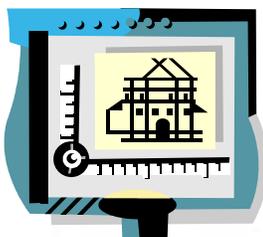




ARMY FAMILY HOUSING MASTER PLAN (AFHMP)



FY 04-09

**As of the President's Budget Request for FY05
submitted to Congress in February 2004**

Quality Facilities for Quality Soldiers

Located on the web at
http://housing.army.mil/afh_plan.htm

[Click to send email to Army Family Housing Master Planner](#)

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EXECUTIVE SUMMARY

The Army Family Housing (AFH) Master Plan is a comprehensive plan demonstrating how we intend to meet the Secretary of Defense's goal to eliminate inadequate housing. The Army submitted its first master plan to Congress in June 2000, and has made annual updates ever since.



This update reflects information as of the President's Budget Request for FY05, submitted to Congress in February 2004.

PURPOSE: The AFH Master Plan (AFHMP) provides a centralized plan for programming and execution required to eliminate inadequate housing. It encompasses the management of assets, the distribution of resources, and schedule for investment and privatization projects.

To meet the family housing goal, we use a combination of:

- (1) Privatization;
- (2) Military Construction (MILCON / AFHC);
- (3) Off-post, eliminate out-of-pocket expenses (increase BAH).

The AFHMP contains the following components:

- Privatization Plan (schedule for installation transfers to RCI partners).
- Investment Plan (how & when we eliminate inadequate).
- Inventory Plan (tracks leased, owned, and privatized units by year).
- Financial Plan (prioritizes the funding required).

ARMY TRANSFORMATION: This update of the Army Family Housing Master Plan (AFHMP) supports Soldiers who are serving our country around the world and their families. We are "An Army at War – Relevant and Ready", a maxim which defines how we meet the Nation's military requirements today and into the future. Our Soldiers would not be able to perform their missions so magnificently without the Army's commitment to eliminate inadequate housing for their families. We are on the road to transformation for our housing.

Taking care of Soldiers and families is a readiness issue. Installations are communities where the Army lives, works, trains, mobilizes, and deploys. Installations are inextricably linked to Army transformation and the successful fielding of the Future Force. The Chief of Staff of the Army identified "Installations as Flagships" as one of 16 Army Focus Areas, to channel our efforts towards a more relevant and ready force – a campaign quality Army with a joint and expeditionary mindset. The quality and character of our installations are pivotal to caring for our people and enhancing their well-being. Soldiers and their families who live on and off the installation deserve the same quality of life as is afforded the society they are pledged to defend. Adequate family housing is a critical component.

Modularity: As the Army transitions to the future force, Brigade combat teams will be restructured into Units of Action (UAs) to provide Combatant Commanders more modular, deployable and survivable forces. This will impact future housing requirements. Modularity does not mean smaller. Attributes in a modular force include:

- Rapid identification and packaging for short-notice response

- Greater readiness within the modular packages
- Improved scalability in response to varying needs of the Combatant Commanders
- Sustained operations with minimal or no augmentation
- Enhanced deployability

Stabilization: The Army is transitioning to an improved manning system designed to increase stability and predictability for Soldiers and families. Home-basing and Unit Manning will keep Soldiers together in units longer, fostering cohesive, combat ready forces. This is also expected to impact family housing requirements, as home ownership should increase.

- Home-Basing: Soldiers and their families will be assigned at an installation for extended tours.
- Unit Manning: Will synchronize Soldiers assignments to their unit's operational cycle, thereby setting the conditions for achieving higher levels of training effectiveness, deployability and combat readiness.

Global Restationing: The elimination of inadequate family housing overseas has slipped pending decisions on the future of overseas bases. Facility investments will remain somewhat limited until global restationing decisions and announcements are made over the course of the next year. In general, the US presence in Seoul, Korea (7,000 troops) is expected to relocate approximately 70 kilometers south near Pyeongtaek somewhere in the FY07 timeframe. Also expected is a relocation of large numbers of troops back from Germany, with greater reliance on shorter unaccompanied tours to new bases that would be developed in other countries. The as yet unknown future family housing requirement will place greater demands on private sector housing, and consequently the MPA account for BAH.

We also anticipate there will be additional construction requirements at several installations once restationing decisions are made and announced, which would be executed after FY07.

CURRENT BUDGET: DoD has budgeted sufficient funds to reduce Soldiers' out-of-pocket expenses to zero in 2005. The FY05 budget request also continues the expansion of privatization in the US, and funds improvements through traditional MILCON. The Army plan funds the elimination of inadequate family housing by the end of FY07 in the US.

FAMILY HOUSING CONSTRUCTION:

The FY05 budget request continues the successful and well-received Whole Neighborhood Revitalization initiative approved by Congress in FY92 and supported consistently since that time. These projects are based on life-cycle economic analyses and projects focus on the restoration and modernization components of the Army's Sustainment, Restoration & Modernization (SRM) program. The FY05 AFHC program budget funding for:

- New construction: 1,413 units for \$394.9 million including new construction to support Stryker Brigade Combat Team requirements.
- Improvements (Revitalization): 875 units for \$75.4 million.
- Scoring and direct investment in support of privatization (equity): \$136.6 million for 11,906 units at six locations to be privatized (see additional information under privatization below).
- Planning and Design: \$29.2 million to design FY06/07 AFH construction projects.

FAMILY HOUSING PRIVATIZATION:

The Army has an aggressive privatization program utilizing the Military Housing Privatization Initiative (MHPI) Act that Congress granted in 1996 and later extended until December

2012. These authorities allow the Army to leverage appropriated housing funds and assets to attract private-sector capital and expertise to operate, manage, maintain, and build housing. Progress continues to be made in transferring 34 installations under the Residential Community Initiative (RCI). Additional installations may soon expand the program to 45 installations (95% of the government owned family housing in the US), subject to the FY06-11 POM. Details of the approved RCI transition plan and progress to date are included in section 2 of this plan (Table 2-1).

RCI provides quality, sustainable residential homes and communities for Soldiers and their families and is a critical component of the Army's three-prong effort to eliminate inadequate family housing in the US. It leverages appropriated funds and government assets by entering into long-term partnerships with nationally recognized private sector real estate development and management firms to obtain financing and management expertise to construct, repair, maintain, and operate family housing communities.

In the FY05 budget, besides the AFHC funding for scoring/direct investment mentioned above (equity), \$26.6 million in AFHO is allocated to fund the management, operations, implementation and oversight of the overall RCI program during FY05. These funds include the Portfolio and Asset Management Program to monitor implementation of RCI plans and financial health of these multi-billion dollar 50 year agreements.

FAMILY HOUSING OPERATIONS AND MAINTENANCE: The operations, utilities and maintenance budget provides for annual operations, municipal-type services, furnishings, maintenance and repair, utilities and

demolition of surplus/uneconomical housing. It also supports Army level management and overhead costs associated with the startup of RCI projects.

A top O&M priority is to fully sustain its facilities, preventing further deterioration in the condition of family. Within maintenance funding (1920 sub-account in AFHO), the facilities sustainment component funds maintenance and contracts necessary to keep the housing inventory in good working order. It includes major repairs or replacement of facility components expected to occur periodically throughout the life cycle of facilities. A basis for the amount of required sustainment funding is calculations within the OSD Facility Sustainment Model (FSM). We plan to ramp up to 95% sustainment funding (1920 account) in FY05 and 100% in FY06 for all locations. This prevents further deterioration, but does not include restoration or modernization funding required to improve the overall condition of family housing.

Restoration and Modernization are the other two components of SRM supporting recapitalization. Restoration includes repair and restoration of facilities damaged by inadequate sustainment, excessive age, natural disaster, fire, accident, or other causes. Modernization includes alteration or modernization of facilities solely to implement new or higher standards, including regulatory changes, to accommodate new functions, or to replace building components that typically last more than 50 years, such as foundations and structural members. These are typically funded with AFHC and documented and justified on DD1391 forms.

FAMILY HOUSING LEASING: The leasing program provides a privatization-like counterpart to RCI, to

adequately house military families. In FY05, the Army will fund \$218.0 million for 13,689 leased quarters. This includes existing Section 2835 (“build-to-lease” – formerly known as 801 leases), temporary domestic leases in the United States and 7,695 foreign units.

DEMOLITION/DIVESTITURE: The Army eliminates excess facilities to use resources where they have the most impact. We budget \$10M annually to eliminate 600-700 units per year. Additionally, undersized apartments in multiplex units will be divested through building reconfigurations into fewer but larger apartments (where it makes economic sense).

CONCLUSION of EXECUTIVE SUMMARY:

This updated plan reflects the FY05 President’s Budget and offers a balanced program at a time the Army is at war. It provides for leasing, operations and maintenance of the non-privatized inventory, expanded privatization, and essential projects required to improve our readiness and fund the elimination of inadequate housing. This folds into the total Army plan that is strategically balanced to support the current war effort, the readiness of the force, and the well being of our Soldiers and their families. We implemented a revolutionary management system with the establishment of the Installation Management Agency (IMA). We reduced our infrastructure and costs, and increased reliance on the private sector housing and utilities systems where it makes economic sense. We have the resources to improve the living conditions for our Soldiers and their families.

Our long-term strategy requires sustained, balanced funding, divestiture of excess capacity, and improvements in management and technology. We will continue to streamline, consolidate, and establish community partnerships that generate effective relationships and resources for infrastructure improvement, continuance of services, and improved quality of life for Soldiers, their families, and the local communities of which we are a part.



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NOTE: The Army recognizes that the military, social and economic conditions that influence this plan are constantly changing. Accordingly, the Army will continue to update/amend the AFHMP annually after the President’s Budget Request (February), and electronically on the web after POM lock (August), posting the latest version at the following web page ...

http://housing.army.mil/afh_plan.htm

SECTION 1 – INTRODUCTION

The Army Family Housing Master Plan (AFHMP) describes our strategies, plans, programs and resources to eliminate inadequate family housing.

1.1 PURPOSE AND SCOPE

The AFHMP identifies:

- Each installation’s Family Housing inventory, condition and requirements.
- Costs to bring housing up to adequate standards.
- Planned military construction projects by year.
- Planned privatization projects in the Residential Communities Initiative (RCI).
- Sustained funds to properly operate and maintain retained government owned housing.
- Planned disposal/divestiture of surplus housing.

1.2 BACKGROUND

The Army’s Family Housing program provides a major incentive for recruiting and retaining dedicated individuals to serve in The Army. Maintaining and sustaining safe, attractive, and convenient housing for our Soldiers and families is one of the Army’s continuing challenges.

In 1997, Defense Planning Guidance (DPG) directed each of the Services to develop an installation-level plan to respond to the growing need for quality affordable housing for military personnel by the year 2010. The Army’s initial plan, completed in September 1998, called for the privatization of about

85,000 AFH units over 5 years at 43 US locations. Privatization would leverage private-sector resources and “cost avoid” a portion of an estimated \$6 billion requirement. However, during Congressional testimony, issues were raised about the aggressiveness and scope of the Services’ privatization programs. Congress asserted that the Military Services test the legislative authorities, and use them to supplement, not supplant, existing housing programs. In response to Congressional concerns, The Army:

- Added over \$250 million (current dollars) in family housing construction funds to the FY01-2005 Military Construction (MILCON) program.
- Limited the privatization initiative to the ongoing Fort Carson, Colorado, project --plus three additional pilot sites at Fort Hood, Texas; Fort Lewis, Washington; and Fort Meade, Maryland.
- Phased the pilot projects, in order to capitalize on lessons learned.
- The Army subsequently determined that unless it was to privatize more than the pilots at Forts Carson, Hood, Lewis, and Meade, The Army could not reach the goal before 2025. The AFHMP 2000 was written to address this through a combination of traditional military construction, operation and maintenance support, as well as increased reliance on privatization, to reach the goal by 2014. In order to meet the Secretary of Defense 2010 goal, the Army estimated that an additional \$831 million in family housing investment would be needed.

The key elements of the AFHMP 2000 were:

- Expanded privatization in the US to 20 projects (4 existing pilots plus 16 added).
- Prioritized revitalization by fixing worst first.
- Programmed sufficient funds to eliminate all inadequate AFH in Europe and Korea by 2010, and in the US by 2014.
- Provided a balanced program between privatization and military construction.

In July 2001, The Army submitted the AFHMP 2001 to Congress. The key elements of the AFHMP 2001 were:

- Expanded privatization in the US to 29 projects (4 existing pilots plus 25 added).
- Retained privatization cost avoidances within the AFH program to meet the 2010 goal worldwide and to sustain the Government-owned inventory.
- Supported a buildup of accompanied tours in Korea based on the Eighth US Army (EUSA) Family Housing Master Plan.
- Initiated a 3-year program to develop Installation-Family Housing Master Plans.

As a result of this increased reliance on privatization in the AFHMP 2001, sufficient funds would be budgeted from FY05 onwards, to eliminate all inadequate housing in the US by FY09—meeting the 2010 goal one year earlier. However, there remained an unfunded requirement for Government equity contributions of \$138.6M and \$47.7M in FY03 and FY04 respectively.

Subsequent to the publication of the AFHMP 2001 in July, the following events made it necessary to amend the AFHMP 2001 in October 2001:

- The Army decided on 29 August 2001 to fund 20 RCI projects in addition to the 4 pilot sites. As a result, \$130M was added to the AFH program to partially offset the unfunded requirement for Government equity contributions (scoring) in the AFHMP 2001. The five unsupported projects were Forts Riley, Drum, McCoy, McPherson, and Leavenworth.
- The DPG for FY03-07 (on 30 August 2001) redirected the Military Departments to plan and program resources to eliminate inadequate Family Housing by 2007, instead of 2010.
- In response to the DPG, The Army added \$1.09 billion (on September 20, 2001) to the AFH Construction Program (\$446.0 million, \$443.6 million, and \$200.8 million in FY05, FY06, and FY07, respectively).

The FY03 AFHMP was based on assumptions current as of the FY04 President's Budget, submitted to Congress in February 2003. This was before discussion surfaced about foreign restationing considerations and reduction of military in Germany, driving subsequent changes to program and budget guidance in the summer and fall of 2003 which alternately cut, and then partially reestablished and slipped the foreign revitalization program.

This FY04 version of the AFHMP represents funding levels and assumptions current as of the FY05 Presidents Budget, submitted to Congress in February 2004, and is similarly subject to change. Restationing decisions affect both the

installations being closed and the installations receiving the relocated families. Restationing decisions announced subsequent to publication of this document will be incorporated into updates posted on the web page at ... http://housing.army.mil/afh_plan.htm

1.3 APPROACH

This AFHMP reflects the budgeted resource levels contained in the FY05 President's Budget and associated out year programs. The following data sources were used:

- Existing Inventory—Latest schedule 48's (owned inventory) and schedule 51's (leased inventory).
- Housing Requirements—Housing Market Analyses (HMA) completed by Robert D. Niehaus, Inc.
- Operations and Maintenance Requirements—Defense Financial Accounting System (DFAS) prior year expenditures are used to calculate management, utilities, and leasing costs. Installation Status Report (ISR) sustainment costs are the basis for essential maintenance and repair (M&R) sustainment requirements.
- Inventory Condition—The National Association of Home Builders Research Center (NAHB-RC) performs revitalization assessments and DD 1391 Staff Assistance visits. This is the basis used to determine remaining inadequate inventory.
- Project (Investment) Cost Estimates—Estimates were developed by NAHB-RC who continue to assist with analytical support of this AFHMP.

