



RCI, PAL and Army Housing Training

General / Flag Officer Quarters (GFOQ) and Executive Housing (EH)

Matthew Conlan

Army Housing Division

Office of the Assistant Chief of Staff for Installation Management

Mary-Jeanne Marken

Office of the Assistant Secretary of the Army for
Installations, Energy and Environment





Agenda

- **Bottom Line Up Front**
- **Operating Philosophy**
- **Current GFOQ / EH Inventory**
- **The Rules**
- **Programming and Budgeting Process**
- **Cost Reporting**
- **Furnishings**
- **Perception and Reality**
- **Take Aways**
- **Questions**



Bottom Line Up Front

Congress is intensely interested in the costs associated with our GFOQ / EH program...

So are our fellow citizens.



Operating Philosophy

We will conduct our business in an above-board and forthright fashion.



Current GFOQ / EH Inventory

Army Owned:	115
Army Leased:	17
<u>Privatized:</u>	<u>193</u>
Total Inventory:	325

Army-Owned / Leased GFOQs as of 19 Aug 14				
Location	Owned	Leased	Historic	Div to UH *
Benelux / Netherlands	1	10		
Daegu	1			
Camp Humphreys **	0			
Camp Zama	1			
Fort McNair	15		15	
Fort Myer	26		26	1
Bavaria	2			
Miami		7		
Rock Island	2		2	
Stuttgart ***	41			
Vicenza	1			
Wiesbaden	9			2
Yongsan	16			1
Total	115	17	43	4

* Included in overall owned / leased total

** Inventory is one unit to be demolished 3Q FY14 and 23 notional units to be built by host nation in FY16

*** Does not include CG AFRICOM unit to be built by host nation in FY15

Privatized GFOQs as of 19 Aug 14	
Location	Number
Aberdeen PG	3
Carlisle/Picatinny	2
Ft Belvoir	27
Ft Benning	4
Ft Bliss	5
Ft Bragg	27
Ft Campbell	4
Ft Carson	2
Ft Detrick	1
Ft Drum	3
Ft Eustis	9
Ft Gordon	3
Ft Hamilton	1
Ft Hood	10
Ft Huachuca	3
Ft Irwin	1
Ft Jackson	2
Ft Knox	9
Ft Leavenworth	5
Ft Lee	6
Ft Leonard Wood	4
Ft Meade	12
Ft Polk	1
Ft Riley	6
Ft Rucker	3
Ft Shafter/Schofield	16
Ft Sill	3
Ft Stewart/HAAF	3
JB Lewis-McChord	5
Redstone	9
West Point	3
White Sands	1
Total	193



The Rules

- **10 USC 2831 – Defines General and Flag Officer Quarters and Establishes Military Family Housing management account**
- **10 USC 2831(e) – GFOQ Cost Reports**
- **10 USC 2831 (f) – Congressional Notice and Wait Requirement**
- **10 USC 2828 (b)(4) & (6) – SOUTHCOM Key & Essential Leased Family Housing**
- **10 USC 2828 (e)(1) – Foreign High Cost Leased Housing**
- **10 USC 2884 (b)(4) – Privatized GFOQ Partner Cost Report**
- **Annual National Defense Authorization Acts**
- **Annual Military Construction and Veterans Affairs Appropriation Acts**
- **DoDI 4165.63 – DoD Housing**
- **AR 420-1 – Army Facilities Management**



Programming & Budgeting Process

Month 1: DAIM-ISH releases the GFOQ Six Year Maintenance Plan (SYMP) templates to the garrisons for updating

Month 1 – 4: Garrisons update SYMPs for the out years and submit for approval / disapproval

Month 3 – 5: IMPW-H reviews SYMPs and approves / disapproves

Month 5 – 7: DAIM-ISH reviews SYMPs and approves / disapproves, builds Army Budget Estimate Submittal

- **SYMP is electronic, submitted via Enterprise Military Housing (eMH) GFOQ Module (GFOM)**
- **What to include...**
 - EH – primarily management and furnishings plan
 - GFOQ – everything, all cost items



Cost Reporting

- **Reporting is required by 10 USC 2831(e)**
 - Report is submitted electronically via eMH-GFOM
 - All GFOQ/EH
 - Do your Quarterly reports each quarter
 - Use footnote in your reports
 - Any expenditure of Army Family Housing funds
 - Management and furnishings in EH
 - Everything in Army-owned and leased GFOQ
- **Service reports due to OSD early December**
- **OSD report due to Congress late January**



Furnishings

- **Supplemental Furnishings**
 - Drapes and Area Rugs
 - \$500 per window cost limit in EH
 - \$500 per area rug cost limit in EH
 - Furniture – Extremely Limited Situations
- **Special Amenities**
 - Special Command Positions only



Furnishings



Q: How many windows do you see?



