



ARMY FAMILY HOUSING MASTER PLAN FY2015 – FY2019

March 2014 v1.1

Headquarters, Department of the Army
Office of the Assistant Chief of Staff for Installation Management
Army Family Housing Division

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**ARMY FAMILY HOUSING MASTER PLAN
FOR FY2015-2019**

Prepared for

Office of the Assistant Chief of Staff for Installation
Management (OACSIM) Army Family Housing Division

Prepared by

Home Innovation Research Labs
400 Prince George's Boulevard
Upper Marlboro, MD 20774

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TABLE OF ABBREVIATIONS

AFH	Army Family Housing
AFHC	Army Family Housing Construction
AFHO	Army Family Housing Operation
BAH	Basic Allowance for Housing
DoD	Department of Defense
GFOQ	General and Flag Officer Quarters
HMA	Housing Market Analysis
HSO	Housing Services Office
OHA	Overseas Housing Allowance
PB	President’s Budget
PE	Program Element
RCI	Residential Communities Initiative
USAG	United States Army Garrison

EXECUTIVE SUMMARY

The Army Family Housing Master Plan (Master Plan) provides a comprehensive picture of the Army's plan to ensure adequate and affordable housing to those who are authorized Army Family Housing (AFH). This plan is updated annually.

This update reflects information as of the President's Budget (PB) Request for FY15, submitted to Congress in March 2014.

Purpose

The Master Plan provides a consolidation of installation-level requirements and requested resources into a united, centralized plan to respond to housing need through programming and budgeting of funds. The requested funds will be used to sustain existing housing at an adequate level, to provide for construction of units to replace housing that has deteriorated, and to allow new housing construction in response to Family housing deficits resulting from re-stationing of Soldiers. This plan encompasses the management of assets, the distribution of resources, and schedule and budget for required investments.

To meet the Family housing mission, the Army relies on a combination of:

- Government-owned housing
- Government-leased housing
- Private sector housing funded with Basic Allowance for Housing (BAH) or Overseas Housing Allowances (OHA). Private sector housing includes private rentals, privately owned residences, and the inventory of the Residential Communities Initiative (RCI) privatization program.

Current Budget

The AFH Budget Request supports the operation, maintenance, leasing, privatization oversight, and construction of military Family housing worldwide. The FY15 Budget Request funds the Department of Defense (DoD) goal of providing fully adequate AFH. It also supports the Secretary of Defense's commitment to improve military housing for Soldiers and their Families.

Family Housing Construction

The Army has transitioned into a new era with smaller and fewer housing construction projects. Army Family Housing Construction (AFHC) funds are no longer being used to address large scale housing needs as in prior years. Much of the Army's Family Housing is now privatized and provided through RCI. AFHC is now used to address the remaining needs – replacement of units that have deteriorated due to age and construction of units in response to deficits resulting from re-stationing.

Family Housing Operation and Maintenance

Army Family Housing Operation (AFHO) funds provide for annual operations, municipal-type services, furnishings, maintenance and repair, utilities and demolition of surplus/uneconomical housing. They also provide for RCI program portfolio and asset management and oversight.

Family Housing Leasing

The purpose of the leasing program is to provide Family housing at both domestic and foreign locations when additional housing is needed to satisfy temporary housing shortfalls where the private sector cannot provide adequate support, as well as funding to reimburse the Department of State (DoS) for use of embassy housing including initial furnishings. The leasing program, authorized by 10 U.S.C. 2828, 10 U.S.C. 2834, and 10 U.S.C. 2835, provides for the payment of rent, operating, and maintenance costs of privately-owned quarters that are assigned to military Families as government quarters. The program also includes funding for such services as refuse collection and maintenance, when these services are not priced as part of the lease contract.

Demolition/Divestiture

The Army eliminates excess facilities to use resources where they have the most impact. These units can be eliminated from the housing inventory through: actual demolition of the structures; conversion to some other use; or reversion to former ownership status. (See Appendix Table A-1.)

Conclusion of Executive Summary

This plan reflects the FY15 President’s Budget and offers a balanced program at a time the Army is in transition. Table 1 summarizes the FY15 budget request for both AFHC and AFHO.

