

USDA



Rural
Development

Committed to the future of rural communities.

Office of Economic Adjustment Conference

May 4, 2006

Atlanta, Georgia

USDA / Fort Riley Regional Initiative

Chuck Bank, State Director

USDA Rural Development

Topeka, Kansas



USDA Rural Development

Agency Goals

- 1. Increase economic opportunity in rural America**
- 2. Improve the quality of life for all rural Americans**

Lead Federal Agency Serving Rural America



USDA Rural Development

Delivers Over 40 Programs:

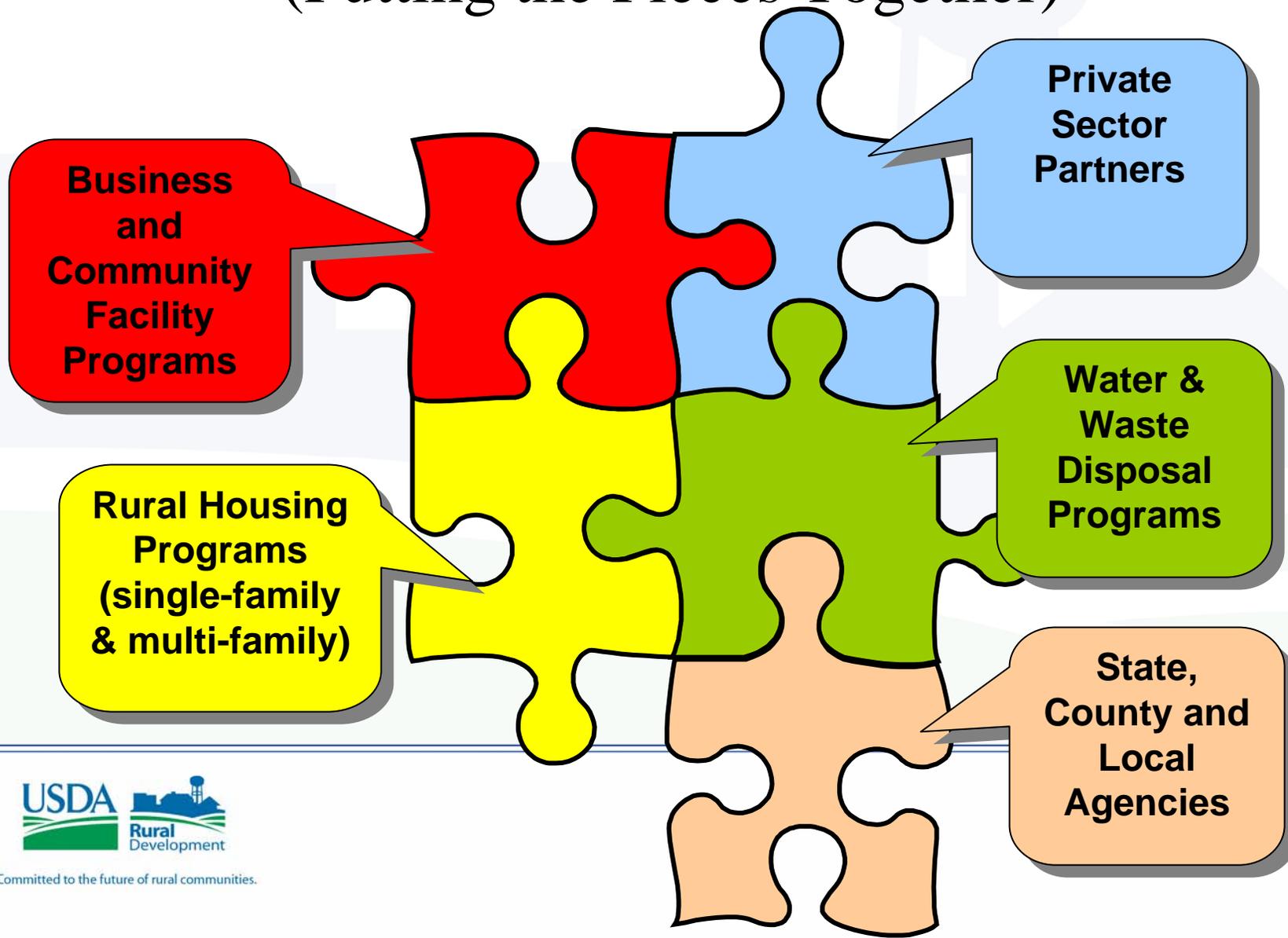
- ❖ Housing
- ❖ Utilities
- ❖ Business
- ❖ Community Development