1.4 ASSUMPTIONS

Basic Allowance for Housing (BAH): Military personnel residing in community housing receive a BAH in addition to basic pay. BAH will continue to increase based on the Secretary of Defense's mandate to eliminate out-of-pocket (OOP) expenses by 2005. The average BAH out-of-pocket (OOP) expenses have continued to decline, from 11.3% in 2002 to 7.5% in 2003 and down to 3.5% as of 1 January 2004. The FY05 President's Budget Request contains funding to reduce the out-of-pocket expenses to zero in CY05.

Privatization: This plan assumes that The Army will execute privatization of the first 34 installations by FY2007. There are 11 additional installations currently under review. As of March 2004, 13 installations have been fully privatized (assets transferred). Details and schedules about additional partners selected and projected transfer dates are located in section 2 of this AFHMP.

Overseas: The ongoing review of overseas bases will also have a major impact on forces based stateside. The uncertainties involved in long range planning for Europe and Korea greatly challenge the Army's ability to eliminate inadequate housing by FY2007. This can only be confirmed and quantified as global restationing decisions are made and announced. This plan will reflect these stationing decisions as new information becomes available.

1.5 HOUSING MARKET ANALYSIS

A critical component of the planning process is the development of a Housing Market Analysis (HMA) to establish baseline requirements in determining on-post Family Housing needs. This is consistent with the OSD policy of looking first to the private sector for availability of adequate off-

post housing for soldiers and their families. Shortfalls in categories of off-post housing necessary to support a specific installation's families become the basis for determining the installation's Family Housing requirements. Once completed, the HMA is validated by HQDA and forwarded to IMA and IMA-Regions for Major Army Command (MACOM) and Installation comment. Because the military, social, and economic conditions that influence the HMAs are dynamic, the AFHMP is updated through an iterative process. The Army will continue to develop and update HMAs and Installation level plans for Government-owned Family Housing in the US. Sites with fewer than 100 family housing units normally do not warrant a contracted HMA. Requirements can be documented at the installation with conditions and costs addressed using ISR, data calls, and staff assistance visits. Similar procedures have been used for overseas housing.

1.6 INSTALLATION FAMILY HOUSING MASTER PLANS (I-FHMP)

- The development of an installation level master plan consists of taking the on-post requirements determined in the HMA and developing an I-FHMP. Analysts from NAHB-RC, a HQDA contractor, develop the installation plan. NAHB-RC works closely with the installation to determine revitalization costs, project phasing and year-by-year programming schedules. For installations privatized through RCI, the RCI partner prepares this plan as part of the Community Development and Management Plan (CDMP).

A schedule for the completion of HMAs and I-FHMPs is at **Appendix A**.

1.7 CHANGES

The following changes in content and format of the AFHMP have been made in this update.

Content. The AFHMP is a living document that reflects DoD goals, but does not end in FY07. Even after the Army achieves the goal of eliminating all inadequate family housing, the plan will show how we plan to sustain adequate Family Housing into the future.

Format. The AFHMP has become primarily a web product (in Adobe *.pdf format). This makes it easily accessed, downloaded and/or printed locally. This eliminates the need for central printing, binding and distribution and makes the information easier to update and disseminate. Tables, figures, and the appendix continue to evolve in order to provide program information more clearly and concisely.

The AFHMP is reorganized into three main parts:

- A) Executive Summary
- B) Plan
- C) Appendix. The "Plan" is further broken down into the following sections:
 - Section 1: Introduction—(what you are presently reading);
 - Section 2: Privatization—planning details for RCI locations;
 - Section 3: Investment—information about the major construction and renovation program which includes: deficit elimination; replacement; revitalization (i.e., renovating and improving existing units); planning and design; and equity contributions for privatization;
 - Section 4: Inventory—status and plans for owned, leased, and privatized family housing. It

identifies requirements and tracks the conversion of government-owned units from inadequate to adequate, or to privatized units;

- **Section 5: Funding**—distribution of resources required to ensure that soldiers and their families have access to quality housing and services.

Appendix—Appendices A through D provide the details behind the AFHMP. References to the Appendices are included throughout the “Plan”.

Publication Dates. The Army recognizes that the military, social and economic conditions that influence this plan are constantly changing. Accordingly, the Army will continue to update/amend the AFHMP annually after the President’s Budget Request (February), and electronically on the web after POM lock (August).

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Located on the web at

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SECTION 2 – PRIVATIZATION

The Army's housing privatization program, known as the Residential Communities Initiative (RCI), is the cornerstone of The Army's efforts to eliminate inadequate family housing in the United States. Flagship installations require quality residential communities, and that is the primary goal of the privatization program.



The Army's RCI program is built on partnerships with private sector developers, property managers, and financial institutions. Privatization allows the Army to leverage assets and appropriated funds to obtain private capital and management expertise to construct, renovate, and operate on-post family housing. The Army's RCI partners are selected for their expertise, experience, innovation and willingness to work collaboratively with key stakeholders, which are essential to the program's success. A successful RCI program requires dedicated support from Government, private industry, and the Congress.

Program Status: The current program consists of 34 Army installations/sub-installations, grouped in 26 projects, with a projected end-state inventory of about 71,000 homes. (Additionally, Ft. Dix family housing is being privatized in a joint project under the Air Force lead). This represents about 80% of the on-post family housing inventory in the U.S. As of March 2004, the Army has privatized 10 projects at 13 installations/sub-installations, with a projected end state of 36,600 homes. The Army made direct investments of \$201 million, and developers will provide about \$3.9 billion in private capital during the initial development period (4-10 years). The Army continues to award and transfer additional projects.

(The list of installations is shown at Table 2-1).

2.1 ACQUISITION PROCESS

RCI focuses on the total residential community (not just houses) and uses a Request For Qualifications (RFQ) acquisition process. This best value process reduces time and costs for both Army and private sector developers who participate in the RCI program.

Request For Qualifications. The RFQ process seeks to evaluate and award on the basis that the firm selected is the most highly qualified (based on applied criteria) to collaborate with the Army. The RFQ procurement approach allows the Army to:

- Provide greater flexibility in negotiating long-term partnership agreements with the private sector partner.
- Maximize opportunities for interchange among developers, the local community, and the Army.
- Foster innovation and creativity and provide opportunities to craft the best business and development plans.
- Take greater advantage of private sector expertise and provide a mechanism for consultation with OSD and the Congress during the process.
- Maximize competition by utilizing a solicitation process familiar to the private sector and lowering the entry cost for private sector offerors to submit a response.
- Create comprehensive development, operations, and finance plans.

Community Development and Management Plan (CDMP). To complete the procurement, the Army awards a contract to the selected development partner to work with the specified installation to prepare a CDMP. The CDMP 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 CDMP consists of three main components: (1) Development Plan, (2) Financial Plan, and (3) Operations, Maintenance, and Property Management Plan.

Throughout the CDMP process, the Army and developer work through issues collaboratively and ensure major issues are identified and addressed before approval of the plan.

The CDMP is reviewed and approved by HQDA and OSD. The Army then submits the CDMP to the Congress for review. If Congress does not object to the project, the Army issues a Notice to Transition and the developer is paid a fixed fee for the CDMP.

Transition. The Army and the partners then 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, where the developer is the managing member and assumes authority for day-to-day operations. The Army is a minority partner and invested only with sufficient authority to provide necessary oversight to protect the interests of the government and Army families. Partnerships have a 50-year term, with a 25-year option. When final agreements are signed, units conveyed to the partnership, and the ground lease is executed, the partnership assumes responsibility for operations, and begins to collect rent. Rents are set equal to

the tenant's basic allowance for housing (BAH).

Scoring/Investment. A direct investment of appropriated funds may be necessary to cover the "development gap" -- the difference between estimated revenues (based on BAH, loan capability, and equity), and estimated cost of development (based on housing condition, repair and construction costs, and number of deficit units to be built). Tools to close the gap include, direct cash investment (Ft Hood \$52M), loan guarantee (Ft Carson \$10M), and other options. Some projects do not require direct government investment (Ft Lewis, Ft Meade, PoM, Ft Belvoir). The Army anticipates investing about \$592 million in the current program.

2.2 FUTURE PROJECTS



In POM 06-11, the Army plans to expand family housing privatization to another 11 installations. If approved, when added to previously approved projects, this will result in privatization of about 95% of the on-post family housing in the U.S. Procurement of the additional eleven installations is subject to final approval of resources.

2.3 LIFE-CYCLE COSTS

During concept development of each RCI site, the Army performs an economic analysis, fully analyzing the life cycle costs of alternatives using OSD procedures.

2.4 RESIDUAL COSTS

The installation will continue to have a requirement for government housing staff to monitor the project, interact with the partner, and engage in other management activities necessary to protect the interests of the government and the soldier. Staffing necessary to fulfill the Army's responsibility to protect its assets is based on a formula expressed in person work-years (for

overhead) plus additional person work-years determined by the number of privatized units. Adjustments to this formula are made on a case-by-case basis dependent upon the unique requirements of the individual RCI site.

Off-post Family Support: After privatization, although support for service members looking for off-post housing is not an RCI mission, the Army will continue to provide this service at most installations. Residual staff remaining after privatization will generally provide the following services; management, community liaison, deposit waiver, and Community Homefinding Relocation and Referral Services (CHRRS). Additional staffing is also provided if any Section 2835

leased housing is managed by the installation.

2.5 SUMMARY (PRIVATIZATION)

The RCI program is the cornerstone of the Army plan to eliminate inadequate family housing in the U.S. and ensure adequate housing for the long term. Quality affordable housing is a key well-being issue, and a significant contributor to retention and readiness. The RCI program is a vital component of the Army's family housing program. It complements traditional MILCON by leveraging the resources of private-sector partners, and is able to provide new and improved homes and communities faster than possible using traditional procedures.

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Table 2-1
Privatization Plan (RCI)

Installation	Equity (\$M)	FY Funded	End State Inventory	Transfer
Fort Carson	\$10.1	1996	2,663	Nov-99
Fort Hood	\$52.0	1999	5,912	Oct-01
Fort Lewis	\$0.0	----	4,001	May-02
Fort Meade	\$0.0	----	3,170	Apr-02
Fort Bragg	\$49.4	2002	5,578	Aug-03
Presidio of Monterey	\$0.0	----	2,209	Oct-03
Fort Stewart / Hunter AAF	\$37.4	2002	3,702	Nov-03
Fort Campbell	\$60.1	2002	4,255	Dec-03
Fort Belvoir	\$0.0	----	2,070	Dec-03
Fort Irwin / Moffett / Parks	\$0.0	----	3,052	Mar-04
Fort Hamilton	\$2.2	2002	228	Apr-04
Walter Reed AMC	\$0.1	2002	394	Jun-04
Fort Detrick	\$1.2	2002		
Fort Polk	\$64.0	2003	3,641	Jul-04
Hawaii	\$0.0	----	7,364	Oct-04
Fort Eustis / Story	\$14.8	2003	1,124	Nov-04
Fort Leonard Wood	\$45.0	2003	2,472	Jan-05
Fort Drum	\$52.0	2004	2,272	Mar-05
Fort Sam Houston	\$6.6	2004	926	Apr-05
Picatinny Arsenal	\$0.5	2002	1,055	Jun-05
Carlisle Barracks / Ft. Monmouth	\$22.0	2004		
Fort Bliss	\$38.0	2004	2,776	Jul-05
Fort Benning	\$57.0	2005	4,055	Feb-06
Fort Rucker	\$24.0	2005	1,516	May-06
Fort Knox	\$31.0	2005	3,380	May-06
Fort Leavenworth	\$15.0	2005	1,580	Aug-06
Fort Gordon	\$9.0	2005	872	Sep-06
Redstone Arsenal	\$0.6	2005	503	Nov-06
TOTAL	\$592.0		70,770	

Installations transferred by Mar 04 in bold
As of FY05 President's Budget Request (Feb 04)

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SECTION 3 – INVESTMENT

3.1 INTRODUCTION

Investments in family housing facilities are made either through RCI, AFHC or AFHO. RCI projects often include an upfront government financial contribution that was previously budgeted for capital investments (renovation or replacement construction) to ensure a project’s fiscal viability. As additional installations are considered for privatization, AFHC funds budgeted for eliminating inadequate units at those locations become available for required government contributions in order to make the RCI project viable.

AFHC and AFHO fund sources are used at non-RCI locations to make capital investments, bringing facilities up to current standards.

Facility investments during the buyout period (until FY07) are focused primarily on the elimination of inadequate units.

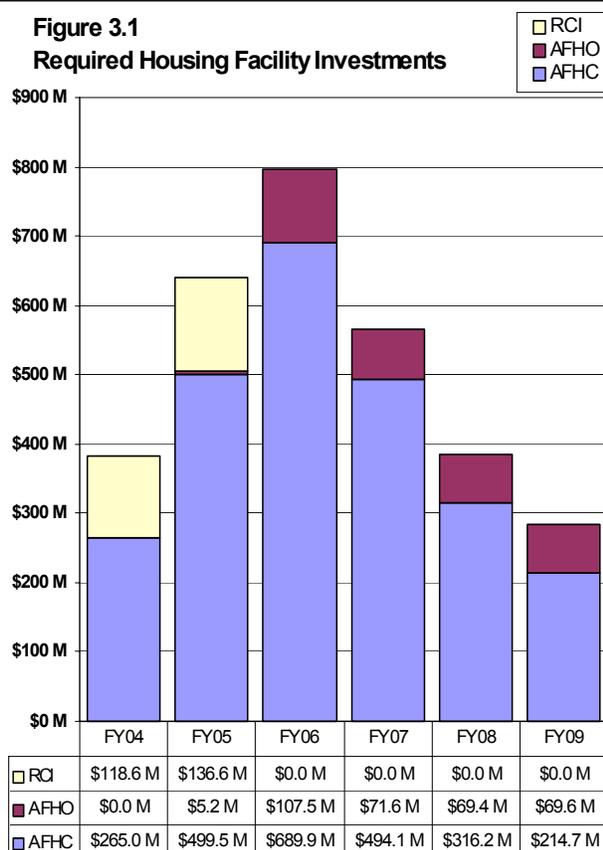
Progress is measured based on the documented number of inadequate units in FY02 which continue to be funded until they are made adequate, replaced, or if not required, divested. During the buyout period, deficit construction plays a smaller role, but is also included for 200 units (\$85M) at Fort Wainwright in support of Army Transformation (Stryker), and another 155 units (\$62M) in Korea to support an increase in accompanied tours (additional family housing requirements).