Furnishings



Q: How many windows do you see?

A: There is one window—you would install one set of drapes!



Furnishings



Q: How many windows do you see?



Furnishings



Q: How many windows do you see?

A: Far wall there is one window—one set of drapes.



Furnishings



Q: How many windows do you see?

A: Left side there are two windows—two sets of drapes.



Perception and Reality

Things show up one place...

STARS AND STRIPES

Home News Sports Travel Military Life Opinion Classifieds Rewards Digital

Branches Middle East Europe Pacific U.S. Americas Africa Stripes Central Spe



Home / News

Army's housing budget busters include mansion renovation

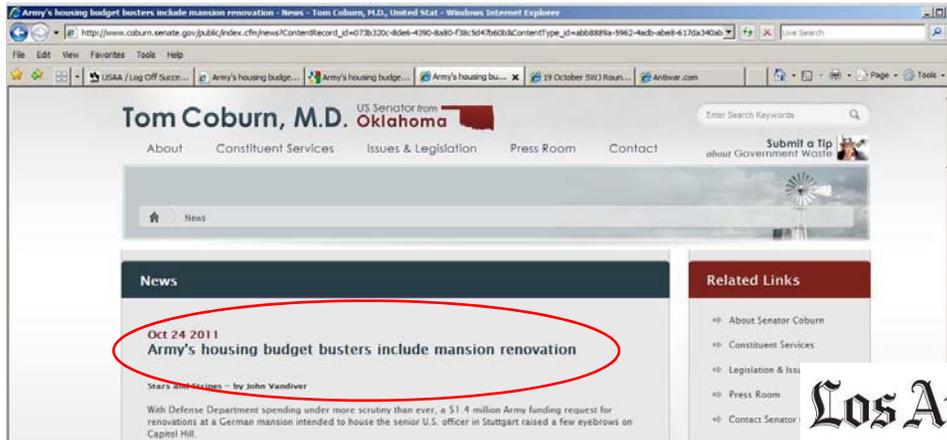
By JOHN VANDIVER
Stars and Stripes

Published: October 18, 2011



Perception and Reality

And the next thing you know...



Report questions costs of villas and mansions for military's top brass



Los Angeles Times



Top officers' quarters are their castles





Perception and Reality

- **FY2012 Furnishings expensed \$423,111**
 - Six highest GFOQ units:
 - \$30,357
 - \$20,536
 - \$20,175
 - \$14,754
 - \$11,416
 - \$11,025
 - Putting it in perspective
 - 2012 US poverty level was \$23,283 for a family of four ¹
 - Official US poverty rate was 15.0 percent ²
 - Over 46.5 million Americans were living in poverty ²
 - E2 w/2 years: \$20,398 base pay ³
 - E4 w/8 years: \$28,840 base pay ³

1 US Department of Health and Human Services 2012 figure

2 US Census Bureau 2012 figure, updated in Sep 2013 (latest available)

3 Data from 2013 US Military Pay Charts



Perception and Reality

- **FY2013 Furnishings expensed \$217,987**
 - Five highest GFOQ/EH furnishings reported:
 - \$16,040
 - \$15,194
 - \$13,800
 - \$11,436
 - \$7,954
 - Putting it in perspective
 - 2013 US poverty level was \$23,550 for a family of four ¹
 - Official US poverty rate was 15.0 percent ²
 - Over 46.5 million Americans were living in poverty ²
 - E2 w/2 years: \$20,603 base pay ³
 - E4 w/8 years: \$29,128 base pay ³

1 US Department of Health and Human Services 2013 figure

2 US Census Bureau 2012 figure, updated in Sep 2013 (latest available)

3 Data from 2014 US Military Pay Charts



Take Aways

- **Lots of high-level interest in this program**
- **There are a lot of rules**
- **Keep up with your reporting requirements**
- **Furnishings are very limited**
- **Sometimes perception is reality**



Questions?

Matthew Conlan

Office of the Assistant Chief of Staff for Installation Management
Army Housing Division

Email: matthew.d.conlan2.civ@mail.mil

Mary-Jeanne Marken

Office of the Assistant Secretary of the Army for
Installations, Energy and Environment

Email: maryjeanne.marken.civ@mail.mil