\$235 million / Fiscal Year 2005



USDA Rural Development Programs

(Putting the Pieces Together)





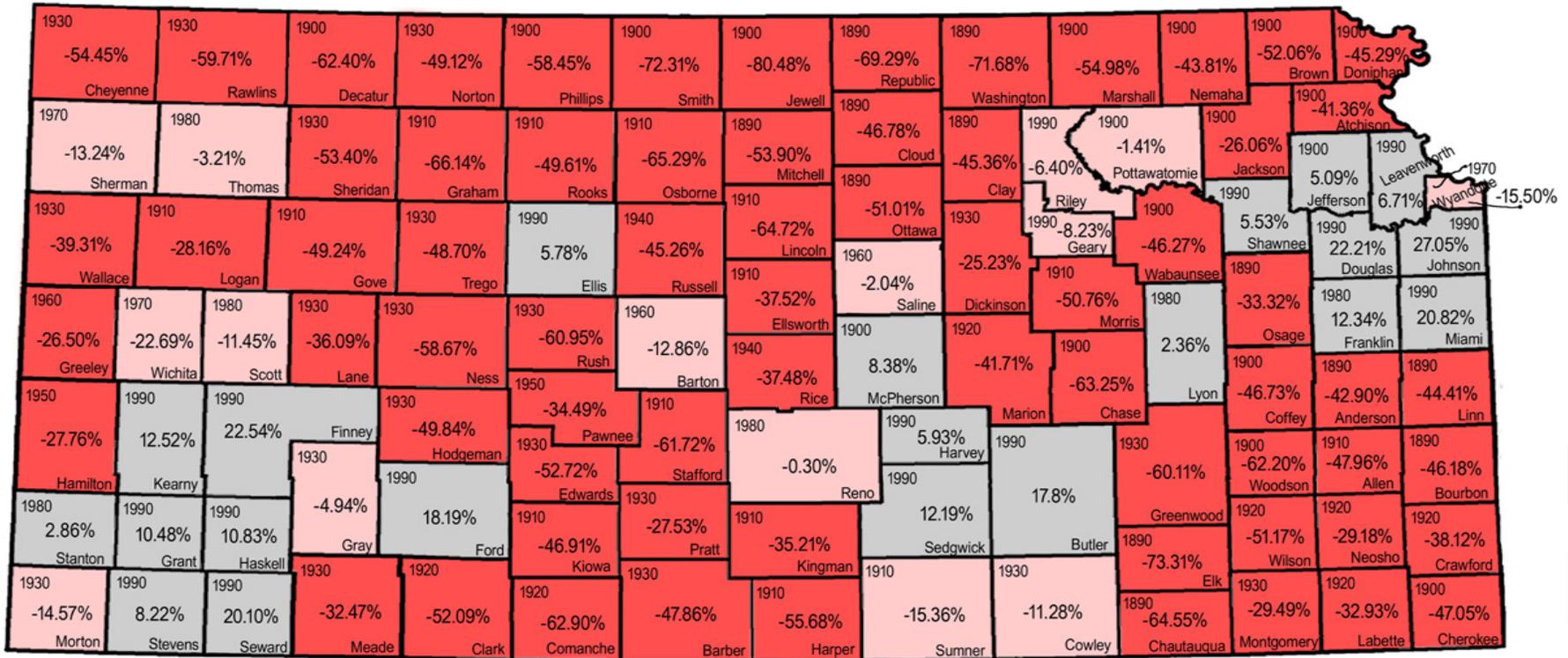
State of Kansas

Rural Kansas Challenges

❖ Population decline / movement

State of Kansas - Population Trends

Peak Year Census To 2000 Census



■ = Over 25% Decrease In Population
 ■ = Under 25% Decrease In Population
 ■ = Increase In Population



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Rural Kansas Challenges

- ❖ **Population decline / movements**
- ❖ **Loss of community assets**
 - **Physical (health care, etc.)**
 - **Human Capital**

Rural Kansas Challenges

- ❖ **Population decline / movements**
- ❖ **Loss of community assets**
 - **Physical (health care, etc.)**
 - **Human Capital**
- ❖ **Declining economic trends**

Fort Riley, Kansas

2005 Development – Jan. 2005:

- ❖ **3,400 Soldiers / 1,200 civilians**
 - **New Unit of Action (pre-BRAC)**



Map of northeast / north-central Kansas & Ft. Riley

Public / Fort Riley Mtgs.