After FY07, the Army Family Housing (AFH) investment program is characterized by additional deficit construction requirements, some of which cannot be defined until global restationing decisions are made and announced. Additionally, the program will again have to consider the cyclic renovation or replacement of units documented as still adequate in FY02, but that will be turning amber or red starting FY08. Also, there will be several installations that may be privatized (assumption of operations occurs after FY07) and for which AFHC government contributions will still be required to meet The Army’s commitment to eliminate inadequate family housing by FY07. This section summarizes The Army’s capital investment program.

3.2 ELIMINATING INADEQUATE UNITS

The investment required from FY04 to FY07 to eliminate all inadequate Family Housing is \$2,388 million. **Figure 3.1** shows the distribution of these investment requirements between traditional AFH Construction (AFHC), renovations using AFH Operations (AFHO) major maintenance and repair funds, and RCI equity contributions (also funded under AFHC). The spikes that occur in FY05 and FY06 result from funding increases when the goal to eliminate inadequate housing

Figure 3.1
Required Housing Facility Investments



As of FY05 President's Budget Request (Feb 04)
The program requirements displayed for FY06-09 are currently being reevaluated and may be reprogrammed by the FY06-11 POMlock (Aug 04)

accelerated from 2010 to 2007. AFHC projects are executed by the US Army Corps of Engineers (USACE) and centrally managed by the ACSIM program manager. Major M&R projects are centrally planned by this AFHMP and are managed by the IMA.

FY04 Investment Program ... contains \$383.6M for 8,144 units (**Table 3-1**). This includes \$44M for the construction of 100 new units at Fort Wainwright to support Army Transformation. The monies allocated toward eliminating inadequate units are:

- \$118.6M for the privatization of 7,029 units (3,200 inadequate units are eliminated by these RCI projects; see Table 2-1).
- \$188.5M of AFHC, of which \$11.8 renovates 247 units and \$ 176.7M, replaces 768 units.
- \$32.5M of AFHC P&D

FY05 Investment Program ... contains \$636.1M for 14,194 units (**Table 3-2**). This includes \$41M for the construction of 100 new units at Fort Wainwright to support Army Transformation. The monies allocated towards the 2007 goal are:

- \$136.6M for the privatization of 11,906 units (9,636 inadequate units are eliminated by these RCI projects, see Table 2-1).
- \$429.3 of AFHC which \$75.4 renovates 875 units, \$353.9 replaces 1,313units.
- \$29.2M of AFHC P&D

Overall, the FY05 investment program takes care of 11,824 inadequate units, of which 95 are located overseas. The domestic program is heavily dominated by RCI. The overseas program will continue to be impacted as global restationing develops.

The FY06 - FY07 Remaining Investment Program ... includes \$1,363.1M for 22,521 units. Using a baseline in FY04 of 60,192 inadequate units, this requires these remaining 37.4% of the total buyout to either be funded in these remaining years, privatized, or decision to divest in conjunction with global restationing. The year-by-year Project Schedules are located in Appendix A, Table A-3. As additional I-FHMPs and updates are completed, OACSIM will refine and update details in the project lists and provide the necessary supporting documentation for the DD 1391.

The focus of the program remains on the 2007 goal, with the exception of:

- Construction of 100 new units at Fort Wainwright to support Army Transformation
- Construction of 155 new units at Camp Walker to support KORO's goal to increase command sponsored tours.

3.3 INVESTMENTS AFTER FY07

The requirement to continue making capital investments in family housing will not cease after FY07. Although the Army is committed to continued full sustainment funding after FY07, this does not provide required restoration and modernization funds as adequate units age. Units constructed or renovated in the 1980's and counted adequate today, will require restoration and modernization soon after FY07 in order to remain adequate. Investment funding for 25-35 year cyclic renovation or replacement of family housing will continue to be required and programmed after FY07. In addition, improvement programs such as Anti-Terrorism/Force Protection (AT/FP) requirements will continue to require investment funding.

**Table 3-1
FY 2004 AFHC Program**

MACOM	Region	State/ Country	Installation	Number of Units	Cost \$(000)	Description
TRADOC	SWRO	TX	Fort Bliss	2,776	\$ 38,000	Privatization
TRADOC	NERO	PA	Picatinny/Carlisle/Monmouth	1,055	\$ 22,000	
FORSCOM	NERO	NY	Fort Drum	2,272	\$ 52,000	
MEDCOM	SWRO	TX	Fort Sam Houston	926	\$ 6,600	
Total Privatization				7,029	\$ 118,600	
ATEC	NWRO	UT	Dugway Proving Grounds	29	\$ 3,200	Renovation
ATEC	NWRO	UT	Dugway Proving Grounds	162	\$ 8,100	
USMA	NERO	NY	West Point Military Academy	56	\$ 530	
Total Renovation				247	\$ 11,830	
TRADOC	SWRO	AZ	Fort Huachuca	60	\$ 14,000	Replacement
TRADOC	SWRO	AZ	Fort Huachuca	160	\$ 27,000	
TRADOC	SERO	KY	Fort Knox	178	\$ 41,000	
TRADOC	NERO	VA	Fort Lee	90	\$ 18,000	
ATEC	SWRO	NM	White Sands Missile Range	58	\$ 14,600	
FORSCOM	NWRO	KS	Fort Riley	32	\$ 8,300	
FORSCOM	NWRO	KS	Fort Riley	30	\$ 8,400	
TRADOC	SWRO	OK	Fort Sill	70	\$ 15,373	
USARPAC	PARO	AK	Fort Wainwright	40	\$ 20,000	
TRADOC	SWRO	OK	Fort Sill	50	\$ 10,000	
Total Replacement				768	\$ 176,673	
USARPAC	PARO	AK	Fort Wainwright	100	\$ 44,000	New Construction
Total New Construction				100	\$ 44,000	
Subtotal				8,144	\$ 351,103	
Planning & Design (P&D)					\$ 32,488	
Total AFHC					\$ 383,591	

**Table 3-2
FY 2005 AFHC Program**

MACOM	Region	State/ Country	Installation	Number of Units	Cost \$(000)	Description
TRADOC	SERO	GA	Fort Benning	4,055	\$ 57,000	Privatization
TRADOC	SERO	GA	Fort Gordon	872	\$ 9,000	
TRADOC	SERO	KY	Fort Knox	3,380	\$ 31,000	
TRADOC	NWRO	KS	Fort Leavenworth	1,580	\$ 15,000	
AMC	SERO	AL	Redstone Arsenal	503	\$ 590	
TRADOC	SERO	AL	Fort Rucker	1,516	\$ 24,000	
Total Privatization				11,906	\$ 136,590	
USAREUR	EURO	GE	Grafenwoehr 409th BSB	48	\$ 5,300	Renovation
TRADOC	SERO	SC	Fort Jackson	298	\$ 20,000	
FORSCOM	NWRO	KS	Fort Riley	434	\$ 30,000	
USAREUR	EURO	GE	Stuttgart 6th ASG	47	\$ 9,500	
USMA	NERO	NY	West Point Military Academy	48	\$ 10,600	
Total Renovation				875	\$ 75,400	
TRADOC	SWRO	AZ	Fort Huachuca	205	\$ 41,000	Replacement
USARPAC	PARO	AK	Fort Richardson	92	\$ 42,000	
TRADOC	SWRO	OK	Fort Sill	247	\$ 47,000	
USARPAC	PARO	AK	Fort Wainwright	60	\$ 37,000	
ATEC	SWRO	NM	White Sands Missile Range	156	\$ 31,000	
ATEC	SWRO	AZ	Yuma Proving Grounds	55	\$ 14,900	
USARPAC	PARO	AK	Fort Wainwright	86	\$ 46,000	
FORSCOM	NWRO	KS	Fort Riley	126	\$ 33,000	
TRADOC	NERO	VA	Fort Lee	218	\$ 46,000	
TRADOC	NERO	VA	Fort Monroe	68	\$ 16,000	
Total Replacement				1,313	\$ 353,900	
USARPAC	PARO	AK	Fort Wainwright	100	\$ 41,000	New Construction
Total New Construction				100	\$ 41,000	
Subtotal				14,194	\$ 606,890	
Planning & Design (P&D)					\$ 29,209	
Total AFHC					\$ 636,099	

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3.4 DETAILED PROJECT LISTS

AFH investment projects by installation for FY04 to FY09 are provided in **Appendix B**. This includes both AFHO Major M&R and AFHC construction projects. The FY05 program is locked awaiting Congressional approval in September 2004 followed by authorization and appropriation. No 'Congressional adds' are expected. Projects for FY06 through FY09 are scheduled based on installation condition assessments and current funding levels. This funding is adequate to meet the OSD 2007 goal.

Project amounts for FY04 through FY09 are provided in the Appendix **Tables B-1 to B-6**, respectively. These tables include the separately programmed Planning and Design costs.

3.5 SUMMARY (INVESTMENT)

The Investment Plan is a consolidated strategy that provides adequate funding to meet the OSD 2007 goal. It also supports the Secretary of Defense three-prong initiative. This initiative eliminates out-of-pocket housing expenses for soldiers living in private houses in the United States, increases the use of housing privatization through RCI, and continues reliance on traditional military construction for revitalizing Army-owned housing. From FY04 to FY07, \$ 2.1 billion is invested in fixing inadequate housing (including \$147M deficit con) and \$ 255.2M in RCI Government equity contributions.

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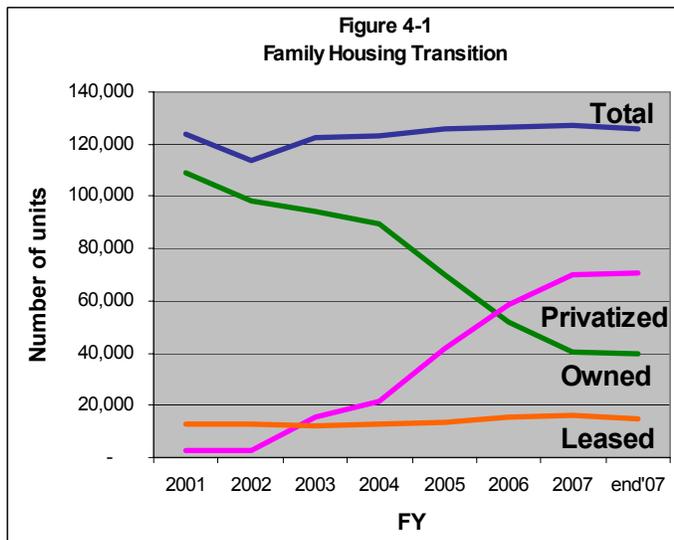


SECTION 4 – INVENTORY

4.1 INTRODUCTION

As of March 2004, there are 75,658 owned units, 36,612 privatized units and 12,816 leased units, for a total of 125,086 units located at 110 installations worldwide. **Appendix C** provides details by installation, which includes location, condition of owned units, planned adjustments to inventory, and projected requirements.

The transition over time of the inventory from once mostly owned, to mostly RCI by 2008 is summarized in **Figure 4-1**.



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4.2 OWNED INVENTORY

The majority of The Army's inventory was constructed from the 1950's to the 1970's with the architectural style typical of these periods. Some units built before 1950 are listed on the National Register of Historic Places and require special consideration when making repairs or completing revitalization work. The average age of The Army's family housing inventory worldwide is 36 years.

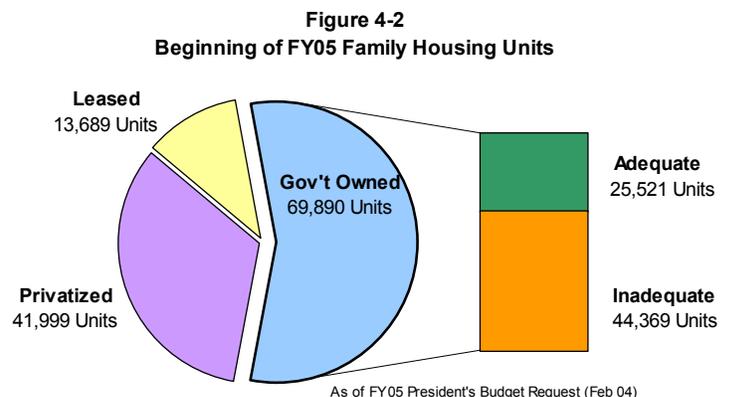
The condition of The Army's owned housing is determined by evaluating units against a set of facilities'

standards developed and approved by the Army Staff. These standards are part of the Installation Status Report (ISR) and provide adequate/inadequate condition ratings for the housing unit, based on the condition of major components including site and grounds, building exterior, interior space and finishes, bathrooms, utilities, kitchens and laundries. An inadequate unit requires a major repair, upgrade or replacement of several or more of the above components.

The AFHMP is based on a database of each house type, including the number of bedrooms, at each installation. The condition of each type was initially assessed using the December 1999 data call to update the July 1999 ISR. These initial assessments were updated based on work actually programmed from FY99 through FY03 and engineering inspections performed by the NAHB-RC.

Upon completion of the FY04 funded projects, 44,369 units of the total family housing inventory of 125,587 units remain inadequate until funded, but no later than FY07. If just the remaining 69,890 owned units are considered, 63% are inadequate (see **Figure 4-2**).

As additional installations transition to RCI, the inventory transferred is a mix of both adequate and inadequate units. The RCI funds required to eliminate those inadequate units is established



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with a reliable funding stream based on BAH, and if necessary an upfront government contribution of construction dollars. Because of this, all units at RCI award are considered to meet the 2007 buyout goal, even though actual renovations will not all be accomplished until the completion of the initial development phase. Depending on the RCI project, this can take up to 10 years.

4.3 LEASED INVENTORY

The leasing program continues to provide family housing at both domestic and foreign locations where it is best alternative to satisfy a housing deficit (where the local economy cannot provide sufficient adequate housing). The leasing program, authorized by 10 USC 2828, provides for the payment of rent, operating, and maintenance costs of privately owned quarters assigned to military families as Government

quarters. The program also includes funds needed to provide services such as utilities, refuse collection, and maintenance when these services are not part of the lease contract.

Domestic Leasing. The domestic leasing program provides temporary housing for Army families pending availability of permanent housing. Domestic leases also support geographically displaced soldiers and families from the USA Recruiting Command, Cadet Command, and the Active Component/Reserve Component programs. Domestic leases increase during FY05 by 515 units to 1,914 units, primarily to provide housing in high cost US locations.

Section 2835. In addition to the domestic leasing program, the Army leases family housing at seven installations under the provisions of 10 USC 2835 "Long Term Leasing of Military Family Housing to be Constructed". This was formerly (and commonly) known as **Section 801** housing. **Table 4-2** shows the location and contract period of these current leases. Under this program, the Army leases family housing units from a private sector developer for as long as 20 years. The units are assigned as military housing to soldiers and their families. This program helped reduce our US family housing deficit at installations where Army families were the most seriously affected by housing shortages. Funds are required to continue payment of lease costs as well as required operation and maintenance expenses.

Of the seven installations with Section 2835 leased housing, five are or will be privatized.

