



# RCI, PAL and Army Housing Training

---

## **Unaccompanied Personnel Housing (UPH) Projects / Performance / Future Plans**



# Agenda

---

- **Bottom Line Up Front**
- **History**
- **SUPH Projects Overview**
- **SUPH Lessons Learned**
- **JUPH Privatization**
- **Fort Meade JUPH – Reece Crossings**
- **Way Ahead**





# Bottom Line Up Front (BLUF)

---

- **Current Guiding Principle for Army UPH Privatization = Projects cannot create a net new bill to the Government**
- **The Army has bifurcated its UPH privatization pursuits based upon eligibility for Basic Allowance for Housing (BAH)**
  - **Senior Unaccompanied Personnel Housing (SUPH) – Ranks of E-6 and above; Targeted ranks eligible for unaccompanied BAH**
  - **Junior Unaccompanied Personnel Housing (JUPH) / Barracks – Ranks E-1 to E-5; Eligibility of target ranks for unaccompanied BAH varies across the Services**
- **SUPH privatization has been successful, in general, at four pilot sites**



# History

- **1996 – Congress provided the authorities to privatize Family Housing, lodging and UPH [barracks for PVT-SGT, unaccompanied senior enlisted quarters (USEQ) for SSG-SGM and unaccompanied officer quarters (UOQ)]**
- **Family Housing became the primary focus of the Residential Communities Initiative (RCI) program and Soldiers and their Families have enjoyed enormous successes with it**
- **The Army expanded RCI in 2003 to include Privatization of Army Lodging (PAL), followed by senior Soldier UPH in 2004. In March 2004, Ft Irwin Family Housing RCI began the program which included 200 UPH apartments for SFC (now includes SSG) and above due to shortages of adequate off-post rentals**





U.S. ARMY

# History



- 2005 – Army approved expansion of the Ft Drum RCI project to include 192 UPH apartments for single SSGs and above. In 2006, Army approved a limited expansion to add UPH RCI for single SSGs-CPTs at 3 additional sites

- In Nov 2006, OSD approved the concept to proceed with project development at Forts Bliss, Stewart and Bragg. None of the 5 UPH projects required any Army equity investment. *[Fort Bliss SUPH Project placed on hold due to market conditions]*





# History

---

- **2007 – Army closed SUPH Projects under the existing RCI Projects at Fort Drum (192 apartments) and Fort Bragg (312 apartments); Financials and operations data tracked separately from family housing**
- **2008 – Army closed SUPH Project under the existing RCI Project at Fort Stewart (334 apartments); Financials and operations data tracked separately from family housing**
- **2012 – Army closes JUPH Project at Fort Meade (432 apartments); Project is separate and distinct from family housing**
- **2012 – Army approves an additional phase (Phase 2A) of the SUPH Project at Fort Bragg (120 apartments)**



# SUPH Projects Overview

## RCI SUPH PROJECT STATUS

<i>Installation</i>	<i>Deliveries to Date</i>	<i>Total Deliveries Planned to Date</i>	<i>Total Deliveries Planned</i>	<i>Avg Actual Occupancy (Apr 13 – Mar 14)</i>	<i>Avg Planned Occupancy (Apr 13 – Mar 14)</i>
Irwin	200	200	200	96.3%	95.0%
Drum	192	192	192	87.0%	95.8%
Bragg (Phases I & II)	312	432	432	94.9%	93.1%
Stewart	334	334	334	92.0%	95.1%
<b>TOTAL</b>	<b>1,038</b>	<b>1,158</b>	<b>1,158</b>	<b>92.6%</b>	<b>94.8%</b>
		<b>% Complete</b>	<b>89.6%</b>		

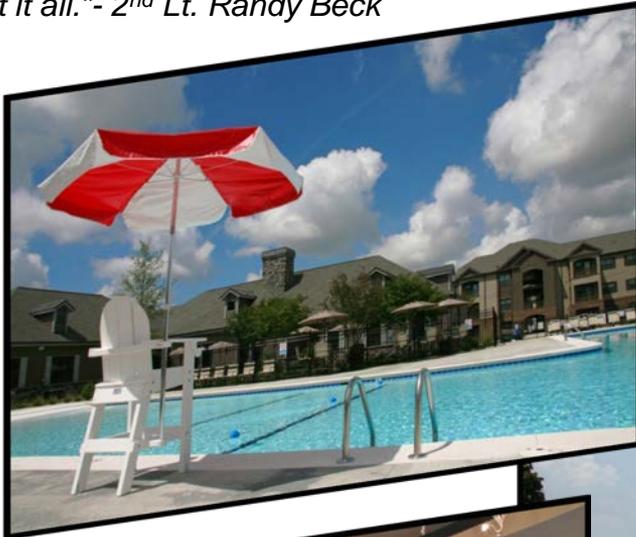
- UPH Project performance is tracked and monitored through the Portfolio and Asset Management (PAM) Program