Series of meetings – Feb. 2005

- ❖ Public information to learn more about Post expansion
- ❖ USDA Rural Development staff participated in meetings



USDA / Fort Riley Mtgs.

Series of meeting - March 2005:

- ❖ **USDA / ‘meat inspectors?’**
- ❖ **Learn more about Post expansion**
(confidential information)

USDA / Fort Riley Mtgs.

Series of meeting – late April 2005:

- ❖ Briefings by Post officials & Congressional Staff
- ❖ USDA Rural Housing Administrator
(visited Fort Riley)

Fort Riley, Kansas

2005 Development – May 2005:

- ❖ **3,400 Soldiers / 1,200 civilians**
 - **New Unit of Action (pre-BRAC)**
- ❖ **7,000 Soldiers (est.) / ??? civilians**
 - **BRAC (discussions)**

USDA / Fort Riley Mtgs.

Conclusion of Discussions - May 2005

- ❖ **Housing needs (Soldiers & civilians)**
 - **Rental units**

USDA / Fort Riley Mtgs.

Conclusion of Discussions - May 2005

- ❖ **Housing needs (Soldiers & civilians)**
 - **Rental units**
 - **Single-family housing (off-Post)***

*** Note: *Important strategy for the Military.***

USDA / Fort Riley Mtgs.

Conclusion of Discussions - May 2005

❖ **Housing needs (Soldiers & civilians)**

- **Rental units**
- **Single-family housing (off-Post)**
 - **Ownership society / personal prosperity**
 - **Greater family stability**

USDA / Fort Riley Mtgs.

Conclusion of Discussions - May 2005

❖ Housing needs (Soldiers & civilians)