- The Fort Hood RCI project did not include the leased family housing in the project scope, and

**Table 4-2
Section 2835 Leases**

LOCATION	LEASE PERIOD	UNITS
Fort Wainwright	6 Nov 1987 - 5 May 2007	400
Fort Wainwright	17 Oct 1989 - 16 Oct 2009	150
Fort Polk	4 Nov 1987 - 3 Nov 2007	300
Fort Polk	1 mar 1988 - 29 Feb 2008	300
Fort Bliss	21 Jun 1991 - 20 Jun 2011	300
Fort Hood	1 Jul 1998 - 30 Jun 2008	300
Fort McCoy	1 Jul 1992 - 30 Jun 2012	80
Fort Bragg	1 Nov 1993 - 30 Oct 2013	250
Fort Drum	1 Dec 1987 - 30 Nov 2007	56
Fort Drum	1 Dec 1987 - 30 Nov 2007	126
Fort Drum	1 Dec 1987 - 30 Nov 2007	122
Fort Drum	1 Dec 1987 - 30 Nov 2007	96
Fort Drum	1 Dec 1987 - 30 Nov 2007	224
Fort Drum	1 Feb 1988 - 21 Jan 2008	256
Fort Drum	1 Feb 1988 - 21 Jan 2008	120
Fort Drum	1 Feb 1988 - 21 Jan 2008	100
Fort Drum	1 Feb 1988 - 21 Jan 2008	75
Fort Drum	1 Feb 1988 - 21 Jan 2008	75
Fort Drum	1 Feb 1988 - 21 Jan 2008	150
Fort Drum	4 Jan 1988 - 3 Jan 2008	150
Fort Drum	17 Jun 1988 - 16 Jun 2008	150
Fort Drum	1 Oct 1990 - 30 Sep 2010	300
Total		4,080

there are no firm plans to include leased housing at the other sites.

- At Fort Drum, the 2,000 leased units constitute an unusually large portion of the total family housing--about 47%. Fort Drum requested that it be moved up in the RCI schedule to allow for the possibility of constructing new units under RCI, if it becomes necessary as 1,700 leased units expire. Because of the changes in 10 USC 2874, the Fort Drum RCI project scope may also consider an arrangement with some the leaseholders to continue use of some of the leased housing.

Foreign Leasing. The FY05 total foreign leasing program request consists of 7,695 leased units, mostly in Germany. About 371 European leases comprise the Governmental Rental Housing Program (GRHP). Under GRHP, the US Government leases existing, individual housing units in Europe. The Army negotiates, executes and manages the lease contracts, and assumes responsibility for payment. Soldier occupants forfeit their housing allowances and agree to occupy GRHP leased housing for their entire tour. Then, GRHP leases are terminated when the soldiers' tours end. This program allows soldiers to be housed quickly, without large out-of-pocket expenses on their part or early termination costs.



Additional Authority.

- The FY03 Authorization Law, PL 107-314 modifies 10 USC 2874 and authorizes the Service Secretary concerned to enter into

contracts for the lease of housing units that are deemed suitable for use as military family housing or military unaccompanied housing. The new lease can be for any period that the Service Secretary determines appropriate. This gives the Army much greater flexibility to enter into longer-term leases for larger blocks of units, including those at installations where the Army already has a lease.

- The Army can develop rental set-aside agreements with property owners. Under these arrangements, the owners set aside a number of units for soldiers at a rental rate that is at or near the soldiers' housing allowances. In turn, the Army agrees to refer soldiers to the properties and mediate disputes between soldiers and owners.

Options When Leases Expire: When a lease expires, the Army has the following options:

- Under Title 10 USC Section 2828 (Leasing of Military Family Housing) the Army may lease these units on a short-term, year-to-year basis. However, legislation may be required to increase the number of units leased under this section, as it is currently limited to 10,000 units DoD-wide.
- Under 10 USC 2835 (Section 801 statute), the Army has only the Right of First Refusal to acquire the property when the owner has a binding purchase offer. No renewal or extension is authorized.

4.4 INVENTORY ADJUSTMENTS

While the majority of The Army's inventory was constructed from the 1950's to the 1970's, since that time there has been significant change in installation troop strengths, family demographics, and the capabilities of local communities to provide adequate housing. As a result, an installation's assets are not aligned with projected requirements, particularly in the number of bedrooms and appropriate pay-grades. The I-FHMP or Community Development and Management Plan (CDMP) processes correct these deficiencies by properly defining and allocating the AFH requirements.

HMA's are currently underway for every RCI and major non-RCI site. The results of 28 HMA's are incorporated into this AFHMP (see Appendix A). Once the remaining HMA's are complete and approved by the IMA, the results will be validated by HQDA and incorporated into future AFHMP updates. If a completed HMA is not available for a specific site, the Schedule 48 projections will remain the governing documentation. For installations not to be privatized, Appendix B shows the inventory adjustments as a result of identified surpluses (divestitures) or deficits (acquisitions).

Surplus Units. A total of 2,162 non-RCI units have been identified, as surplus to current requirements. These units will be either divested by demolition, right-sized (several small units reconfigured to fewer larger units where requirements support and solution is cost effective), conversion to other use, or transfer (e.g., to a Land Reuse Authority or local government meeting McKinney Act requirements, or if foreign property under SOFA, returned back to the Host Nation).

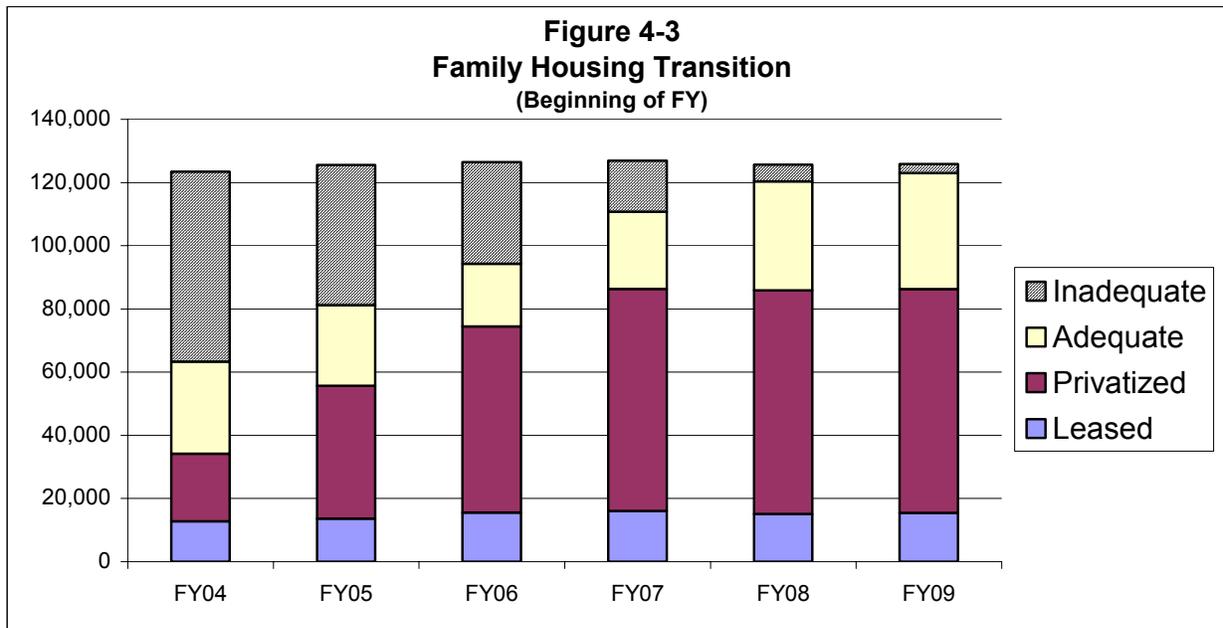
In some cases, surplus units will be carried past 2007 in order to provide flexibility for swing space as construction and renovation work continues. This gives the installation time to adjust to increased military requirements.

Deficits. A requirement has been identified for 2,834 additional units. Primary locations with deficits supported by HMAs or CDMPs include), Fort Wainwright (689 units), and Fort Stewart/ Hunter AAF (775 units). In addition 3,078 additional units are required in Korea to support KORO's AFH Master Plan. For RCI sites, deficit reduction will be planned and programmed in the CDMP. For non-RCI sites, deficit construction is currently limited to Korea and Fort Wainwright.

4.5 TRANSITION PLAN

Figure 4-3 shows the planned transition of the inadequate units to adequate units. An inadequate unit requires a major repair, upgrade or replacement of several or more of the buildings major components (site and grounds, building exterior, interior space and finishes, bathrooms, utilities, kitchen and laundry). Those units not divested will be revitalized or replaced by a combination of traditional military construction and privatization. As a result of these actions, The Army's FY09 inventory is estimated at 125,830 units worldwide and all units (except those deemed to be surplus) will be programmed to be adequate by FY07.

The family housing displayed in Figure 4-3 provides a snapshot for programming purposes. It does not attempt to factor in construction schedules or estimate program delays.



Units	FY04	FY05	FY06	FY07	FY08	FY09
Inadequate	60,192	44,369	32,157	16,114	5,322	2,869
Adequate	29,141	25,521	19,838	24,404	34,460	36,724
Total Owned	89,333	69,890	51,995	40,518	39,782	39,593
Privatized	21,324	41,999	58,864	70,267	70,770	70,770
Leased	12,816	13,689	15,561	16,104	15,128	15,467
Total	123,473	125,578	126,420	126,889	125,680	125,830

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It includes the following assumptions:

- Inventory figures are as of the beginning of each FY with FY04 inventory used as the starting point.
- Divestitures or acquisitions occur the year they are programmed.
- Units become adequate in the program year of investment funding for them.
- For RCI locations, AFHC funded government contributions are made the year of award (CDMP) with is typically one year prior to transfer of assets.

Traditional Military Construction.

From FY04 to FY07, there are 13,573 inadequate units addressed using AFHC

(8,924 units revitalized and 3,190 units replaced) and AFHO (1,459 units revitalized). The number of units revitalized or replaced continues at a relatively slow pace in FY05 (2,188 units), again resulting from large AFHC expenditures for RCI equity contributions.

During the final years of the buyout, the number of units to be revitalized or replaced each year dramatically increases, mostly due to the previous acceleration of the buyout target from FY2010 to FY2007. The final elimination of inadequate units slipping into 2008 is linked to deferrals of investment funding for the relatively large number of on-post units in Germany.

There are 791 inadequate units that can be made adequate without investment, but by using minor maintenance and repair funds. Included in this category

are Natick Soldier Systems Center (9), Lake City Army Ammunition Plant (11 units), Umatilla Chemical Depot (6 units), Iowa Army Ammunition Plant (1 unit), Letterkenney Army Depot (1 unit), Red River Army Depot (1), Fort Lee (80), Fort McNair (2), and West Point Military Academy (4). By re-designating inadequate units to a lower bedroom category and performing minor maintenance, Forts Wainwright and Richardson eliminate 266 and 410 inadequate units, respectively.

Privatization. Through privatization, 37,029 inadequate units (37,257 inadequate units shown in Table C minus the 178 being replaced by AFHC at Fort Knox shown in Table 3-2 and minus 50 demolished at Fort Knox in FY04) will be transferred to private contractors by the end of FY06.

This contributes to the rapid decrease of inadequate units over the first four years. In FY03, the inventories of Forts Carson, Hood, Lewis, and Meade makeup the 15,746 privatized units.

4.6 SUMMARY

Although the family housing total remains relatively stable throughout the POM (about a 3% increase), the percentage of RCI versus owned makes a dramatic switch. Additionally, it is anticipated that global restationing will cause a dramatic decrease in the owned and leased inventory overseas. This will be captured in future updates to this plan as decisions and announcements are made. **Table 4-3** provides similar information as in Figure 4-3, but breaks out the domestic versus foreign family housing units, as well as breaking out the section 2835 (801) leases versus other leases. The inadequate units carried in FY08 and FY09 are surplus units to be divested, primarily overseas.



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**Table 4-3
Domestic and Foreign Units**

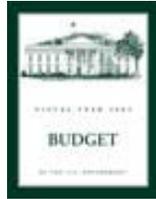
Location	Housing Inventory	FY04	FY05	FY06	FY07	FY08	FY09
Domestic	Owned-Adequate	21,499	17,760	12,105	12,363	17,353	17,759
	Owned-Inadequate	44,041	28,501	16,707	5,418	316	106
	Section 2835 (801)	4,080	4,080	4,080	4,080	1,980	1,980
	Other Leased	1,399	1,914	1,702	952	583	214
	Privatized	21,324	41,999	58,864	70,267	70,770	70,770
Domestic Total		92,343	94,254	93,458	93,080	91,002	90,829
Foreign	Owned-Adequate	7,642	7,761	7,733	12,041	17,107	18,965
	Owned-Inadequate	16,151	15,868	15,450	10,696	5,006	2,763
	Section 2835 (801)						
	Other Leased	7,337	7,695	9,779	11,072	12,565	13,273
	Privatized	-	-	-	-	-	-
Foreign Total		31,130	31,324	32,962	33,809	34,678	35,001
Total	Owned-Adequate	29,141	25,521	19,838	24,404	34,460	36,724
	Owned-Inadequate	60,192	44,369	32,157	16,114	5,322	2,869
	Section 2835 (801)	4,080	4,080	4,080	4,080	1,980	1,980
	Other Leased	8,736	9,609	11,481	12,024	13,148	13,487
	Privatized	21,324	41,999	58,864	70,267	70,770	70,770
Grand Total		123,473	125,578	126,420	126,889	125,680	125,830

As of FY05 President's Budget Request (Feb 04)

SECTION 5 – FINANCIAL PLAN

5.1 INTRODUCTION

The primary sources of funds available to operate, maintain, and improve Army Family Housing is through the Army Family Housing, Operations (AFHO) and Army Family Housing, Construction (AFHC) appropriations.



Army Family Housing, Operations (AFHO). The AFHO funds for FY05 will be allocated to the installation through the Operating Agency (primarily IMA) to pay essential operations, maintenance, repair, and revitalization. The various AFHO accounts are:

- **1910 Account: Management—** Includes funding required for all personnel staffing costs at Army and IMA headquarters and at installations for both family housing and the Community Homefinding Relocation and Referral services (CHRRS). Also, includes costs for furnishings, services (e.g., fire and police protection, refuse collection), and production of housing market analyses and other studies. This account also supports reimbursable work in other activities (e.g., installation public works and resource management).
- **1920 Account: Maintenance & Repair (M&R)—** Includes funding required for all maintenance and repair of family housing buildings and supporting infrastructure (e.g., roads and utility systems), and for costs of alterations and incidental improvements. 1920 is further subdivided into three components:
 1. **Essential M&R:** The minimal work required to keep family housing units safe and habitable. This is insufficient to prevent further deterioration of major

systems and components. It does not allow for major repairs.

2. **Sustainment:** The required funding to keep overall facility condition from deteriorating further, however, insufficient to improve the overall facility condition. At full sustainment funding, the overall condition of government owned family housing assets would neither deteriorate nor improve.

3. **Major Repair:** Projects required to renovate facilities and their major components and systems, bringing them up to current standards. The Army should renovate family housing on a 25-year cycle. In addition, a portion of sustainment funding is to be used for interim required repair or replacement of components and systems that have less than a 25-year life-cycle (e.g., bathrooms, kitchens, HVAC, carpet/floor finish).