Table 1. FY15 AFH President’s Budget Request

	# of Units	Fund Type	Program Element	\$000
Government Owned	123	AFHC	New Construction	77,300
		AFHC	Planning & Design	1,309
	15,236	AFHO	Operations	70,541
		AFHO	Maintenance	65,245
		AFHO	Utilities	82,686
Government Leased	3,539	AFHO	Leasing	112,504
Privatized	80,597	AFHO	Privatization Oversight	20,000
Total				429,585

Note: AFHC new construction builds 123 new units at Camp Humphrey (90) and Rock Island Arsenal (33).

1. Introduction

The Master Plan describes strategies, plans, programs, and resources to provide adequate Family housing.

The Master Plan identifies the following:

- Family Housing Inventory and Condition
- Family Housing Requirements
- Family Housing Occupancy
- Family Housing Sustainment
- Family Housing Investment

Purpose and Scope

The AFH Budget Request supports the operation, maintenance, leasing, privatization oversight, and construction for military Family housing worldwide. The FY2015 Budget Request funds the DoD's goal of providing fully adequate Family housing units. It also supports the Secretary of Defense's commitment to improve military housing for our Soldiers and their Families.

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 Soldiers and their families is one of the Army's continuing challenges.

The Military Housing Privatization Initiative Act, passed in 1996 and codified in 10 US Code 2871, provides the military Services with alternative authorities for the construction and improvement of military housing. Under these authorities, Army created the RCI process that successfully transitioned government-owned housing into modernized housing through private-sector construction and property management companies. Partnerships between Army and managing firms are based on a 50-year term with a 25-year option. The managing partner holds a ground lease and is responsible for operations and collects rent which is set equal to the resident's BAH. All Installations that were programmed for privatization have been completed.

This Master Plan includes operation and construction funds to renovate or replace inadequate government-owned family housing. It also includes funds to address housing shortages resulting from transformation and stationing decisions.

Approach

This Master Plan reflects the budgeted resource levels contained in the FY2015 President's Budget and associated out year programs. General and Flag Officer Quarters (GFOQs) are specially managed quarters and are not addressed in this document.

The following additional data sources were used in this document:

- Government-owned inventory and condition: Real Property Inventory FY2013 3rd quarter report
- Housing requirements: Housing Market Analysis (HMA) reports
- Housing occupancy: 201-IM-02-05 Occupancy ISR-S report

2. Government Family Housing Inventory and Condition

As of FY2015, there will be an estimated 15,236 government-owned Family housing units, 80,597 privatized units and 3,539 leased units in the inventory.

Army-Owned Family Housing

Table 2 provides a tabulation of the Army-owned Family Housing inventory as of FY2013 3rd Quarter from the Real Property database with the condition of the units. The condition of these units is classified as either adequate or inadequate based on their Q-rating. A detailed explanation of the Q-rating system is provided below. Worldwide, 9,260 units are considered in adequate condition, and 4,915 are not. Out of a total of 14,175 units, there are 4,534 transitional units located at non-enduring installations. Most of the owned units (11,304) are located in Europe. Another 1,884 are located in the Pacific. The remainder are scattered across the contiguous 48 states or in Puerto Rico.

The Q-rating is a cost-driven system of rating facilities, including housing units. It is computed as the ratio of the cost of repairing the facility to the facility's Plant Replacement Value (PRV). The interpretation of the ratio is the percent of the PRV required to restore the house. Depending on the value of the ratio, a facility is classified into one of four levels – Q1, Q2, Q3, and Q4. It can also be color coded to reflect its condition. The value and color associated with each level are as follows.

Q1: 10% or less of PRV
Q2: Greater than 10% but less than or equal to 20% of PRV
Q3: Greater than 20% but less than or equal to 40% of PRV
Q4: Greater than 40% of PRV

Reported ratings start at the individual facility level and can be rolled upward to Facility Classes. Facility types with no improvement cost factors will have no Quality rating.