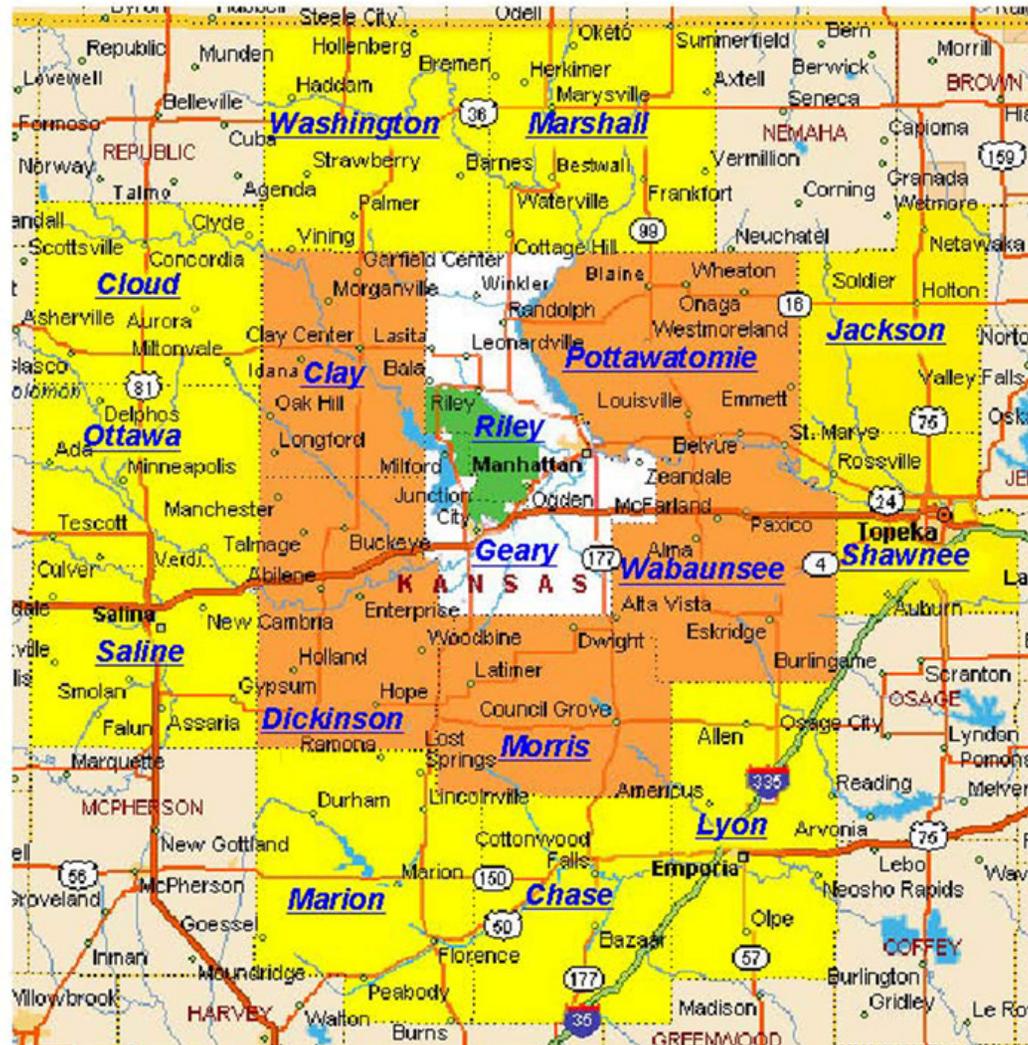
- Rental units
- Single-family housing

❖ Infrastructure needs (communities)

- Health / child care services
- Water and sewer services



Fort Riley Regional Initiative Area Counties



Travel zones (20, 40 & 60 minutes) to Fort Riley

USDA Rural Development

Proposal to Agency's National Office

- ❖ Numerous conversations
- ❖ Several briefing memos
- ❖ 'Fort Riley request letter'
 - Increased single-family loan program (GRH) funding

USDA Rural Development

Proposal to Agency's National Office

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 - USDA Fort Riley housing office



USDA Rural Development

Agency's National Office Staff

&

U.S. Department of Defense Staff

- ❖ **Numerous conversations**
 - **Housing needs**
 - **Community infrastructure needs**

USDA Rural Development / Fort Riley Regional Initiative



Committed to the future of rural communities.

USDA / Fort Riley Regional Initiative

- ❖ **USDA – Fort Riley Partnership**
 - **Memo of Understanding
(June 27, 2005)**



Below- General Hardy, Congressman Moran, Acting Under Secretary Gonzalez, Senator Roberts, and State Director Banks



Above- Acting Under Secretary Gonzalez and General Hardy signing Memorandum of Understanding



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USDA / Fort Riley MOU Signing (June 27, 2005)

USDA / Fort Riley Regional Initiative

USDA/Fort Riley Memorandum of Understanding

- ❖ **USDA – Fort Riley Partnership**
- ❖ **USDA – Community Outreach**



USDA / Fort Riley Regional Initiative

USDA – Fort Riley Partnership

❖ Cooperate with Fort Riley Officials



USDA / Fort Riley Regional Initiative

USDA – Fort Riley Partnership

- ❖ Cooperate with Fort Riley Officials**
- ❖ Meet with incoming Soldiers & civilian personnel (on-Post)**

USDA Rural Development Rural Housing Programs

❖ Single-Family Housing Needs:

Guaranteed Rural Housing Loan Program

- +\$25 million Agency funding (FY 2006)

USDA / Fort Riley Regional Initiative

USDA – Fort Riley Partnership

- ❖ Cooperate with & brief Fort Riley Officials**
- ❖ Meet with incoming Soldiers & civilian personnel (on-Post)**
- ❖ USDA Fort Riley Office on-Post
(proposed by USDA Rural Development)**

Fort Riley, Kansas

2005 Development – July 2005:

- ❖ **3,400 Soldiers / 1,200 civilians**
 - **New Unit of Action (pre-BRAC)**

- ❖ **7,459 Soldiers / 2,000 civilians**
 - **BRAC proposal announced**
(approved – Sept. 2005)

Big Red One to return to Fort Riley with influx of troops, families

By John Milburn
The Associated Press

FORT RILEY -- A decade ago, Fort Riley said goodbye to the Big Red One, watching the U.S. Army division pack up and go to Germany.

On Wednesday, the Pentagon confirmed that the historic 1st Infantry Division, known as the Big Red One for its emblem depicting a green shield with a red No. 1 in it, was returning to Fort Riley. The headquarters, an aviation brigade and support units will be arriving between Oct. 1 and Sept. 30, 2006. The division headquarters currently is in Germany, where it has been since it left Fort Riley in 1995.

Col. Jay Simpson, garrison commander, said the confirmation was big news for the 152-year-old post.

"This has been a question over my three years as commander," Simpson said. "My answer was, 'Maybe, if that's what the Army transitions to.' The local communities are very excited."



Col. Jay Simpson, garrison commander at Fort Riley, says the local communities are excited about the increased troop level.

