign into the installation?

No, you must be signed into Fort Riley in order to accept a home, however, you can get on the waitlist with the proper documentation. Once you are signed into Fort Riley, you can accept a home.

I am a single Service Member with one child, am I eligible for on-post housing?

Yes, housing applications are accepted from single service members with legal dependants. The application, along with all other required documents, must be accompanied by a current court order (copy) indicating custody of the dependant(s) has been granted to the service member.

I'm TDY in route, when can I be put on the housing list? What will my eligibility date be?

The date you signed out of your last duty station.

Does it start when I depart my permanent duty station, or when I finish the course or when I arrive at my new permanent duty station?

If you apply for Housing within 30 days of your arrival to Fort Riley your application date will be the date you signed out of your last duty station before TDY.

What amenities are included with the privatized on-post community housing?

Fort Riley homes are fully equipped with refrigerator, stove, dishwasher and garbage disposal. The homes also feature full size washer/dryer hookups.

My Family was assigned to a 4-bedroom home at my last duty station. Will I automatically qualify for a 4-bedroom home?

At Fort Riley, officers with primary physical custody of three or more children automatically qualify for four bedroom housing. Enlisted personnel with primary custody of three or more children, two of which are over the age of nine years old, qualify for four bedroom housing.

Once I am offered a home, how long do I have to accept/decline?

Once you are offered a home on Fort Riley you have 24 hours to accept or decline.

What happens if I decline a home?

You will continue waiting on the list. Once you have declined 3 homes you will be removed from the waiting list. At this time you can decide if you would like to go back on the list and work your way back up again.

Will my BAH/OHA cover my rent and utilities?

On-post the BAH covers rent and utilities up to 10% buffer from baseline. See frequently asked questions below.

Frequently Asked Questions

When did the U.S. Army create a policy that residents pay for their excess utility usage?

The Army's utility policy is based on the Office of the Secretary of Defense's policy to provide incentives to occupants of privatized housing to decrease utility consumption and save energy. The Army policy was written more than two years ago; however, at Fort Riley we are beginning the program in renovated homes in Colyer Manor, Peterson Place, Ellis Heights and McClellan Place and newly constructed homes in Forsyth.

Who actually meters the homes?

The RCI development partners (i.e. Picerne Military Housing) have elected to use a third-party utility service, like eso, to read meters and inform residents of their consumption and baseline data. These third-party consultants are experts in energy conservation and billing and will manage the process in a fair and equitable way.

How does this program work?

The family housing provider establishes an appropriate baseline for utilities usage. Then, usage reports or "mock bills" will be sent to show residents how much electricity and natural gas they are using compared to their neighbors in like homes. Baselines will be established using the Average Baseline Model. During the "mock billing," residents will not be responsible for paying any overages nor will they receive rebates for savings. Following the "mock billing" period, actual rebates and billing will commence. The utilities consumption baseline will be adjusted each month to account for weather changes.

How is the baseline calculated?

Baseline calculation – The baseline is recalculated each month by taking like homes, removing vacant homes, faulty data and the top and bottom 10 percent of homes. The consumption of the resulting 80 percent will then be averaged.

Buffer – Any resident consuming an amount that is above the baseline by 5 percent or less will not be billed. Any resident consuming an amount that is more than 5 percent above the baseline will be billed for the difference between the baseline (average) and their actual consumption.

Trigger Point – All bills and credits will be subject to a minimum \$15 trigger point. If the amount owed or the amount of the rebate for conservation is less than \$15, that amount will accrue to the next month. Once any amount is \$15 or greater, a bill will be generated or a rebate check will be issued.

Can you give us an example of how this will work?

If the average cost of electricity for like homes for a month is \$100, any family that is between \$100 and \$105 (5% above the baseline), will have \$0 due. Anyone using less than \$100 worth of electricity will receive a rebate or credit. Anyone above \$105 will be responsible for the difference between what they used and the \$100 baseline average. If the difference is under \$15, it carries to the next month and nothing is owed. Anything above \$15 is owed. In the same example, residents below the \$100 baseline average for that month receives a rebate

or credit for conserving energy. Just like balances due, if credits are under \$15, they are carried to the next month. If the amount below the baseline is more than \$15, a check is sent and the balance is \$0 again. The residents' BAH pays for the consumption up to the baseline.

How will this be affected by harsh weather?

By using the current average usage as the baseline, weather will automatically be accounted for. During a harsh winter or an unusually warm summer, the baseline will move accordingly so the percentage of the variances from the baseline should remain consistent.

What does BAH pay for?

The Basic Allowance for Housing includes three components: rent, utilities and renters insurance. Remember, that if utility usage is above the established baseline, residents will owe the difference. If it is below the baseline, you will receive a rebate. You will not have to pay the entire utility bill out of pocket – only the difference above the baseline.

What if the home I live in is not energy efficient?

Your home will be grouped with like homes in order to establish the baseline. Consumption among that group of homes should be similar for the average.

Why are Soldiers being held responsible for their utilities?

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For off-post you would need to take Utilities into consideration when you are deciding how much you can afford to pay for rent.

If I get married after I have been living off post with a certificate of nonavailability (CNA) do I have to apply for on post housing? It would be your decision if you would like to put your name on the waiting list for on-post. You could continue to live off-post.

How much is the rent for off-post housing? Rent varies according to area, size, bedroom requirement, please check with HSO (Housing Services Office) or www.AHRN.com for up to date listing in the surrounding community.

Are there any off limit Landlords? Yes, please stop by the HSO (Housing Services Office) 45 Barry Ave, 2nd Floor, (785) 239-3525 for an up to date list.

How do I get a list of available rentals in the area? Stop by HSO (Housing Services Office) 45 Barry Ave, 2nd Floor or www.AHRN.com .

I just received Deployment Orders. Can I terminate my lease before I depart? Yes, even though you have a Military Clause in the lease you need to give a valid 30 day notice to your landlord. So, it is very important that you make sure your lease is checked by HSO (Housing Services Office) before you sign it.

I received notification that my Family can move on-post but I just renewed my lease. Can I break the lease and move? Receiving an offer from on-post Housing does not give you permission to break your lease. You need to talk to your landlord, fulfill your lease obligation and let Picerne Military Housing know when you will be out of your lease.

I'm unaccompanied; do I have to live on-post? Single Soldiers in the Ranks of E1-E5 are required to live in the barracks. Unaccompanied Soldiers in the Ranks of E-6 and above can live off-post.

My roommate and I both signed a lease but she has moved out. Can I get out of the lease? Your roommate moving out does not give you permission to break your lease. You must talk to your landlord and fulfill your lease obligation.