Table 2. Army-Owned Family Housing Inventory with Condition (HQIS data as of 3Q FY2013)

ORG NAME	SUB_ORG NAME	INSTALLATION	Adequate Units		Inadequate Units		Total Inv
			Q1	Q2	Q3	Q4	
IMCOM	ATLANTIC	Fort A P Hill	25	0	0	0	25
IMCOM	ATLANTIC	Joint Base Myer-Henderson Hall	44	9	33	2	88
IMCOM	ATLANTIC	Soldier Systems Center	0	0	76	0	76
		SUBTOTAL	69	9	109	2	189
IMCOM	CENTRAL	Dugway Proving Ground	130	197	3	2	332
IMCOM	CENTRAL	Rock Island Arsenal	46	2	0	0	48
		SUBTOTAL	176	199	3	2	380
IMCOM	EUROPE	USAG Ansbach	658	24	16	54	752
IMCOM	EUROPE	USAG Illesheim	18	0	0	315	333
IMCOM	EUROPE	USAG Bamberg	58	103	607	0	768
IMCOM	EUROPE	USAG Baumholder	426	86	779	3	1,294
IMCOM	EUROPE	USAG Benelux	1	1	1	0	3
IMCOM	EUROPE	USAG Bavaria	653	475	297	0	1,425
IMCOM	EUROPE	USAG Rheinland-Pfalz	906	556	1,346	0	2,808
IMCOM	EUROPE	USAG Hohenfels	131	0	0	0	131
IMCOM	EUROPE	USAG Schweinfurt	291	418	0	0	709
IMCOM	EUROPE	USAG Stuttgart	695	8	22	57	782
IMCOM	EUROPE	USAG Vicenza	230	0	40	3	273
IMCOM	EUROPE	USAG Wiesbaden	946	650	350	80	2,026
		SUBTOTAL	5,013	2,321	3,458	512	11,304
IMCOM	PACIFIC	USAG Daegu	0	7	80	0	87
IMCOM	PACIFIC	USAG Humphreys	357	0	0	0	357
IMCOM	PACIFIC	USAG Zama	226	181	325	20	752
IMCOM	PACIFIC	US Army Kwajalein Atoll	249	59	60	72	440
IMCOM	PACIFIC	USAG Yongsan	123	125	0	0	248
		SUBTOTAL	955	372	465	92	1,884
AMC		Hawthorne Army Depot	0	2	63	1	66
AMC		Iowa Army Ammunition Plant	0	0	1	0	1
AMC		Lake City Army Ammunition Plant	0	0	11	0	11
AMC		Letterkenny Army Depot	0	0	4	0	4
AMC		McAlester Army Ammunition Plant	2	6	5	0	13
AMC		Pine Bluff Arsenal	5	0	0	0	5
AMC		Radford Army Ammunition Plant	4	0	15	0	19
AMC		Sierra Army Depot	0	0	20	4	24
AMC		Tobyhanna Army Depot	0	0	40	0	40
AMC		Umatilla Chemical Depot	0	0	1	0	1
AMC		Watervliet Arsenal	0	0	16	0	16
		SUBTOTAL	11	8	176	5	200
ARMY RESERVES		Fort Hunter Liggett	84	0	0	1	85
ARMY RESERVES		Fort Buchanan	0	0	90	0	90
ARMY RESERVES		Fort McCoy	43	0	0	0	43
		SUBTOTAL	127	0	90	1	218
		TOTAL	6,351	2,909	4,301	614	14,175

Leased Family Housing

Table 3 provides a tabulation of the number of FY2014 leased Family housing units as of FY15 PB. Worldwide, the Army leases 6,432 Family housing units. The majority (5,063) are located abroad. The table provides a detailed breakdown of housing counts by location.

Table 3. FY 2014 Leasing Inventory

	Units Supported
DOMESTICS LEASING	
Independent Duty, Various Locations	550
Hattiesburg, MS	180
Rock Island, IL	39
Watertown, NY	20
El Paso, TX	550
Miami, FL	30
Total Domestic Leasing	1,369
FOREIGN LEASING	
EUSA (Korea)	
Korea	962
Total Korea	962
USAREUR	
Belgium	129
Germany	2,968
Italy	646
Netherlands	112
Total USAREUR	3,855
Total Foreign DoS Leasing	123
Total Other Foreign Leasing	123
Total Foreign Leasing	5,063
Total Leasing Program	6,432

3. Family Housing Requirements

Table 4 provides an assessment of the ability of the AFH stock to meet the projected needs. The table allows a comparison of the number of existing Family housing units to the number required for individual U.S. Army installations and provides the resulting deficit or surplus.