Once completed, the move will bring Fort Riley's population to 18,000 soldiers, not counting families. The Army estimates 55 percent of soldiers are married.

The additional soldiers were first announced in May when the Pentagon made its recommendations to the Base Closure and Realignment Commission. Repositioning of the 1st Infantry Division is part of the Pentagon's decision to return soldiers from Europe and Korea to the continental United States.

Members of the state's congressional delegation welcome the Big Red One home.

Sen. Pat Roberts said he placed an Army flag outside his Washington office until the division flag comes to Fort Riley.

"In May, when the BRAC recommendations were announced and Kansas discovered we would get a division headquarters, we thought this was the most likely outcome," the Kansas Republican said. "Today, it is a reality."

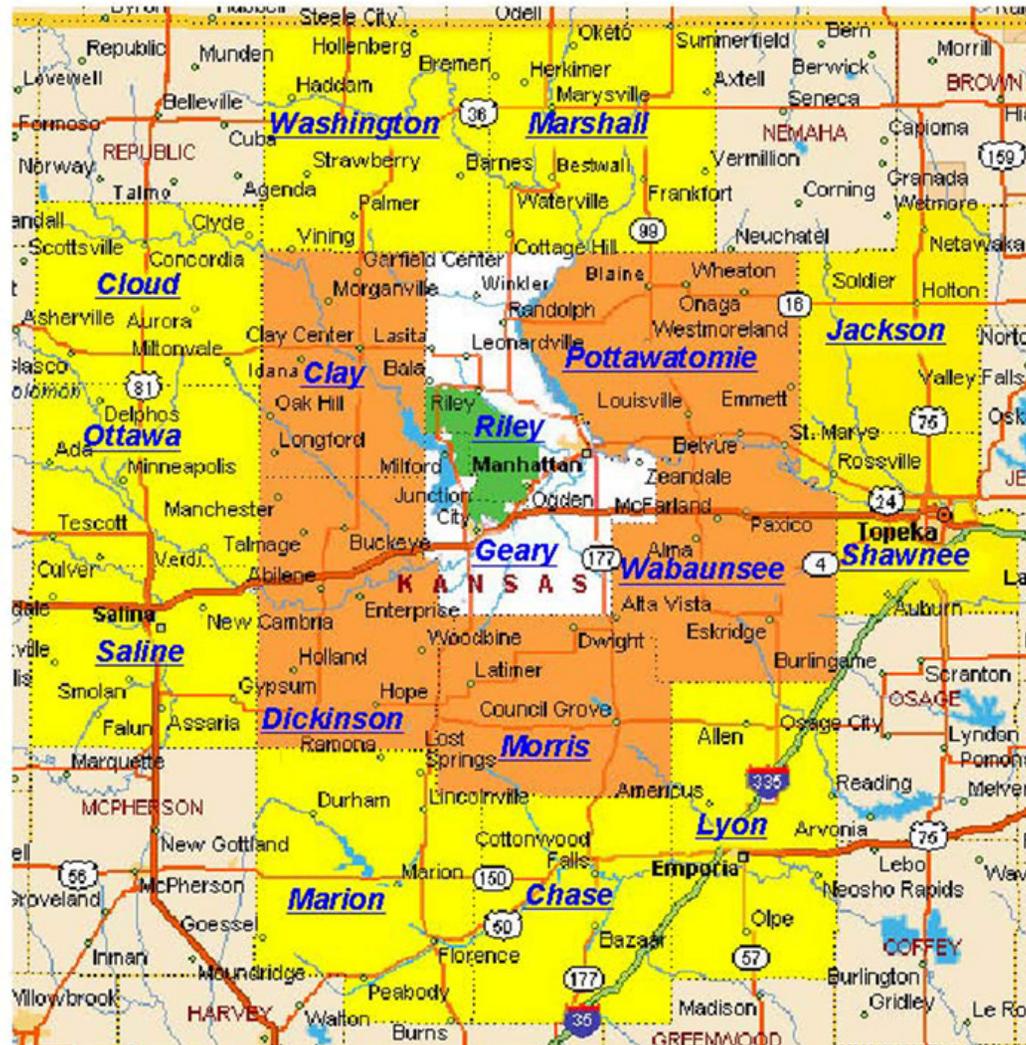
USDA / Fort Riley Regional Initiative

❖ USDA – Community Outreach Mtgs.