- **1935 Account: Utilities—** Includes funding required for all utilities consumed in family housing and family housing support activities.
- **1940 Account: Leasing—** Includes funding required for lease costs of units leased from foreign governments, private owners, or federal agencies; and for costs to manage, operate, and maintain leased units. Includes each year's costs, both for short-term and multi-year leases.
- **1950 Account: Privatization—** Includes funding required for administering the Residential Communities Initiatives (RCI) program. Includes USACE support for environment and real estate actions, staffing costs at HQDA and installations, portfolio/asset management, consultant support for real estate and financial analyses, and Community Development and Management Plans (CDMP) fees.

Army Family Housing, Construction (AFHC). This appropriation is for the AFH construction and improvement program included in the budget by individual project line item. It includes funds for new construction (to eliminate family housing deficits), replacement (where renovation exceeds 70% of replacement cost), revitalization (i.e., renovating and improving existing units and neighborhoods), planning and design, and equity contributions where required for privatization. AFHC projects are site specific, with a defined scope of work and completion cost. The various AFHC accounts are:

- **1000 Account: New Construction**—Includes funding required for all new (deficit elimination);
- **3000 Account: Planning and Design (P&D)**—Includes funding required to design all AFHC projects;
- **6000 Account: Improvements**—Includes funding required for all revitalization, renovation and improvement projects, including all associated energy conservation, supporting facility, demolition and infrastructure work. Project may include building expansion, but not total replacement. The 6000 Account is also the source of funding, for privatization packages that require a Government equity contribution ("scoring"), normally to offset low BAH (RCI revenue) locations.



Rendering of an upgraded Stryker Village home.



Host Nation Funding:

As it is very unpredictable, the AFHMP cannot budget accurately for long-range possible host nation funding, whether from Germany, Japan or Korea. As host nation funding becomes available and is used to execute facility work, the plan is adjusted to reflect work accomplished.

- **Japan Facilities Improvement Program (JFIP) Funds.** The government of Japan provides limited funds for operating family housing (utilities only). The schedule for replacement construction is at their discretion and hard to predict.
- **Republic of Korea Facilities Construction (ROKFC) Funds.** In Korea, a plan for host nation funding of new construction of family housing was developed. This continues to be revised and updated. This AFHMP includes AFHO funding to operate and maintain ROKFC funded units as they are constructed and occupied.
- **Payment-in-Kind (PIK) Germany Funding.** In Germany, the majority of all real property is owned by the Federal Republic of Germany and provided rent-free to the US Forces under the Status of Forces Agreement (SOFA). For US funded construction of new facilities and improvements, the SOFA allows the US to claim residual value (real estate value and normal maintenance and repair are excluded) when the installations are eventually returned to the Host Nation. Residual value is typically reimbursed with PIK projects funded by Germany for other US required construction and improvements in Germany.

Table 5-2
Family Housing Budget Allocation \$(M)

Fiscal Year	Budget	Investment			1910	1920		1935	1940	1950
		AFHC	P&D	AFHO		Essential	Sustainment			
FY04	\$ 1,428.0	\$ 351.1	\$ 32.5	\$ -	\$ 177.3	\$ 270.5	\$ 169.4	\$ 165.7	\$ 232.2	\$ 29.3
FY05	\$ 1,565.0	\$ 606.9	\$ 29.2	\$ 5.2	\$ 149.8	\$ 254.4	\$ 142.5	\$ 132.4	\$ 218.0	\$ 26.6
FY06	\$ 1,672.2	\$ 669.2	\$ 20.7	\$ 107.5	\$ 151.7	\$ 145.1	\$ 161.0	\$ 114.0	\$ 287.9	\$ 15.1
FY07	\$ 1,490.3	\$ 479.2	\$ 15.0	\$ 71.6	\$ 151.6	\$ 192.1	\$ 158.0	\$ 98.3	\$ 313.6	\$ 11.0
FY08	\$ 1,520.0	\$ 304.7	\$ 11.5	\$ 69.4	\$ 156.0	\$ 195.8	\$ 337.5	\$ 100.2	\$ 333.7	\$ 11.2
FY09	\$ 1,551.5	\$ 202.1	\$ 12.5	\$ 69.6	\$ 161.9	\$ 198.0	\$ 445.7	\$ 101.9	\$ 348.3	\$ 11.5
Total	\$ 9,227.0	\$ 2,613.1	\$ 121.5	\$ 323.2	\$ 948.4	\$ 1,255.9	\$ 1,414.0	\$ 712.4	\$ 1,733.8	\$ 104.7

As of FY05 President's Budget Request (Feb 04)

The program requirements displayed for FY06-09 are currently being reevaluated and may be reprogrammed by the FY06-11 POM lock (Aug 04)

5.2 BUDGET ALLOCATION

Table 5-1 shows the AFH program as of the FY05 President's Budget submitted to congress in February 2004. A breakout of Table 5-1 by year and region can be found in **Appendix D**, Tables D-1 and D-2.

It is important to note that the actual FY04 funds distribution may be revised to reflect congressional actions, revised OSD economic assumptions, and prior year actual obligations.

5.3 FUNDING PRIORITIES

Sustaining and improving housing for our soldiers and families is one of the Army's continuing challenges. Priority for funding is as follows:

Priority 1: Units safe and Open. These are the AFHO funds required for minimal essential operations. Defined as full funding for management, utilities, leasing, and privatization, and 58% of full ISR sustainment; priority 1 funding does not prevent deterioration;

Priority 2: Investment Projects. This is AFHC funding to include government contribution where required for new RCI locations, P&D funds to design and manage traditional AFHC funded

projects, and the actual funding required by 2007 in this AFHMP Investment Plan to eliminate inadequate units (after 2007, priority 2 and 3 switch places);

Priority 3: Full Sustainment. These are the AFHO funds required to fully sustain the inventory. Defined as the remaining 42% of full ISR sustainment, priority 3 funding provides the M&R that prevents unit deterioration. Current funding shows full sustainment is achieved in FY06.

Priority 4: New Initiatives. These are project dollars that will be targeted against new initiatives (Force Protection component of AT/FP, enduring installation adjustments after global restationing decisions, 25 year cyclic renovation program after buyout, other new initiatives as they develop).

5.4 SUMMARY

The Army has built its programs as outlined in this AFHMP to support the Secretary of Defense three-prong strategy to improve Family Housing. Using a mix of traditional military construction and privatization, the Army is funding the elimination of inadequate family housing by 2007.

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APPENDIX A

REQUIREMENTS DETERMINATION

INTRODUCTION: The purpose of this appendix is to describe how the Army determines family housing requirements at the installation level. Requirements determination is a two-step process:

- a. Step 1 → Perform (or update) a local Housing Market Analysis (HMA) to determine the availability and adequacy of all local housing to meet family housing requirements, and establish the appropriate number of units required on the installation.
- b. Step 2 → Using the on-post requirements determined in Step 1, develop or update the Installation Family Housing Master Plan (I-FHMP).

2. HOUSING MARKET ANALYSIS.

For each installation, an HMA provides a detailed study of housing demand and supply within a defined market area. The main purpose of the HMA is to determine the ability of the local housing market to meet the Army's family housing needs. Each HMA is validated by the OACSIM to ensure the methodology is consistent with HQDA and OSD policy. It is then staffed with the IMA HQ, Region and Installation for comment/concurrence. The approved HMA is then incorporated in this Army family housing master plan (AFHMP). Current Congressional and Department of Defense (DoD) policy specifies that any government-financed housing project shall be considered only when it has been demonstrated that the local market is unable to meet government requirements for housing location, affordability, number of bedrooms, and quality

a. **Methodology:** The analysis is conducted using the following methodology:

1) All military families, other than the floor requirement (see below), are treated as requirements for community housing. This is consistent with current HQDA guidance. Personnel currently residing in post housing are considered to be potential renters off post.

2) The housing market area should be consistent with Basic Allowance for Housing (BAH) survey market area. This is generally defined as 20 miles.

3) The acceptability of community housing is determined through interviews with property managers, realtors, and local planning officials. Mobile homes are excluded from the acceptable rental housing stock for military families. Mobile homes owned by their military occupants are assumed to be acceptable, just as all other military owner-occupied units are considered acceptable housing regardless of any other factors involved. Whenever possible, the percent of the local market excluded will be consistent with the areas excluded from the BAH survey area.

4) The affordability definition used is the Maximum Acceptable Housing Cost (MAHC). For 2004, MAHC has two components – Basic Allowance for Housing (BAH) and Out-of-Pocket (OOP) expenses. For 2005, OOP is assumed to be zero with BAH increasing to cover projected rent and utility costs.

5) The methods used in this study are a combination of a floor analysis and a cost-band quality segmentation method. The principal features of this approach are:

a) The floor requirement establishes the minimum number of AFH units required on-post based on

b) the greatest of four criteria - on-post community requirements (ten percent of the effective military family housing requirement by grade segment); key and essential personnel (designated housing for key and essential or Priority 1 personnel); historic housing (on-post family housing listed on or eligible for listing on the National Register of Historic Places under the National Historic Preservation Act).; and quality of life (housing for members whose annual regular military compensation falls below 50 percent of the median family income for the housing market area).

c) The number of potential military renters is the difference between the effective family housing requirement and the floor requirement, less those families who own homes in the area. This military family rental demand is then matched to community rental housing based on how much each military grade segment can afford to pay. Military personnel are assumed to pay approximately 85 percent to 100 percent of MAHC for rent plus utilities.

d) Potential residents of community rental housing are analyzed based on the probability they will obtain an adequate-quality rental unit within their affordable cost band. Just because acceptable housing is available, there is no guarantee that a military family will obtain it when other (civilian) families also are looking for housing. All market shares (capture rates) are assumed equal to the share of housing adequate in quality for that market cost band.

e) Vacant housing is considered available for military members only to the extent there are excess vacancies in the market area (vacancies in excess of a natural or normal vacancy level).

Table A-1
Completed Housing Market Analyses
(As of Mar 04)

Installation	Final HMA
Fort Hamilton	Dec-00
Fort Bragg	Jul-01
Fort Campbell	Jul-01
Fort Campbell (Redo)	Oct-03
Fort Stewart	Aug-01
Hunter AAF	Aug-01
Fort Detrick	Jan-02
Walter Reed	Feb-02
Fort Huachuca	Feb-02
Camp Parks	Mar-02
Fort Irwin	Mar-02
Moffett Field	Mar-02
Picatinny Arsenal	Apr-02
Carlisle Barracks	Apr-02
Fort Belvoir/MDW	May-02
Fort Leavenworth	May-02
Fort Wainwright	May-02
Fort Drum	Jun-02
Fort Polk	Jun-02
Fort Eustis	Jul-02
Fort Monroe	Jul-02
Fort Story	Jul-02
Fort Knox	Aug-02
Fort Knox (Re-Do)	Mar-04
Fort Richardson	Sep-02
Yuma PG	Sep-02
White Sands MR	Sep-02
Fort Shafter/SB	Dec-02
Fort Monmouth	Mar-03
Presidio of Monterey	Mar-03
Fort McCoy	Apr-03
Aberdeen PG	Jun-03
Fort Leonard Wood	Jul-03
Selfridge ANGB	Aug-03
Fort Riley	Aug-03
Pine Bluff Arsenal	Aug-03
US Military Academy	Sep-03
Watervliet Arsenal	Sep-03
Fort Sam Houston	Sep-03
Camp Merrill	Nov-03
Fort Benning	Nov-03
Fort Lee	Nov-03
Redstone Arsenal	Dec-03
Dugway PG	Dec-03
Fort Sill	Dec-03
Fort Jackson	Jan-04
Fort McPherson	Feb-04
Fort Gordon	Feb-04
Fort Rucker	Mar-04
Fort Bliss *	Jun-04

* Projected Final HMA

6) Military families are estimated to have requirements for two-, three-, or four-bedroom units based on the number of family members and grade of the military member. Each family member, other than the spouse, is entitled to his or her own bedroom. Accompanied military personnel in grades E7-E9 and W4-O5 are assigned a minimum of three bedrooms due to seniority. Personnel in grades O6 and above are assigned a minimum of four bedrooms.

7) As of 15 August 2002, HMAs assess private sector housing supply versus military demand using the OSD Dynamic Adjustment Housing Model.

b. **Program Status:** As of Mar 2004, 49 HMAs have been completed (see **Table A-1**). Results of HMAs completed or updated are incorporated into the next update of this AFHMP.

3. INSTALLATION-FHMP. The I-FHMP process produces a detailed housing plan and supporting Military Construction Project Data (DD Form 1391) sheets to program and budget for construction funds required to eliminate all inadequate houses on the installation by FY 2007. Using the validated HMA, analysts from the National Association of Home Builders (NAHB) Research Center, a Department of the Army contractor, works closely with the installation to determine revitalization costs, project phasing, and year-by-year programming schedules. An I-FHMP is developed and should be updated for all locations not scheduled for privatization sites. At RCI locations, the privatization partner performs this step as part of the development of the

Community Development and Management Plan (CDMP).

Table A-2 is the I-FHMP Schedule sorted by inspection dates. Future dates are displayed for planning purposes and are subject to change.