Table 4 reflects the latest projections provided by published Housing Market Analysis reports. The list provides the name of the installation as contained in the HMA. The designations of some garrisons have since changed. USAG Grafenwoehr and Garmisch are consolidated into USAG Bavaria. USAG Heidelberg is closed and replaced by USAG Rheinland-Pfalz. Additionally, data regarding USAG Illesheim falls under the USAG Ansbach HMA.

Table 4. Summary of Housing Market Analyses

Baseline Date	Installation	Publication Date	Projected FY	Total Requirement	End-State Inventory	Deficit/ (Surplus)
2010 HMA Final Report	Camp Humphreys, Republic of Korea	27-Jan-11	2020	4,667	1,873	2,794
2010 Update Final Report	Camp Zama, Japan	7-Feb-11	2015	225	985	(760)
2013 Final Report	Dugway Proving Ground	12-Nov-13	2018	22	226	(204)
2013 HMA Final Report	Fort A.P. Hill	6-Nov-13	2018	14	24	(10)
2013 HMA Final Report	Fort Belvoir-McNair-Myer-Pentagon	31-Oct-13	2018	1,674	2,245	(571)
2011 HMA Final Report	Fort Buchanan, Puerto Rico	28-Aug-12	2016	56	90	(34)
2009 Update Final Report	Fort Greely	12-Aug-10	2014	193	154	39
2009 Update Final Report	Fort Hunter Liggett	30-Aug-10	2014	37	84	(47)
2010 HMA Final Report	Fort McCoy	18-Jan-11	2015	134	55	79
2007 Update	Hawthorne Army Depot	23-Oct-07	2012	NA	80	TBD
2006 Update	Iowa Army Ammunition Plant	8-Mar-07	2011	NA	2	TBD
2006 Update	Lake City Army Ammunition Plant	8-Mar-07	2011	NA	11	TBD
2009 HRO Update Final Report	Letterkenny Army Depot	30-Aug-10	2014	21	4	17
2009 HRO Update Final Report	McAlester Army Ammunition Plant	25-Aug-10	2014	1	13	(12)
2010 Update Final Report	Natick Soldier Systems Center	9-Feb-11	2015	27	78	(51)
2009 Update Final Report	Pine Bluff Arsenal	2-Jul-10	2014	22	4	18
2006 Update	Radford Army Ammunition Plant	19-Apr-07	2011	NA	20	TBD
2013 HMA Final Report	Rock Island Arsenal	12-Apr-13	2018	92	52	40
2007 Update	Sierra Army Depot	22-Oct-07	2012	3	25	(22)
2009 HRO Final Report	Tobyhanna Army Depot	26-Aug-10	2014	80	42	38
2009 Update Final Report	US Army Rotterdam	30-Aug-10	2014	32	16	16
2010 HMA Final Report	USAG Ansbach, Germany	4-Nov-11	2015	1,042	1,119	(77)
2008 HRO Update	USAG Bamberg, Germany	17-Apr-09	2013	965	1,147	(182)
2009 Update Final Report	USAG Baumholder, Germany	1-Jul-10	2014	1,421	1,577	(156)
2011 HMA Final Report	USAG Benelux (Chievres)	14-Aug-12	2016	299	132	167
2011 HMA Final Report	USAG Brussels	14-Aug-12	2016	124	-	124
2011 Final HMA	USAG Daegu (includes Camp Carroll)	29-May-12	2016	410	244	166
2009 HRO Update Final Report	USAG Garmisch, Germany	30-Aug-10	2014	128	81	47
2010 HMA Final Report	USAG Grafenwoehr, Germany	30-May-11	2015	4,317	3,085	1,232
2008 HRO Update	USAG Heidelberg, Germany	17-Apr-09	2013	1,300	1,884	(584)
2009 HMA Final Report	USAG Hohenfels, Germany	24-Jun-10	2014	508	631	(123)
2009 Update Final Report	USAG Schinnen, Netherlands	30-Aug-10	2014	185	169	16
2009 HMA Final Report	USAG Stuttgart, Germany	11-May-10	2014	1,536	1,297	239
2010 HMA Final Report	USAG Vicenza, Italy	12-Jul-10	2015	1,191	571	620
2009 Update Final Report	USAG Wiesbaden, Germany	30-Aug-10	2014	1,678	2,413	(735)
2009 Update Final Report	Watervliet Arsenal	2-Jul-10	2014	28	16	12
Total All Installations				22,432	20,449	2,096

4. Family Housing Occupancy

Figure 1 presents a graph of AFH occupancy for the most recent three years. The graph contains two types of information. They are the total available days and the total occupied days Army-wide.