- 17 counties (rural)
- 104 incorporated communities
- 103 communities ELIGIBLE for
USDA Rural Development
programs



Fort Riley Regional Initiative Area Counties



Committed to the future of rural communities.

Regional meetings: #1 Clay Center, #2 Wamego, #3 Council Grove, #4 Abilene

USDA / Fort Riley Regional Initiative

USDA – Community Outreach

- ❖ **4 Regional Meetings (August 2005)**
 - **350 attendees**
 - **18 counties represented**





Committed to the future of rural communities.

Meeting #1; Clay Center, Kansas

USDA Rural Housing Programs

- ❖ **Single-Family Guaranteed Housing Loan**
- ❖ **Single-Family Direct Housing Loan**
- ❖ **Single-Family Housing Repair Loan & Grant**
- ❖ **Mutual Self-Help Housing Loan & Grant**
- ❖ **Multi-Family Rental Housing Loan**
- ❖ **Multi-Family Housing Preservation Grant**

+\$80 million / Fiscal Year 2005 (KS)



USDA Rural Development Rural Housing Programs

❖ Single-Family Housing Needs:

Guaranteed Rural Housing Loan Program

- +\$25 million Agency funding (FY 2006)



USDA Rural Development Rural Housing Programs

❖ Single-Family Housing Needs:

Guaranteed Rural Housing Loan Program

- +\$25 million Agency funding (FY 2006)
- FRRI Decision Memo (KS pilot area)

USDA Rural Development Community Facility Program

- ❖ **Community services**
- ❖ **Health care facilities**
- ❖ **Child care facilities (infant / school age)**
- ❖ **Mental health care facilities**

USDA Rural Development Business Programs

- ❖ **Business development financing**
- ❖ **Working capital (home construction, etc.)**
- ❖ **Fire / community services**



USDA / Fort Riley Regional Initiative Meetings - *findings*

❖ **Single-family housing (6,000 homes needed)**

USDA / Fort Riley Regional Initiative Meetings - *findings*

- ❖ Single-family housing (6,000 homes needed)
- ❖ Community infrastructure (water / sewer)

USDA / Fort Riley Regional Initiative Meetings - *findings*

- ❖ **Single-family housing (6,000 homes needed)**
- ❖ **Community infrastructure (water / sewer)**
- ❖ **Health care facilities**

USDA / Fort Riley Regional Initiative Meetings - *findings*

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USDA / Fort Riley Regional Initiative Meetings - *findings*

- ❖ **Single-family housing (6,000 homes needed)**
- ❖ **Community infrastructure (water / sewer)**
- ❖ **Health care facilities**
- ❖ **Child care facilities (infant / school age)**
- ❖ **Business development / job opportunities**

USDA / Fort Riley Regional Initiative Meetings - *findings*

- ❖ **Single-family housing (6,000 homes needed)**
- ❖ **Community infrastructure (water / sewer)**
- ❖ **Health care facilities**
- ❖ **Child care facilities (infant / school age)**
- ❖ **Business development / job opportunities**
- ❖ **Fire / community services**

USDA / Fort Riley Regional Initiative

- ❖ **USDA – Community Outreach**
 - **Governor’s Fort Riley Taskforce**
 - **Evaluating regional needs**
 - **Available programming**
(city / county / state / federal)



USDA / Fort Riley Regional Initiative

- ❖ **USDA FRRI Lender Training - Oct. 2005**
 - **On-Post (Army participation)**
 - **15 Financial Institutions**
 - **65 Attendees**
 - **Lenders Certified / USDA Rural Development agreement signed**



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USDA Fort Riley Regional Initiative Lender Training; Fort Riley, Kansas

USDA Rural Development Rural Housing Programs

❖ Single-Family Housing Needs:

Guaranteed Rural Housing Loan Program

- +\$25 million Agency funding (FY 2006)
- FRRI Decision Memo (KS pilot area)
- USDA Fort Riley office established
(planned Oct. 2005 / 'opened' late Nov. 2005)



New office staff will help home buyers

By Anna Morelock
Staffwriter

A giant pair of scissors held by new homeowners Spc. Shane Warren, his wife, Cathryn, and son, Ethan, snipped the red ribbon at the new USDA Rural Development Housing Office at Fort Riley Dec. 13. The parting of the ribbon brought to fruition an agreement signed by the two federal entities in June of this year.

"This is a historic agreement between two federal entities, and quite honestly that's the way the federal government should work – partnering together to help so many people," said Chuck Banks, Kansas director of USDA Rural Development.