Table A-2
Installation Family Housing Master Plan Schedule
(As of Mar 04)

Installation	Inspections	Documentation
European Installations	Jun-99 / Dec -00	Oct-01 / Apr-02
Fts. Myer/McNair	Jun-01	Nov-02
Ft. Wainwright	Sep-01	Apr-04
Ft. Richardson	Sep-01	Jan-03
White Sands	Sep-01	Oct-02
Yuma Proving Grounds	Sep-01	Oct-02
Dugway Proving Grounds	Dec-01	Dec-02
Pine Bluff	Dec-01	Jun-03
Ft. Lee	Feb-02	May-04
Ft. Huachuca	Mar-02	Aug-02
Carlisle Barracks	Mar-02	Jun-02
Watervliet	Mar-02	Apr-03
Aberdeen	May-02	Apr-04
Ft. Jackson	Jun-02	May-04
Ft. Riley	Jul-02	Mar-04
Ft. Sill	Jul-02	Jan-04
Ft. McCoy	Oct-03	Mar-04
Ft. McPherson	Nov-03	Mar-04
Ft. Monmouth	May-03	Sep-03
Ft. Monroe	May-04	Jul-04
Selfridge	Dec-03	Mar-04

**Table B-1
Family Housing Project Schedule FY2004**

Installations	Region	Project Type	Funded (\$M)
Carlisle Barracks/Fort Monmouth/Picatinny	NERO	RCI	\$22.00
Dugway Proving Grounds	NWRO	AFHC	\$3.20
Dugway Proving Grounds	NWRO	AFHC	\$8.10
Fort Bliss	SWRO	RCI	\$38.00
Fort Drum	NERO	RCI	\$52.00
Fort Huachuca	SWRO	AFHC	\$14.00
Fort Huachuca	SWRO	AFHC	\$27.00
Fort Knox	SERO	AFHC	\$41.00
Fort Lee	NERO	AFHC	\$18.00
Fort Riley	NWRO	AFHC	\$8.30
Fort Riley	NWRO	AFHC	\$8.40
Fort Sam Houston	SWRO	RCI	\$6.60
Fort Sill	SWRO	AFHC	\$15.37
Fort Sill	SWRO	AFHC	\$10.00
Fort Wainwright	PARO	AFHC	\$44.00
Fort Wainwright	PARO	AFHC	\$20.00
West Point Military Academy	NERO	AFHC	\$0.53
White Sands Missile Range	SWRO	AFHC	\$14.60
		AFHC	\$232.50
		AFHO	\$0.00
		RCI	\$118.60
		P&D	\$32.49
Total for FY2004			\$383.59

As of FY05 President's Budget Request (Feb 04)

Table B-2
AFH Project Schedule FY2005
Family Housing Project Schedule 2005

Installations	Region	Project Type	Funded (\$M)
Fort Benning	SERO	RCI	\$57.00
Fort Gordon	SERO	RCI	\$9.00
Fort Huachuca	SWRO	AFHC	\$41.00
Fort Jackson	SERO	AFHC	\$20.00
Fort Knox	SERO	RCI	\$31.00
Fort Leavenworth	NWRO	RCI	\$15.00
Fort Lee	NERO	AFHC	\$46.00
Fort Monroe	NERO	AFHC	\$16.00
Fort Richardson	PARO	AFHC	\$42.00
Fort Riley	NWRO	AFHC	\$30.00
Fort Riley	NWRO	AFHC	\$33.00
Fort Rucker	SERO	RCI	\$24.00
Fort Sill	SWRO	AFHC	\$47.00
Fort Wainwright	PARO	AFHC	\$37.00
Fort Wainwright	PARO	AFHC	\$41.00
Fort Wainwright	PARO	AFHC	\$46.00
Graffenwoehr 409th BSB	EURO	AFHC	\$5.30
Redstone Arsenal	SERO	RCI	\$0.59
Stuttgart 6th ASG	EURO	AFHC	\$9.50
West Point Military Academy	NERO	AFHC	\$10.60
White Sands Missile Range	SWRO	AFHC	\$31.00
Yuma Proving Grounds	SWRO	AFHC	\$14.90
		AFHC	\$470.30
		AFHO	\$0.00
		RCI	\$136.59
		P&D	\$29.21
Total for FY 2005			\$636.10

As of FY05 President's Budget Request (Feb 04)

Table B-3
AFH Project Schedule FY2006
Family Housing Project Schedule 2006

Installations	Region	Project Type	Funded (\$M)
Aberdeen Proving Grounds	NERO	AFHC	\$19.00
Ansbach 235th BSB	EURO	AFHC	\$19.00
Ansbach 235th BSB	EURO	AFHC	\$10.00
Ansbach 235th BSB	EURO	AFHC	\$5.80
Ansbach 235th BSB	EURO	AFHO	\$12.00
Bamberg 279th BSB	EURO	AFHC	\$8.60
Baumholder 222rd BSB	EURO	AFHC	\$11.80
Baumholder 222rd BSB	EURO	AFHC	\$14.40
Camp Walker	KORO	AFHC	\$38.00
Camp Zama	PARO	AFHC	\$22.00
Darmstadt 233rd BSB	EURO	AFHC	\$4.20
Darmstadt 233rd BSB	EURO	AFHC	\$19.00
Fort Huachuca	SWRO	AFHC	\$13.00
Fort Huachuca	SWRO	AFHC	\$30.00
Fort Lee	NERO	AFHC	\$23.00
Fort McCoy	NWRO	AFHC	\$4.50
Fort McPherson	SERO	AFHC	\$6.10
Fort Richardson	PARO	AFHC	\$26.00
Fort Riley	NWRO	AFHC	\$36.00
Fort Riley	NWRO	AFHC	\$34.00
Fort Sill	SWRO	AFHC	\$25.00
Fort Wainwright	PARO	AFHC	\$21.00
Fort Wainwright	PARO	AFHC	\$3.00
Garmisch	EURO	AFHO	\$8.20
Heidelberg 411th BSB	EURO	AFHC	\$12.20
Heidelberg 411th BSB	EURO	AFHC	\$34.00
Heidelberg 411th BSB	EURO	AFHC	\$3.55
Heidelberg 411th BSB	EURO	AFHO	\$17.50

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(Continuation ...)

Table B-3
AFH Project Schedule FY2006
Family Housing Project Schedule 2006

Installations	Region	Project Type	Funded (\$M)
Mannheim 293rd BSB	EURO	AFHC	\$10.40
Mannheim 293rd BSB	EURO	AFHC	\$10.00
Mannheim 293rd BSB	EURO	AFHC	\$16.50
Mannheim 293rd BSB	EURO	AFHC	\$5.20
Mannheim 293rd BSB	EURO	AFHC	\$7.50
Schweinfurt 280th BSB	EURO	AFHC	\$7.20
Schweinfurt 280th BSB	EURO	AFHC	\$22.00
Stuttgart 6th ASG	EURO	AFHC	\$24.00
Stuttgart 6th ASG	EURO	AFHC	\$18.50
Stuttgart 6th ASG	EURO	AFHC	\$10.50
Stuttgart 6th ASG	EURO	AFHO	\$17.00
Vilseck 409th BSB	EURO	AFHO	\$5.70
Vilseck 409th BSB	EURO	AFHO	\$5.70
Watervliet Arsenal	NERO	AFHC	\$4.70
West Point Military Academy	NERO	AFHC	\$6.70
White Sands Missile Range	SWRO	AFHC	\$20.00
Wiesbaden 221st BSB	EURO	AFHC	\$14.40
Wiesbaden 221st BSB	EURO	AFHC	\$19.50
Wiesbaden 221st BSB	EURO	AFHC	\$5.90
Wiesbaden 221st BSB	EURO	AFHO	\$21.00
Wuerzberg 417th BSB	EURO	AFHC	\$11.20
Wuerzberg 417th BSB	EURO	AFHC	\$11.80
Wuerzberg 417th BSB	EURO	AFHO	\$13.60
Wuerzberg 417th BSB	EURO	AFHO	\$3.38
		AFHC	\$669.15
		AFHO	\$104.08
		RCI	\$0.00
		P&D	\$20.72
Total for FY 2006			\$793.95

As of FY05 President's Budget Request (Feb 04)

The program requirements displayed for FY06-09 are currently being reevaluated and may be reprogrammed by the FY06-11 POM lock (Aug 04)

Table B-4
Family Housing Project Schedule 2007

Installations	Region	Project Type	Funded (\$M)
Aberdeen Proving Grounds	NERO	AFHC	\$19.00
Bamberg 279th BSB	EURO	AFHO	\$11.00
Baumholder 222rd BSB	EURO	AFHO	\$6.17
Camp Carroll	KORO	AFHC	\$24.00
Camp Walker	KORO	AFHC	\$1.75
Camp Walker	KORO	AFHC	\$5.50
Camp Zama	PARO	AFHC	\$22.00
Heidelberg 411th BSB	EURO	AFHC	\$18.50
Heidelberg 411th BSB	EURO	AFHO	\$27.00
Fort Huachuca	SWRO	AFHC	\$32.00
Fort Jackson	SERO	AFHC	\$18.00
Fort McNair	NERO	AFHC	\$2.10
Fort Myer	NERO	AFHC	\$2.00
Fort Richardson	PARO	AFHC	\$36.00
Fort Richardson	PARO	AFHC	\$21.00
Fort Riley	NWRO	AFHC	\$26.00
Fort Sill	SWRO	AFHC	\$24.00
Stuttgart 6th ASG	EURO	AFHC	\$18.00
Stuttgart 6th ASG	EURO	AFHC	\$13.20
Vilseck 409th BSB	EURO	AFHO	\$7.10
Fort Wainwright	PARO	AFHC	\$56.00
West Point Military Academy	NERO	AFHC	\$12.60
Wiesbaden 221st BSB	EURO	AFHO	\$17.00
Wiesbaden 221st BSB	EURO	AFHC	\$7.20
Wiesbaden 221st BSB	EURO	AFHC	\$19.00
Yuma Proving Grounds	SWRO	AFHC	\$8.50
Fort McPherson	SERO	AFHC	\$4.80
Fort Lee	NERO	AFHC	\$16.00
Fort Monroe	NERO	AFHC	\$9.60
Fort Riley	NWRO	AFHC	\$30.00
Aberdeen Proving Grounds	NERO	AFHC	\$4.40
Stuttgart 6th ASG	EURO	AFHC	\$16.50
Fort Jackson	SERO	AFHC	\$11.50
		AFHC	\$479.15
		AFHO	\$68.27
		RCI	\$0.00
		P&D	\$14.98
Total for FY2007			\$562.40

As of FY05 President's Budget Request (Feb 04)

The program requirements displayed for FY06-09 are currently being reevaluated and may be reprogrammed by the FY06-11 POM lock (Aug 04)

Table B-5
AFH Project Schedule FY2008
Family Housing Project Schedule 2008

Installations	Region	Project Type	Funded (\$M)
Ansbach 235th BSB	EURO	AFHC	\$4.30
Ansbach 235th BSB	EURO	AFHC	\$7.70
Bamberg 279th BSB	EURO	AFHC	\$12.00
Baumholder 222rd BSB	EURO	AFHC	\$14.60
Baumholder 222rd BSB	EURO	AFHC	\$14.80
Darmstadt 233rd BSB	EURO	AFHC	\$17.00
Darmstadt 233rd BSB	EURO	AFHO	\$11.33
Fort Jackson	SERO	AFHC	\$7.00
Fort Richardson	PARO	AFHC	\$40.00
Fort Sill	SWRO	AFHC	\$24.00
Fort Wainwright	PARO	AFHC	\$45.00
Heidelberg 411th BSB	EURO	AFHO	\$18.50
Mannheim 293rd BSB	EURO	AFHC	\$18.50
Mannheim 293rd BSB	EURO	AFHC	\$13.00
Mannheim 293rd BSB	EURO	AFHC	\$11.00
Mannheim 293rd BSB	EURO	AFHC	\$12.60
Pine Bluff Arsenal	SWRO	AFHC	\$2.65
Pine Bluff Arsenal	SWRO	AFHC	\$3.20
Pine Bluff Arsenal	SWRO	AFHC	\$3.00
Schweinfurt 280th BSB	EURO	AFHC	\$6.10
Selfridge ANGB	NWRO	AFHC	\$8.30
Stuttgart 6th ASG	EURO	AFHC	\$0.52
Vilseck 409th BSB	EURO	AFHO	\$5.60
Watervliet Arsenal	NERO	AFHC	\$5.40
Wiesbaden 221st BSB	EURO	AFHO	\$26.00
Wuerzburg 417th BSB	EURO	AFHC	\$12.00
Wuerzburg 417th BSB	EURO	AFHC	\$22.00
Wuerzburg 417th BSB	EURO	AFHO	\$4.62
		AFHC	\$304.67
		AFHO	\$66.05
		RCI	\$0.00
		P&D	\$11.53
Total for FY 2008			\$382.25

As of FY05 President's Budget Request (Feb 04)

The program requirements displayed for FY06-09 are currently being reevaluated and may be reprogrammed by the FY06-11 POM lock (Aug 04)

Table B-6
AFH Project Schedule FY2009

Installations	Region	Project Type	Funded (\$M)
Baumholder 222rd BSB	EURO	AFHC	\$25.00
Baumholder 222rd BSB	EURO	AFHC	\$22.00
Baumholder 222rd BSB	EURO	AFHO	\$11.30
Camp Zama	PARO	AFHC	\$5.00
Darmstadt 233rd BSB	EURO	AFHC	\$8.70
Darmstadt 233rd BSB	EURO	AFHO	\$5.70
Darmstadt 233rd BSB	EURO	AFHO	\$8.77
Darmstadt 233rd BSB	EURO	AFHO	\$6.40
Fort Jackson	SERO	AFHC	\$6.00
Fort Myer	NERO	AFHC	\$4.20
Fort Richardson	PARO	AFHC	\$37.00
Fort Sill	SWRO	AFHC	\$14.00
Fort Wainwright	PARO	AFHC	\$49.00
Mannheim 293rd BSB	EURO	AFHC	\$20.00
Mannheim 293rd BSB	EURO	AFHO	\$7.00
Mannheim 293rd BSB	EURO	AFHO	\$13.40
Schweinfurt 280th BSB	EURO	AFHC	\$7.60
Schweinfurt 280th BSB	EURO	AFHO	\$3.20
Stuttgart 6th ASG	EURO	AFHC	\$0.81
Stuttgart 6th ASG	EURO	AFHO	\$10.40
Wuerzburg 417th BSB	EURO	AFHC	\$2.80
		AFHC	\$202.11
		AFHO	\$66.17
		RCI	\$0.00
		P&D	\$12.55
Total for FY2009			\$280.83

As of FY05 President's Budget Request (Feb 04)

The program requirements displayed for FY06-09 are currently being reevaluated and may be reprogrammed by the FY06-11 POM lock (Aug 04)

Table C
Beginning FY 2004 Family Housing Inventory and Requirements

Master Plan Inventory

Installation Name	State or Foreign Country	Major Command/Claimant	Government Owned			Privatized Housing	Leased Housing	Projected On-Base Requirements
			# Units Inadequate	# Units Adequate	Total Existing Units (computed)			
Aberdeen Proving Grounds	MD	NERO	623	442	1,065			1,065
Anniston Army Depot	AL	SERO	0	1	1			1
Charles Melvin Price Support Center	IL	NWRO	0	0	0			0
Cornhusker Army Ammunition Plant	NE	NWRO	0	1	1			0
Hawthorne Army Depot	NV	SWRO	0	80	80			80
Indiana Army Ammunition Plant	IN	NWRO	25	24	49			0
Iowa Army Ammunition Plant	IA	NWRO	2	0	2			2
Lake City Army Ammunition Plant	MO	NWRO	11	0	11			11
Letterkenney Army Depot	PA	NERO	4	0	4			1
Blue Grass Army Depot	KY	SERO	0	1	1			1
McAlester Army Ammunition Plant	OK	SWRO	0	33	33			33
Milan Army Ammunition Plant	TN	SERO	0	32	32			32
Fort Monmouth	NJ	NERO	642	181	823			399
Natick Soldier Systems Center	MA	NERO	9	71	80			80
Picatinny Arsenal	NJ	NERO	73	43	116			71
Pine Bluff Arsenal	AR	SWRO	44	0	44			44
Pueblo Chemical Depot	CO	NWRO	0	20	20			20
Radford Army Ammunition Plant	VA	NERO	0	20	20			20
Ravenna Army Ammunition Plant	OH	NWRO	0	0	0			0
Red River Army Depot	TX	SWRO	1	0	1			1
Redstone Arsenal	AL	SERO	202	257	459			503
Rock Island Arsenal	IL	NWRO	0	58	58			58
Selfridge Air National Guard Base	MI	NWRO	123	465	588			568
Sierra Army Depot	CA	SWRO	0	25	25			25
Tobyhanna Army Depot	PA	NERO	0	42	42			42
Tooele Army Depot	UT	NWRO	0	5	5			5
Umatilla Chemical Depot	OR	NWRO	6	0	6			6
Watervliet Arsenal	NY	NERO	20	0	20			20
Dugway Proving Grounds	UT	NWRO	260	104	364			364
White Sands Missile Range	NM	SWRO	419	33	452			452
Yuma Proving Grounds	AZ	SWRO	266	6	272			272
Camp Carroll	KR	KORO	0	0	0			0
Camp Casey	KR	KORO	0	0	0			0
Camp Essayons	KR	KORO	0	0	0			0
Camp Hialeah	KR	KORO	91	0	91			91
Camp Humphreys	KR	KORO	0	58	58			154
Camp Walker/Camp Henry	KR	KORO	72	29	101		200	70
Yongsan Garrison	KR	KORO	223	37	260		899	283
Fort Bragg	NC	SERO	0	0	0	5,578	250	5,578
Fort Campbell	KY	SERO	2,838	1,402	4,240			4,255
Fort Carson	CO	NWRO			0	2,663		2,663
Fort Dix	NJ	NERO	0	594	594			594
Fort Drum	NY	NERO	2	2,270	2,272		2,000	2,272
Fort Hood	TX	SWRO			0	5,912	300	5,912

(Continued next pg.)