The computation of the total available days is based on the following definition of net available days. The term “total available days” is equal to the number of active housing units multiplied by the days available in the report period (365 days except 366 days in leap years). This measure does not include: units diverted for use other than Family housing; units declared inactive for major repairs or project work; or units that are declared inactive by commander because there is no anticipated occupancy for three months. Units cannot be declared inactive for routine M&R, cleanup, or while awaiting assignment.

The total occupied days is computed as the number of days after the beneficial occupancy date of each active unit. In aggregate, it expresses the number of days the housing inventory is occupied or assigned to Service members for housing purposes during a report period (365 days except 366 days in leap years).

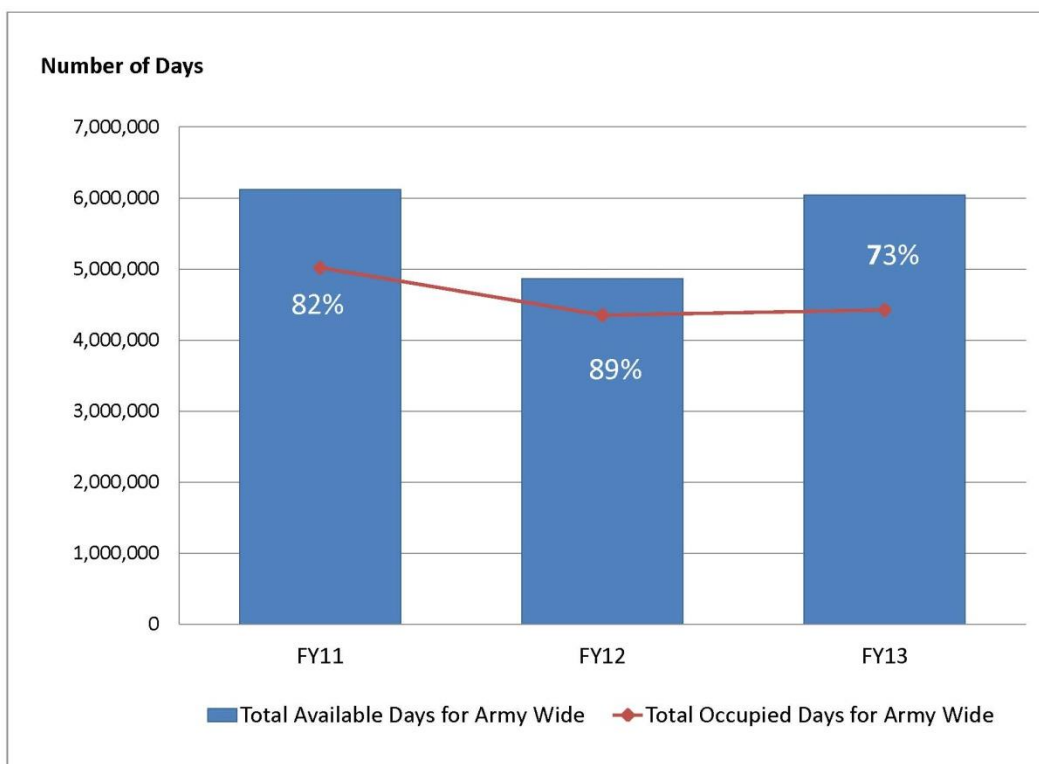


Figure 1. AFH Occupancy Trend

Note: Actual occupancy rates are higher where AFH quarters are occupied by civilians and placed into a diverted status, because these units are considered not available and not counted in the report.

Army Regulation 420-1 Facilities Management (AR 420-1), Section V “Occupancy and Disposal,” contains the AFH occupancy goals and prescribes processes to be used by garrison commanders to achieve those goals. An excerpt of relevant parts of that section follows.

3–25. Goals

The Army’s goal is to achieve the best occupancy rates possible through optimum management of its housing inventories. This conserves public funds, focuses limited resources on occupied units, and maximizes availability of housing to eligible personnel.

a. Family housing.