The USDA office at Fort Riley will provide Soldiers and civilians with loan prequalification, home-buyer counseling and financing options to buy off-post housing in rural areas. Eligible areas are communities of less than 20,000 population, which includes nearly 100 communities in 11 counties surrounding Fort Riley.

Kansas is guaranteed \$47 million in assistance through the USDA's Rural Development Agency for housing. In addition, according to a press release from U.S. Sen. Pat Roberts' (R-Kan.) office, an extra \$25 million from the USDA's Rural Housing Agency will be dedicated solely to helping military and civilian families coming to Fort Riley purchase homes.

Over the next year and a half, the population at Fort Riley will go from about 12,000 to 25,000 family members and add 3,000 to 4,000 civilian workers said Maj. Gen. Dennis Hardy, commanding general of Fort Riley and the 24th Infantry Division (Mech).

U.S. Rep. Jerry Moran (R-Kan.) spoke at the ribbon cutting, calling the arrival of new troops to Fort Riley the "best piece of economic news that has happened in our state in decades, if not generations."

Where to go:

The new USDA office is located on the second floor of Carr Hall, 45 Barry Ave.

Those interested in finding out more about home financing options available through the USDA should stop by the office or call (785) 239-6473.

"It's a wonderful Christmas present to the state of Kansas, and to people who live here and to our citizens," Moran said. "Most of the communities would love to be in the position that the communities that surround Fort Riley are in today as a result of the Christmas present of these Soldiers and their families arriving."



Post/Morelock

New homeowners, Spc. Shane Warren, his wife, Cathryn, and their son, Ethan, cut the ribbon at the opening of the new USDA Rural Development Housing Office on Fort Riley Dec. 13.





Photo Courtesy of Fort Riley Post



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USDA / Fort Riley Official Ribbon Cutting; December 13, 2005

USDA / Fort Riley Regional Initiative

- ❖ **2nd Round Follow-up Mtg. - Apr. 18, 2006**
 - **Homebuilders / Developers**
 - **Realtors**
 - **Business development entities**
 - **Public bodies (city/county/state/federal)**
 - **Faith-based / Community non-profit org.**



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FRRI Meeting (Junction City; April 18, 2006)

USDA / Fort Riley Regional Initiative

- ❖ **Community Development Training
(June - July, 2006)**
 - **USDA Rural Development**
 - **Federal Home Loan Bank of Topeka**
 - **KSU Cooperative Extension Service**
 - **Kansas Farm Bureau**

USDA / Fort Riley Regional Initiative

- ❖ **1st Anniversary Celebration - June 27, 2006**
 - **Fort Riley Office open-house**
 - **Regional partner luncheon**
 - **National Office Administrator visit**
 - **Partner recognition**

USDA Special Initiatives

(BRAC-related communities)

- ❖ **Fort Riley Regional Initiative**
(June 2005)
- ❖ **Fort Leavenworth Regional Initiative**
(planning June 2006)
- ❖ **Southeast Kansas Regional Initiative**
(est. October 2006)



Tips for Success:

- ❖ **Get all the facts / Have a 'complete' view**
 - **Meetings with Fort Riley officials**
 - **Evaluated data from Fort Riley**
 - **City / county / state agency mtgs.**
 - **Regional GRH lenders meetings**
 - **Congressional meetings**
 - **Community outreach meetings**

Tips for Success:

- ❖ **Get all the facts / Have a 'complete' view**
- ❖ **Partnerships / close relationships**
 - **City / county / state / federal**
 - **Private / public / faith-based / community non-profit organizations**
 - **Media contacts**

Tips for Success:

- ❖ **Get all the facts / Have a 'complete' view**
- ❖ **Partnerships / close relationships**
- ❖ **Follow-up / review / evaluate [LNSU~!]**
 - **Regional meetings (Aug 2005)**
 - **FRRI lender training (Sept. 2005)**
 - **On-Post office opening (Dec. 2005)**

Tips for Success:

- ❖ **Get all the facts / Have a 'complete' view**
- ❖ **Partnerships / close relationships**
- ❖ **Follow-up / review / evaluate [LNSU~!] (Con't.)**
 - **Media campaign (January 2006)**
 - **Congressional meetings (Feb. 2006)**
 - **Regional tour (March 2006)**
 - **Regional meeting (April 2006)**

Tips for Success:

- ❖ **Get all the facts / Have a 'complete' view**
- ❖ **Partnerships / close relationships**
- ❖ **Follow-up / review / evaluate [LNSU~!] (con't.)**
 - **2nd round meeting (April 2006)**
 - **Weekly / bi-monthly teleconferences**
 - **Weekly FRRI loan / outreach report**

Tips for Success:

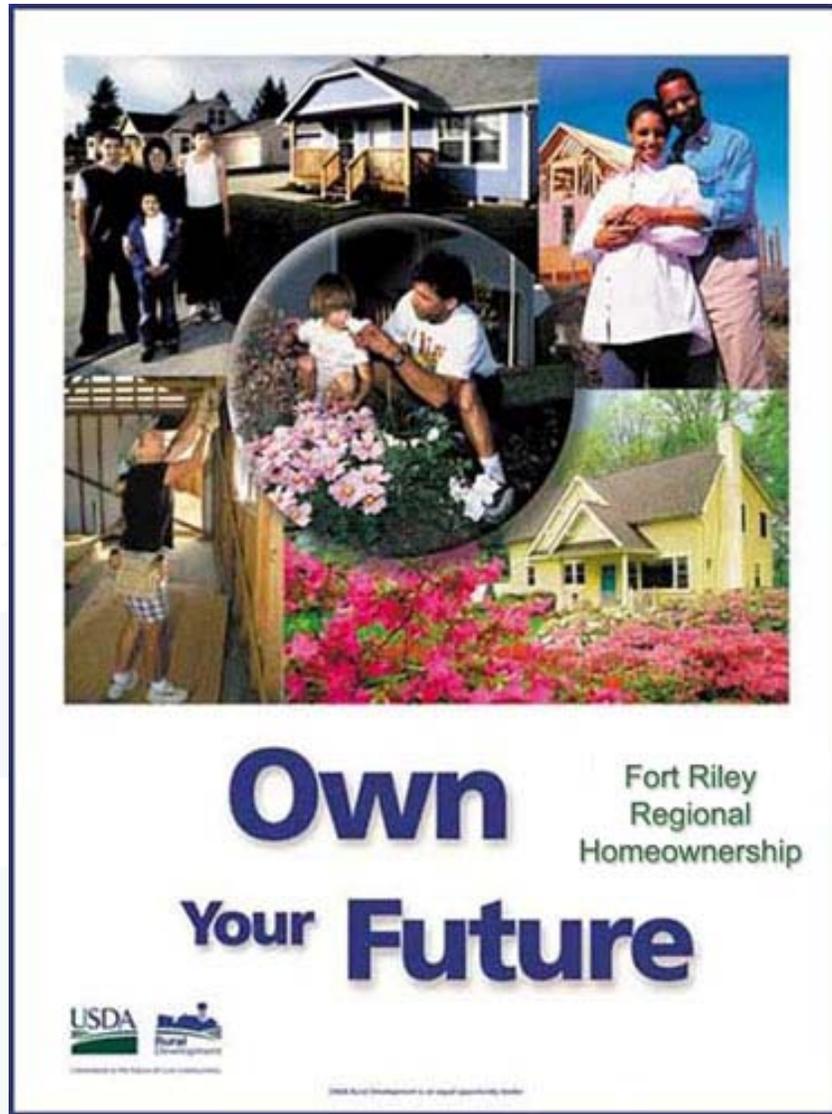
- ❖ **Get all the facts / Have a 'complete' view**
- ❖ **Partnerships / close relationships**
- ❖ **Follow-up / review / evaluate [LNSU~!]**
- ❖ **Flexibility~!!!!**
 - **Post / Dept. of Defense adjustments**
 - **Community differences**
 - **Partner preferences**

Tips for Success:

- ❖ **Get all the facts / Have a 'complete' view**
- ❖ **Partnerships / close relationships**
- ❖ **Follow-up / review / evaluate [LNSU~!]**
- ❖ **Flexibility~!!!!**
- ❖ **Focus - REMEMBER WHY~!**
 - **Soldiers / civilian personnel**
 - **Rural communities**

Tips for Success:

- ❖ **Get all the facts / Have a 'complete' view**
- ❖ **Partnerships / close relationships**
- ❖ **Follow-up / review / evaluate [LNSU~!]**
- ❖ **Flexibility~!!!!**
- ❖ **Focus - REMEMBER WHY~!**
- ❖ **Enjoy / Have Fun~!**



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USDA Rural Development Fort Riley Housing Office Poster

For more information:

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www.rurdev.usda.gov/ks/**



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