(Continuation ...)

Table C
Beginning FY 2004 Family Housing Inventory and Requirements

Master Plan Inventory

Installation Name	State or Foreign Country	Major Command/Claimant	Government Owned			Privatized Housing	Leased Housing	Projected On-Base Requirements
			# Units Inadequate	# Units Adequate	Total Existing Units (computed)			
Fort Hunter-Liggett	CA	SWRO	0	40	40			40
Fort Irwin	CA	SWRO	627	1,425	2,052			2,622
Fort Lewis	WA	NWRO			0	4,001		4,001
Fort McCoy	WI	NWRO	13	12	25		80	25
Fort McPherson	GA	SERO	42	70	112			112
Moffett Federal Airfield	CA	SWRO	226	471	697			316
Camp Parks	CA	SWRO	13	1	14			114
Fort Polk	LA	SWRO	3,121	307	3,428		600	3,641
Fort Riley	KS	NWRO	1,899	1,153	3,052			3,052
Fort Stewart	GA	SERO	2,230	697	2,927			3,702
Hunter Army Airfield (Fort Stewart)	GA	SERO			0			0
Fort A.P. Hill	VA	NERO	0	25	25			25
Fort Belvoir	VA	NERO	1,851	219	2,070			2,070
Fort Hamilton	NY	NERO	436	0	436			228
Fort McNair	DC	NERO	8	21	29			25
Fort Meade	MD	NERO			0	3,170		3,170
Fort Myer	VA	NERO	128	50	178			178
Fort Detrick	MD	NERO	140	51	191			394
Fort Sam Houston	TX	SWRO	315	626	941			0
Walter Reed Army Medical Center	DC	NERO	10	211	221			926
Bremerhaven	GE	EURO	0	6	6			6
Sunny Point Military Ocean Terminal	NC	SERO	0	4	4			4
Fort Benning	GA	SERO	3,800	223	4,023			4,055
Dahlonaga	GA	SERO		40	40			40
Fort Bliss	TX	SWRO	2,045	717	2,762		300	2,776
Carlisle Barracks	PA	NERO	277	39	316			585
Fort Eustis	VA	NERO	940	12	952			1,124
Fort Story	VA	NERO	163	0	163			0
Fort Gordon	GA	SERO	592	284	876			872
Fort Huachuca	AZ	SWRO	1,434	359	1,793			1,793
Fort Jackson	SC	SERO	956	302	1,258			1,258
Fort Knox	KY	SERO	3,007	203	3,210			3,380
Fort Leavenworth	KS	NWRO	1,227	359	1,586			1,580
Fort Lee	VA	NERO	949	375	1,324			1,325
Fort Leonard Wood	MO	NWRO	2,446	26	2,472			2,472
Fort Monroe	VA	NERO	84	85	169			169
Presidio Of Monterey & Annex	CA	SWRO	1,669	6	1,675			2,209
Fort Rucker	AL	SERO	1,036	480	1,516			1,516
Fort Sill	OK	SWRO	764	651	1,415			1,415
Ansbach 235th BSB	GE	EURO	822	337	1,159		667	996
Bad Aibling Station	GE	EURO	122	0	122		30	122
Bamberg 279th BSB	GE	EURO	693	69	762		439	744
Baumholder 222rd BSB	GE	EURO	1,416	455	1,871		348	1,640
Chievres	BE	EURO	0	3	3		318	3

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(Continuation ...)

Table C
Beginning FY 2004 Family Housing Inventory and Requirements

Master Plan Inventory

Installation Name	State or Foreign Country	Major Command/Claimant	Government Owned			Privatized Housing	Leased Housing	Projected On-Base Requirements
			# Units Inadequate	# Units Adequate	Total Existing Units (computed)			
Darmstadt 233rd BSB	GE	EURO	1,198	396	1,594		125	1,478
Garmisch	GE	EURO	108	12	120			101
Giessen 284th BSB	GE	EURO	1,574	101	1,675		0	1,591
Grafenwoehr 409th BSB	GE	EURO	59	218	277		281	266
Hanau 414th BSB	GE	EURO	1,744	255	1,999		165	1,726
Heidelberg 411th BSB	GE	EURO	1,292	696	1,988		294	1,712
Hohenfels 282rd BSB	GE	EURO	48	131	179		668	131
Mannheim 293rd BSB	GE	EURO	1,575	510	2,085		0	1,897
Schweinfurt 280th BSB	GE	EURO	796	161	957		870	835
Stuttgart 6th ASG	GE	EURO	1,042	631	1,673			1,525
Vicenza	IT	EURO	0	373	373		533	373
Vilseck 409th BSB	GE	EURO	177	1,045	1,222		351	1,186
Wiesbaden 221st BSB	GE	EURO	1,258	1,464	2,722		1	2,570
Wuerzburg 417th BSB	GE	EURO	1,106	369	1,475		990	1,321
Fort Greely	AK	PARO	0	0	0			0
Fort Richardson	AK	PARO	940	270	1,210			1,369
Schofield Army Barracks	HI	PARO	2,312	2,687	4,999			7,364
Fort Shafter	HI	PARO	1,814	1,097	2,911			0
Fort Wainwright	AK	PARO	761	584	1,345		550	1,937
Camp Zama	JP	PARO	735	286	1,021			907
Fort Buchanan	PR	SERO	0	302	302			302
West Point Military Academy	NY	NERO	196	805	1,001			999
Various		Various					1,557	
TOTAL			60,192	29,141	89,333	21,324	12,816	110,363

As of FY05 President's Budget Request (Feb 04)

**Table D-1
Family Housing Budget By Fiscal Year (\$M)**

Fiscal Year	Region / HQ	Budget	Investment			1910	1920		1930	1940	1950
			AFHC	P&D	AFHO		Essential	Sustainment			
2004	EURO	\$322.39	\$0.00	\$0.00	\$0.00	\$46.29	\$80.00	\$87.36	\$41.52	\$67.22	\$0.00
	KORO	\$48.35	\$0.00	\$0.00	\$0.00	\$11.45	\$2.01	\$1.46	\$1.30	\$32.14	\$0.00
	NERO	\$223.41	\$92.53	\$0.00	\$0.00	\$22.71	\$34.11	\$13.49	\$22.86	\$37.70	\$0.00
	NWRO	\$108.17	\$28.00	\$0.00	\$0.00	\$14.19	\$29.35	\$11.61	\$22.84	\$2.18	\$0.00
	PARO	\$181.76	\$64.00	\$0.00	\$0.00	\$19.09	\$40.84	\$17.93	\$24.32	\$15.58	\$0.00
	SERO	\$155.05	\$41.00	\$0.00	\$0.00	\$25.69	\$40.63	\$16.43	\$22.45	\$8.85	\$0.00
	SWRO	\$234.41	\$125.57	\$0.00	\$0.00	\$17.74	\$37.88	\$14.98	\$22.22	\$16.01	\$0.00
	USACE	\$21.06	\$0.00	\$0.00	\$0.00	\$0.45	\$0.00	\$0.00	\$0.00	\$20.61	\$0.00
	HQDA	\$75.48	\$0.00	\$32.49	\$0.00	\$12.78	\$0.00	\$0.00	\$0.00	\$0.91	\$29.30
	PCP *	\$57.96	\$0.00	\$0.00	\$0.00	\$6.94	\$5.66	\$6.13	\$8.22	\$31.01	\$0.00
Total		\$1,428.03	\$351.10	\$32.49	\$0.00	\$177.31	\$270.49	\$169.39	\$165.73	\$232.22	\$29.30
2005	EURO	\$301.61	\$14.80	\$0.00	\$5.20	\$42.75	\$105.69	\$38.55	\$31.56	\$63.05	\$0.00
	KORO	\$57.72	\$0.00	\$0.00	\$0.00	\$12.62	\$2.22	\$1.61	\$1.43	\$39.85	\$0.00
	NERO	\$189.26	\$72.60	\$0.00	\$0.00	\$16.58	\$22.34	\$19.29	\$17.92	\$40.53	\$0.00
	NWRO	\$152.29	\$78.00	\$0.00	\$0.00	\$11.00	\$22.18	\$19.14	\$19.68	\$2.29	\$0.00
	PARO	\$271.68	\$166.00	\$0.00	\$0.00	\$18.64	\$34.95	\$15.47	\$21.58	\$15.04	\$0.00
	SERO	\$260.76	\$141.59	\$0.00	\$0.00	\$19.77	\$35.59	\$30.56	\$23.94	\$9.31	\$0.00
	SWRO	\$214.81	\$133.90	\$0.00	\$0.00	\$12.85	\$20.67	\$17.84	\$13.00	\$16.55	\$0.00
	USACE	\$10.43	\$0.00	\$0.00	\$0.00	\$0.43	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00
	HQDA	\$69.52	\$0.00	\$29.21	\$0.00	\$12.68	\$0.00	\$0.00	\$0.00	\$0.98	\$26.64
	PCP *	\$36.93	\$0.00	\$0.00	\$0.00	\$2.50	\$10.75	\$0.00	\$3.25	\$20.43	\$0.00
Total		\$1,565.01	\$606.89	\$29.21	\$5.20	\$149.81	\$254.39	\$142.46	\$132.36	\$218.03	\$26.64
2006	EURO	\$747.42	\$337.15	\$0.00	\$107.50	\$63.57	\$41.57	\$0.00	\$64.12	\$133.51	\$0.00
	KORO	\$102.78	\$38.00	\$0.00	\$0.00	\$12.44	\$2.32	\$0.00	\$1.50	\$48.52	\$0.00
	NERO	\$149.85	\$53.40	\$0.00	\$0.00	\$14.98	\$18.41	\$8.78	\$10.56	\$43.72	\$0.00
	NWRO	\$126.50	\$74.50	\$0.00	\$0.00	\$10.52	\$20.67	\$9.87	\$8.53	\$2.42	\$0.00
	PARO	\$146.85	\$72.00	\$0.00	\$0.00	\$9.25	\$24.14	\$14.10	\$11.51	\$15.86	\$0.00
	SERO	\$81.54	\$6.10	\$0.00	\$0.00	\$16.96	\$24.62	\$12.03	\$12.05	\$9.79	\$0.00
	SWRO	\$141.76	\$88.00	\$0.00	\$0.00	\$11.11	\$13.38	\$6.39	\$5.72	\$17.17	\$0.00
	USACE	\$16.16	\$0.00	\$0.00	\$0.00	\$0.16	\$0.00	\$0.00	\$0.00	\$16.00	\$0.00
	HQDA	\$58.69	\$0.00	\$20.72	\$0.00	\$12.75	\$0.00	\$9.18	\$0.00	\$0.95	\$15.09
	PCP *	\$100.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.64	\$0.00	\$0.00	\$0.00
Total		\$1,672.18	\$669.15	\$20.72	\$107.50	\$151.73	\$145.10	\$160.99	\$113.99	\$287.93	\$15.09

As of FY05 President's Budget Request (Feb 04)

The program requirements displayed for FY06-09 are currently being reevaluated and may be reprogrammed by the FY06-11 POM lock (Aug 04)

* Program Change Proposal (PCP) dated August 2003 temporarily restored BASEOPS/BAH billpayers pending finalization of foreign restationing plans. Funds will be reclaimed by the Army during the FY06-11 POM build.

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(Continuation ...)

Table D-1
A Family Housing Budget By Fiscal Year (\$M)

Fiscal Year	Region / HQ	Budget	Investment			1910	1920		1930	1940	1950
			AFHC	P&D	AFHO		Essential	Sustainment			
2007	EURO	\$548.96	\$92.40	\$0.00	\$71.58	\$57.64	\$112.78	\$5.69	\$58.67	\$150.21	\$0.00
	KORO	\$130.38	\$31.25	\$0.00	\$0.00	\$22.51	\$2.25	\$1.63	\$1.46	\$71.28	\$0.00
	NERO	\$165.04	\$65.70	\$0.00	\$0.00	\$14.64	\$18.59	\$13.23	\$11.09	\$41.80	\$0.00
	NWRO	\$99.29	\$56.00	\$0.00	\$0.00	\$9.67	\$14.74	\$10.50	\$6.12	\$2.26	\$0.00
	PARO	\$213.29	\$135.00	\$0.00	\$0.00	\$9.16	\$24.03	\$17.52	\$11.46	\$16.13	\$0.00
	SERO	\$71.89	\$34.30	\$0.00	\$0.00	\$14.29	\$6.22	\$4.45	\$3.47	\$9.16	\$0.00
	SWRO	\$120.18	\$64.50	\$0.00	\$0.00	\$10.77	\$13.51	\$9.62	\$6.00	\$15.78	\$0.00
	USACE	\$6.16	\$0.00	\$0.00	\$0.00	\$0.16	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00
	HQDA	\$49.15	\$0.00	\$14.98	\$0.00	\$12.82	\$0.00	\$9.45	\$0.00	\$0.94	\$10.96
	PCP *	\$85.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85.96	\$0.00	\$0.00	\$0.00
	Total	\$1,490.29	\$479.15	\$14.98	\$71.58	\$151.65	\$192.12	\$158.03	\$98.27	\$313.56	\$10.96
2008	EURO	\$625.44	\$166.12	\$0.00	\$69.36	\$57.74	\$113.46	\$12.80	\$58.49	\$147.48	\$0.00
	KORO	\$149.61	\$0.00	\$0.00	\$0.00	\$26.28	\$4.83	\$3.50	\$3.18	\$111.83	\$0.00
	NERO	\$76.18	\$5.40	\$0.00	\$0.00	\$15.22	\$18.70	\$13.35	\$11.21	\$12.30	\$0.00
	NWRO	\$53.64	\$8.30	\$0.00	\$0.00	\$9.73	\$14.88	\$10.62	\$6.19	\$3.93	\$0.00
	PARO	\$155.69	\$85.00	\$0.00	\$0.00	\$9.08	\$24.18	\$17.63	\$11.59	\$8.21	\$0.00
	SERO	\$50.47	\$7.00	\$0.00	\$0.00	\$13.47	\$6.16	\$4.41	\$3.43	\$15.99	\$0.00
	SWRO	\$100.54	\$32.85	\$0.00	\$0.00	\$11.21	\$13.63	\$9.73	\$6.07	\$27.06	\$0.00
	USACE	\$6.16	\$0.00	\$0.00	\$0.00	\$0.16	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00
	HQDA	\$47.92	\$0.00	\$11.53	\$0.00	\$13.12	\$0.00	\$11.11	\$0.00	\$0.94	\$11.22
	PCP *	\$254.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$254.32	\$0.00	\$0.00	\$0.00
	Total	\$1,519.98	\$304.67	\$11.53	\$69.36	\$156.00	\$195.84	\$337.46	\$100.16	\$333.74	\$11.22
2009	EURO	\$585.00	\$86.91	\$0.00	\$69.57	\$63.06	\$116.41	\$14.73	\$60.43	\$173.90	\$0.00
	KORO	\$163.16	\$0.00	\$0.00	\$0.00	\$24.71	\$4.49	\$3.25	\$2.97	\$127.73	\$0.00
	NERO	\$65.12	\$4.20	\$0.00	\$0.00	\$15.84	\$18.24	\$13.01	\$11.06	\$2.77	\$0.00
	NWRO	\$41.95	\$0.00	\$0.00	\$0.00	\$10.12	\$14.51	\$10.35	\$6.11	\$0.86	\$0.00
	PARO	\$172.17	\$91.00	\$0.00	\$0.00	\$9.42	\$24.96	\$18.19	\$11.89	\$16.72	\$0.00
	SERO	\$36.89	\$6.00	\$0.00	\$0.00	\$13.55	\$6.06	\$4.34	\$3.42	\$3.52	\$0.00
	SWRO	\$60.28	\$14.00	\$0.00	\$0.00	\$11.66	\$13.30	\$9.48	\$5.98	\$5.86	\$0.00
	USACE	\$16.16	\$0.00	\$0.00	\$0.00	\$0.16	\$0.00	\$0.00	\$0.00	\$16.00	\$0.00
	HQDA	\$49.10	\$0.00	\$12.55	\$0.00	\$13.44	\$0.00	\$10.69	\$0.00	\$0.93	\$11.50
	PCP *	\$361.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$361.67	\$0.00	\$0.00	\$0.00
	Total	\$1,551.49	\$202.11	\$12.55	\$69.57	\$161.95	\$197.97	\$445.71	\$101.85	\$348.29	\$11.50
Grand Total		\$9,226.98	\$2,613.08	\$121.47	\$323.20	\$948.45	\$1,255.90	\$1,414.04	\$712.35	\$1,733.77	\$104.72

