

Director's Message

June 2004

Welcome to the Army's Residential Communities Initiative (RCI) website and thank you for your interest in our program. RCI is dedicated to building quality residential communities for our soldiers and their families. To accomplish this requires dedicated support from Government, Industry, and Congress. This program is truly about partnering with the private sector. Our industry partners' expertise, experience, innovation, and willingness to work collaboratively with us have been key to the Army's RCI Program's tremendous progress and successes to date.

While visiting this website, you will learn about the goals, objectives and accomplishments of the RCI Program, the way we conduct business, our current challenges, and our pledge to improve the quality of life for soldiers and their families.

RCI is the essential element in solving our significant housing problem. We are committed and on the right track to making our Army installations safe, attractive, and modern places for our soldiers and families to live and work. In addition to the transfer of assets and operations of the Army's four successful pilot projects at Forts Carson, Hood, Lewis, and Meade, seven additional projects have been transferred and nine projects awarded to develop the 50-year Community Development and Management Plan (CDMP). Sixteen additional projects in the U.S are in the solicitation process or planned for privatization between now and 2007. These projects, along with our future sites will result in the privatization of 45 installations (35 Projects), which equates to over 90% of The Army's owned inventory in the U.S. Our ongoing privatization program demonstrates that the RCI solicitation and execution process is effective in attracting quality partners from real estate development and management firms. The RCI Program provides our partners the opportunity to earn a reasonable profit, and results in quality sustainable residential communities.

On this website you will find the RCI Program minimum construction and replacement standards for privatized family housing. These standards will ensure that each project will provide quality and equitable housing for each RCI location. Our goal is that these guidelines will result in housing that meets or exceeds competitive housing in the local community.

The Army is seeing excellent results for small and local Businesses in our RCI projects. The RCI program promotes and emphasizes the use of local businesses, large, small and/or disadvantaged. RCI projects are comprehensive and historically have resulted in substantial benefits for many local businesses. Each of the partners conducts conferences for local (large and small) businesses to educate and encourage companies to participate in the housing privatization program. The Army continues to work with local communities to improve small business outreach efforts and has established reporting requirements that require partners to provide specific statistics.

Providing adequate, comfortable, and safe homes / residential communities is very important in promoting the sense of well-being necessary to allow our Soldiers to focus on their missions. Soldiers and their families are facing the challenges and disruptions of deployment and separation. The RCI program provides an opportunity to provide long-term, quality, sustainable housing and communities in support of our Flagship installations – installations where Soldiers train, mobilize and deploy, reach back for support, and where many Army families live.

Our Soldiers and their families deserve the best and the RCI program offers the opportunity to be a part of this worthwhile goal.

Sincerely,
Don Spigelmyer,
RCI Program Director