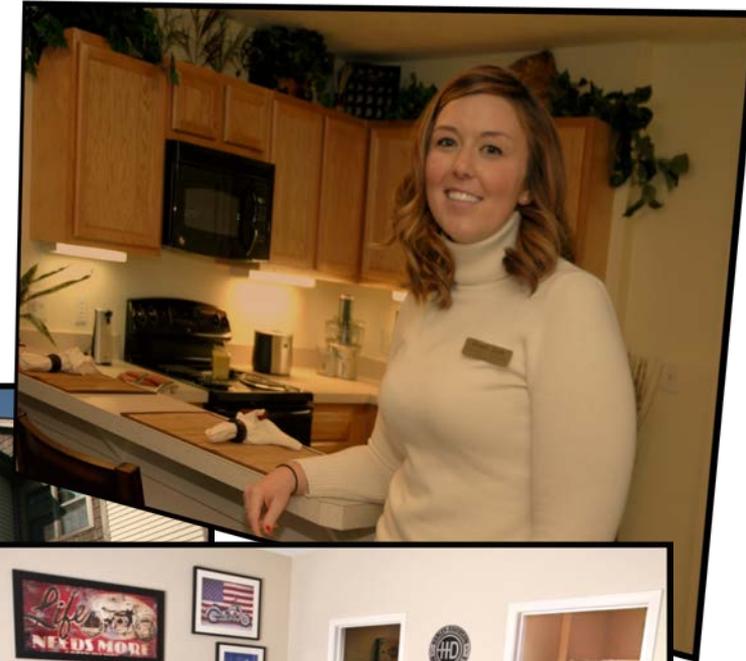


# Around the Sites

*"This place is awesome. Here, you get it all." - 2<sup>nd</sup> Lt. Randy Beck*



*"It's better than the barracks and better than living off-post,"  
- Staff Sgt. Jose Urena*



*"You can't ask for anything better."  
- Staff Sgt. Charles Johnson*



*"I like that it's on post but offers the same quality as an off-post apartment" - Master Sgt. Michelle Vinson*



# SUPH Lessons Learned

---

- **Service Members prefer privacy**
- **Renting each half of 2-bedroom apartments under separate resident leases can be effective but needs to be accompanied by enforced generation of roommate living situations**
- **UPH Projects are highly susceptible to troop movements**
- **Marketing matters, especially during lease-up**
- **Waterfall utilization is just as important as in Family Housing**



# JUPH Privatization

- The Army has conducted multiple studies/analyses to privatize housing for E1-E5 unaccompanied Service Members, examining Installations across CONUS
- Increased net cost to the Army has been the consistent factor identified for not moving forward with JUPH privatization
- Fort Meade is a purple-suited Installation with differing Services' barracks requirements and BAH entitlement policies impacting housing opportunities for assigned E1-E5 unaccompanied Service Members
- In 2011, over 50% of junior enlisted unaccompanied Service Members were living off-post, most of which were not Army

<b>2011 Fort George G. Meade Population Data</b>			
<b>Total Service Members</b>	<b>11,905</b>		<b>100%</b>
<b>Accompanied Service Members</b>	6,588		55%
<b>Senior Single &amp; Unaccompanied Enlisted Service Members E6/above</b>	3,103		27%
<b>Junior Single &amp; Unaccompanied Enlisted Service Member E5/below</b>	2,214		18%
<b>Junior Enlisted Service Members E5 and below</b>	<b>2,214</b>		<b>100%</b>
<b>Junior Enlisted Unaccompanied Service Members in Barracks</b>	819	Barracks	37%
<b>Junior Enlisted Unaccompanied Service Members eligible for Single and Unaccompanied Personnel Apartments CURRENTLY DRAWING BAH:</b>	1,395	CNA	63%

Source: Unaccompanied Personnel Apartments Community presentation March 2012 -Appendix I-A



# Fort Meade JUPH Project – Reece Crossings

---

- **Brings displaced junior enlisted Service Members living off-post back on-post**
  - Allows the Service Member the choice of living on-post
  - Increases security, safety, unit integrity, command and control
  - Reduces installation traffic, Service Member commute and gate congestion
- **432 1&2 bedroom garden-style furnished apartments (816 beds)**
  - Market rent includes: Utilities, cable/internet, renters insurance, furniture, full washer/dryer, secured storage, parking, clubhouse and recreational amenities
  - Reduces cost of living and increases quality of life for junior enlisted Service Members
  - Features and amenities designed to compete with local market comparisons
- **Project will not create a new must fund BAH bill to the Government**
- **No Government investment or guarantees**
- **Stand-alone project – separate and fully insulated from the existing RCI Family Housing program**
- **Utilizes existing Family Housing model with same Government oversight**



# Fort Meade JUPH Project – Reece Crossings

- Reece Crossings closed in December 2012
- As of 12 August, 84 apartments (160 accommodations) and one clubhouse have been delivered





# Way Ahead

- **No net new bill to the Government can be created**
- **No Government equity will be provided**
- **Army must settle on Force End Strength**
- **Under the new OMB MHPI Scoring Rules, UPH Projects would be considered new or expansion projects and would be traditionally Scored**
- **UPH Projects should not cannibalize waterfall tenants needed to support Family Housing**
- **UPH Projects should not have negative reach-back capability to Family Housing**
- **Full HMA report must support the number of proposed apartments**





# UPH Projects / Performance / Future Plans

---

**For a further view of the UPH Projects, please visit the following:**

- **Fort Drum – The Timbers:** <http://youtu.be/lbkYZ7qnbq4>
- **Fort Bragg – Randolph Pointe:** [http://youtu.be/1jfPdd7\\_mcU](http://youtu.be/1jfPdd7_mcU)
- **Fort Stewart – Marne Point:** [http://youtu.be/VdfDz\\_CxxOY](http://youtu.be/VdfDz_CxxOY)
- **Fort Meade – Reece Crossings:** [http://youtu.be/rLQBx\\_9\\_fPs](http://youtu.be/rLQBx_9_fPs)