As of FY05 President's Budget Request (Feb 04)

The program requirements displayed for FY06-09 are currently being reevaluated and may be reprogrammed by the FY06-11 POM lock (Aug 04)

* Program Change Proposal (PCP) dated August 2003 temporarily restored BASEOPS/BAH billpayers pending finalization of foreign restationing plans. Funds will be reclaimed by the Army during the FY06-11 POM build.

Table D-2
A Family Housing Budget By Region (\$M)

Region / HQ	Fiscal Year	Budget	Investment			1910	1920		1930	1940	1950
			AFHC	P&D	AFHO		Essential	Sustainment			
EURO	2004	\$322.39	\$0.00	\$0.00	\$0.00	\$46.29	\$80.00	\$87.36	\$41.52	\$67.22	\$0.00
	2005	\$301.61	\$14.80	\$0.00	\$5.20	\$42.75	\$105.69	\$38.55	\$31.56	\$63.05	\$0.00
	2006	\$747.42	\$337.15	\$0.00	\$107.50	\$63.57	\$41.57	\$0.00	\$64.12	\$133.51	\$0.00
	2007	\$548.96	\$92.40	\$0.00	\$71.58	\$57.64	\$112.78	\$5.69	\$58.67	\$150.21	\$0.00
	2008	\$625.44	\$166.12	\$0.00	\$69.36	\$57.74	\$113.46	\$12.80	\$58.49	\$147.48	\$0.00
	2009	\$585.00	\$86.91	\$0.00	\$69.57	\$63.06	\$116.41	\$14.73	\$60.43	\$173.90	\$0.00
Total		\$3,130.81	\$697.38	\$0.00	\$323.20	\$331.06	\$569.90	\$159.13	\$314.79	\$735.36	\$0.00
KORO	2004	\$48.35	\$0.00	\$0.00	\$0.00	\$11.45	\$2.01	\$1.46	\$1.30	\$32.14	\$0.00
	2005	\$57.72	\$0.00	\$0.00	\$0.00	\$12.62	\$2.22	\$1.61	\$1.43	\$39.85	\$0.00
	2006	\$102.78	\$38.00	\$0.00	\$0.00	\$12.44	\$2.32	\$0.00	\$1.50	\$48.52	\$0.00
	2007	\$130.38	\$31.25	\$0.00	\$0.00	\$22.51	\$2.25	\$1.63	\$1.46	\$71.28	\$0.00
	2008	\$149.61	\$0.00	\$0.00	\$0.00	\$26.28	\$4.83	\$3.50	\$3.18	\$111.83	\$0.00
	2009	\$163.16	\$0.00	\$0.00	\$0.00	\$24.71	\$4.49	\$3.25	\$2.97	\$127.73	\$0.00
Total		\$652.00	\$69.25	\$0.00	\$0.00	\$110.00	\$18.12	\$11.44	\$11.83	\$431.35	\$0.00
NERO	2004	\$223.41	\$92.53	\$0.00	\$0.00	\$22.71	\$34.11	\$13.49	\$22.86	\$37.70	\$0.00
	2005	\$189.26	\$72.60	\$0.00	\$0.00	\$16.58	\$22.34	\$19.29	\$17.92	\$40.53	\$0.00
	2006	\$149.85	\$53.40	\$0.00	\$0.00	\$14.98	\$18.41	\$8.78	\$10.56	\$43.72	\$0.00
	2007	\$165.04	\$65.70	\$0.00	\$0.00	\$14.64	\$18.59	\$13.23	\$11.09	\$41.80	\$0.00
	2008	\$76.18	\$5.40	\$0.00	\$0.00	\$15.22	\$18.70	\$13.35	\$11.21	\$12.30	\$0.00
	2009	\$65.12	\$4.20	\$0.00	\$0.00	\$15.84	\$18.24	\$13.01	\$11.06	\$2.77	\$0.00
Total		\$868.85	\$293.83	\$0.00	\$0.00	\$99.96	\$130.39	\$81.15	\$84.70	\$178.82	\$0.00
NWRO	2004	\$108.17	\$28.00	\$0.00	\$0.00	\$14.19	\$29.35	\$11.61	\$22.84	\$2.18	\$0.00
	2005	\$152.29	\$78.00	\$0.00	\$0.00	\$11.00	\$22.18	\$19.14	\$19.68	\$2.29	\$0.00
	2006	\$126.50	\$74.50	\$0.00	\$0.00	\$10.52	\$20.67	\$9.87	\$8.53	\$2.42	\$0.00
	2007	\$99.29	\$56.00	\$0.00	\$0.00	\$9.67	\$14.74	\$10.50	\$6.12	\$2.26	\$0.00
	2008	\$53.64	\$8.30	\$0.00	\$0.00	\$9.73	\$14.88	\$10.62	\$6.19	\$3.93	\$0.00
	2009	\$41.95	\$0.00	\$0.00	\$0.00	\$10.12	\$14.51	\$10.35	\$6.11	\$0.86	\$0.00
Total		\$581.85	\$244.80	\$0.00	\$0.00	\$65.22	\$116.33	\$72.07	\$69.48	\$13.95	\$0.00
PARO	2004	\$181.76	\$64.00	\$0.00	\$0.00	\$19.09	\$40.84	\$17.93	\$24.32	\$15.58	\$0.00
	2005	\$271.68	\$166.00	\$0.00	\$0.00	\$18.64	\$34.95	\$15.47	\$21.58	\$15.04	\$0.00
	2006	\$146.85	\$72.00	\$0.00	\$0.00	\$9.25	\$24.14	\$14.10	\$11.51	\$15.86	\$0.00
	2007	\$213.29	\$135.00	\$0.00	\$0.00	\$9.16	\$24.03	\$17.52	\$11.46	\$16.13	\$0.00
	2008	\$155.69	\$85.00	\$0.00	\$0.00	\$9.08	\$24.18	\$17.63	\$11.59	\$8.21	\$0.00
	2009	\$172.17	\$91.00	\$0.00	\$0.00	\$9.42	\$24.96	\$18.19	\$11.89	\$16.72	\$0.00
Total		\$1,141.44	\$613.00	\$0.00	\$0.00	\$74.63	\$173.10	\$100.85	\$92.34	\$87.53	\$0.00
SERO	2004	\$155.05	\$41.00	\$0.00	\$0.00	\$25.69	\$40.63	\$16.43	\$22.45	\$8.85	\$0.00
	2005	\$260.76	\$141.59	\$0.00	\$0.00	\$19.77	\$35.59	\$30.56	\$23.94	\$9.31	\$0.00
	2006	\$81.54	\$6.10	\$0.00	\$0.00	\$16.96	\$24.62	\$12.03	\$12.05	\$9.79	\$0.00
	2007	\$71.89	\$34.30	\$0.00	\$0.00	\$14.29	\$6.22	\$4.45	\$3.47	\$9.16	\$0.00
	2008	\$50.47	\$7.00	\$0.00	\$0.00	\$13.47	\$6.16	\$4.41	\$3.43	\$15.99	\$0.00
	2009	\$36.89	\$6.00	\$0.00	\$0.00	\$13.55	\$6.06	\$4.34	\$3.42	\$3.52	\$0.00
Total		\$656.59	\$235.99	\$0.00	\$0.00	\$103.72	\$119.28	\$72.21	\$68.76	\$56.62	\$0.00

As of FY05 President's Budget Request (Feb 04)

The program requirements displayed for FY06-09 are currently being reevaluated and may be reprogrammed by the FY06-11 POM lock (Aug 04)

(Continued next pg.)

(Continuation ...)

Table D-2
A Family Housing Budget By Region (\$M)

Region / HQ	Fiscal Year	Budget	Investment			1910	1920		1930	1940	1950
			AFHC	P&D	AFHO		Essential	Sustainment			
SWRO	2004	\$234.41	\$125.57	\$0.00	\$0.00	\$17.74	\$37.88	\$14.98	\$22.22	\$16.01	\$0.00
	2005	\$214.81	\$133.90	\$0.00	\$0.00	\$12.85	\$20.67	\$17.84	\$13.00	\$16.55	\$0.00
	2006	\$141.76	\$88.00	\$0.00	\$0.00	\$11.11	\$13.38	\$6.39	\$5.72	\$17.17	\$0.00
	2007	\$120.18	\$64.50	\$0.00	\$0.00	\$10.77	\$13.51	\$9.62	\$6.00	\$15.78	\$0.00
	2008	\$100.54	\$32.85	\$0.00	\$0.00	\$11.21	\$13.63	\$9.73	\$6.07	\$27.06	\$0.00
	2009	\$60.28	\$14.00	\$0.00	\$0.00	\$11.66	\$13.30	\$9.48	\$5.98	\$5.86	\$0.00
	Total		\$871.97	\$458.82	\$0.00	\$0.00	\$75.33	\$112.37	\$68.04	\$58.98	\$98.43
USACE	2004	\$21.06	\$0.00	\$0.00	\$0.00	\$0.45	\$0.00	\$0.00	\$0.00	\$20.61	\$0.00
	2005	\$10.43	\$0.00	\$0.00	\$0.00	\$0.43	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00
	2006	\$16.16	\$0.00	\$0.00	\$0.00	\$0.16	\$0.00	\$0.00	\$0.00	\$16.00	\$0.00
	2007	\$6.16	\$0.00	\$0.00	\$0.00	\$0.16	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00
	2008	\$6.16	\$0.00	\$0.00	\$0.00	\$0.16	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00
	2009	\$16.16	\$0.00	\$0.00	\$0.00	\$0.16	\$0.00	\$0.00	\$0.00	\$16.00	\$0.00
	Total		\$76.12	\$0.00	\$0.00	\$0.00	\$1.51	\$0.00	\$0.00	\$0.00	\$74.61
HQDA	2004	\$75.48	\$0.00	\$32.49	\$0.00	\$12.78	\$0.00	\$0.00	\$0.00	\$0.91	\$29.30
	2005	\$69.52	\$0.00	\$29.21	\$0.00	\$12.68	\$0.00	\$0.00	\$0.00	\$0.98	\$26.64
	2006	\$58.69	\$0.00	\$20.72	\$0.00	\$12.75	\$0.00	\$9.18	\$0.00	\$0.95	\$15.09
	2007	\$49.15	\$0.00	\$14.98	\$0.00	\$12.82	\$0.00	\$9.45	\$0.00	\$0.94	\$10.96
	2008	\$47.92	\$0.00	\$11.53	\$0.00	\$13.12	\$0.00	\$11.11	\$0.00	\$0.94	\$11.22
	2009	\$49.10	\$0.00	\$12.55	\$0.00	\$13.44	\$0.00	\$10.69	\$0.00	\$0.93	\$11.50
	Total		\$349.86	\$0.00	\$121.47	\$0.00	\$77.59	\$0.00	\$40.43	\$0.00	\$5.65
PCP *	2004	\$57.96	\$0.00	\$0.00	\$0.00	\$6.94	\$5.66	\$6.13	\$8.22	\$31.01	\$0.00
	2005	\$36.93	\$0.00	\$0.00	\$0.00	\$2.50	\$10.75	\$0.00	\$3.25	\$20.43	\$0.00
	2006	\$100.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.64	\$0.00	\$0.00	\$0.00
	2007	\$85.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85.96	\$0.00	\$0.00	\$0.00
	2008	\$254.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$254.32	\$0.00	\$0.00	\$0.00
	2009	\$361.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$361.67	\$0.00	\$0.00	\$0.00
	Total		\$897.49	\$0.00	\$0.00	\$0.00	\$9.44	\$16.41	\$808.73	\$11.47	\$51.45
Grand Total		\$9,226.98	\$2,613.08	\$121.47	\$323.20	\$948.45	\$1,255.90	\$1,414.04	\$712.35	\$1,733.77	\$104.72

As of FY05 President's Budget Request (Feb 04)

The program requirements displayed for FY06-09 are currently being reevaluated and may be reprogrammed by the FY06-11 POM lock (Aug 04)

* Program Change Proposal (PCP) dated August 2003 temporarily restored BASEOPS/BAH billpayers pending finalization of foreign restationing plans. Funds will be reclaimed by the Army during the FY06-11 POM build.

/ ---- End of AFHMP ----/

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NOTE: The Army recognizes that the military, social and economic conditions that influence this plan are constantly changing. Accordingly, the Army will continue to update/amend the AFHMP annually after the President's Budget Request (February), and electronically on the web after POM lock (August), posting the latest version at the following web page...

Located on the web at

http://housing.army.mil/afh_plan.htm

[Click to send email to Army Family Housing Master Planner](#)