

FOR IMMEDIATE RELEASE

**DACA31-03-R-0004
March 23, 2004**

**ARMY ANNOUNCES CARLISLE BARRACKS, PA; FORT MONMOUTH AND PICATINNY
ARSENAL, NJ DEVELOPER PARTNER SELECTION
FOR THE COMBINED RESIDENTIAL COMMUNITIES INITIATIVE PROJECT**

Today, the Army announced the selection of American Eagle Communities, LLC for the development the Community Development and Management Plan (CDMP) for the combined project at Carlisle Barracks, Fort Monmouth and Picatinny Arsenal as part of the Residential Communities Initiative (RCI). Under the RCI Program, the Army plans to privatize family housing at 34 installations, almost 71,000 housing units, located throughout the United States.

American Eagle Communities, LLC will work with Army representatives at each location to develop the CDMP, which will serve as the 50-year business plan for the project. Preparation of the CDMP is expected to take about six months. Following acceptance of the CDMP by the Army, and review by the Department of Defense, Office of Management and Budget and Congress, transfer of assets and operations to American Eagle Communities is planned to occur in April 2005.

Approximately \$144 million in private sector debt, and equity will be invested in the project during the initial 10-year development phase to renovate existing and construct new family housing at the three installations. Over the anticipated 50-year term of the project, all family housing will be rehabilitated, restored or replaced. In addition, the plan will include community centers/clubhouses, ancillary facilities and other amenities to create quality communities at Carlisle Barracks, Fort Monmouth and Picatinny Arsenal. The project will improve the overall family housing appearance and function at each of these installations and weave the natural and historical environments together as a planned community.

The Assistant Secretary of the Army for Installations and Environment has overall responsibility for the RCI program. Under RCI, soldiers who live in privatized family housing receive their Basic Allowance for Housing (BAH), which they pay to the developer partner as rent.

The Army is committed to improving family housing as a means of sustaining the quality of life of our people. This will be accomplished through increased Basic Allowance for Housing (BAH), traditional Military Construction, and the Residential Communities Initiative (RCI) family housing privatization program. Through the RCI program, the Army engages with private sector firms in public-private partnerships to manage, construct, renovate, maintain and operate family housing. The RCI program is a critical part of the Army's plan to alleviate housing shortages, rapidly improve the condition of our existing housing, and sustain quality communities over the 50-year life of these projects.

American Eagle Communities, LLC is a sole purpose company that is headquartered in Dallas, Texas. American Eagle Communities, LLC develops, owns and manages private housing and commercial properties throughout the United States. The Army's partnership with American Eagle will result in adequate, comfortable, and safe homes which is very important in promoting the sense of well-being necessary to allow our Soldiers to focus on their missions.

-END-

For more information: Please call Cynthia Smith at 703-697-5344 Cynthia.Smith@hqda.army.mil
Internet availability for the RCI program: www.rci.army.mil