- (1) The goal of each installation is to achieve an occupancy rate of 95 percent. The maximum acceptable vacancy is five percent for adequate DUs. Vacancy rates above five percent require an analysis to determine if DUs are excess to needs. No vacancy rate is set for substandard DUs because occupancy is on a voluntary basis. However, every effort should be made to maximize their occupancy.

3–26. Occupancy

- a. Adequate housing will be assigned with the least delay to ensure maximum occupancy. No unit will be kept vacant when ready for occupancy. The garrison commander may make exceptions for key and essential personnel and students
- b. Installations will obtain maximum occupancy by –
 - (1) Continuous advance planning.
 - (2) Maintenance of waiting lists.
 - (3) Prudent scheduling of maintenance.
 - (4) Prompt performance of M&R work.
 - (5) Prompt assignment of housing.

5. Family Housing Sustainment

Table 5 provides a tabulation of AFHO budget allocation by program element (PE) for FY2015 - FY2019. A purpose and scope of each of the program elements follows.

1910 – The Operation accounts provide for expenses in the following sub-accounts and include both direct and indirect support for operation, maintenance, and utilities for government-owned, government-operated Family housing units, as applicable:

Management – Provides funding for Family housing management, installation administrative support, and for services provided by Housing Services Offices (HSO) to provide information to place Families in local community housing. It also includes housing requirement surveys, condition assessments of existing housing, and development of Family housing construction and

repair projects. The Management account provides for the operation of the enterprise Military Housing (eMH) system that supports effective housing management and for personnel costs for those Army employees staffing the HSO at all locations, including privatized housing locations.

Services – Provides basic installation service support functions such as refuse collection and disposal, insect and pest control, snow removal and street cleaning, and the Family housing proportional share of fire and police protection.

Furnishings – Provides for procurement, management, control, moving and handling of furnishings and household equipment; maintenance, repair, and replacement of existing furnishings and equipment at all installations, including privatized housing locations.

Miscellaneous – Provides payments to non-Department of Defense federal agencies for Family housing units occupied by Army personnel.

1920 – The Maintenance account 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. This account also provides for major repairs and provides for some of the funds required for Family housing investment (typically 30% of the 1920 account).

1935 – The Utilities account includes funding required for all utilities consumed in Family housing and Family housing support activities. The Utilities account includes the costs of heat, air conditioning, electricity, water, and sewage for Family housing units.

1940 – The Leasing account provides for the payment of rent, operating, and maintenance costs of privately-owned quarters that are assigned to military Families as government quarter. The program also includes funding for services, such as utilities, refuse collection, and maintenance, when these services are not priced as part of the lease contract.

1950 – The Privatization Oversight account provides for RCI program portfolio and asset management and program oversight.

Table 5. AFHO Budget Allocation FY2015-FY2019 (\$ in Thousands)

Description	PE	2015	2016	2017	2018	2019
Operation	1910	\$70,541	\$72,032	\$ 69,759	\$72,094	\$74,515
Management	1911	\$46,597	\$46,745	\$44,804	\$43,956	\$44,469
Services	1912	\$9,108	\$7,798	\$8,667	\$8,984	\$9,356
Furnishings	1913	\$14,136	\$16,759	\$15,528	\$18,364	\$19,870
Miscellaneous	1914	\$700	\$730	\$760	\$790	\$820
Maintenance of Real Property Facilities	1920	\$65,245	\$ 63,469	\$70,895	\$75,216	\$78,479
Utilities	1935	\$82,686	\$62,402	\$55,150	\$57,588	\$60,144
Leasing	1940	\$112,504	\$111,753	\$156,983	\$156,200	\$165,774
Military Housing Privatization Oversight	1950	\$20,000	\$17,021	\$18,067	\$18,124	\$18,510
Subtotal for AFHO		\$350,976	\$326,677	\$370,854	\$379,222	\$397,422

6. Family Housing Investment

Investments in Family housing facilities are made through AFHC or AFHO funds. Both AFHC and AFHO fund sources are used to make capital investments to bring existing facilities up to current standards. AFHC funds are also budgeted for replacement of inadequate units, where justified; and for construction of units at installations where a Family housing deficit is projected to occur.

Figure 1 provides the distribution of these required funds between traditional AFHC and renovations using AFHO maintenance and repair (M&R) funds, plus AFHO M&R sustainment.

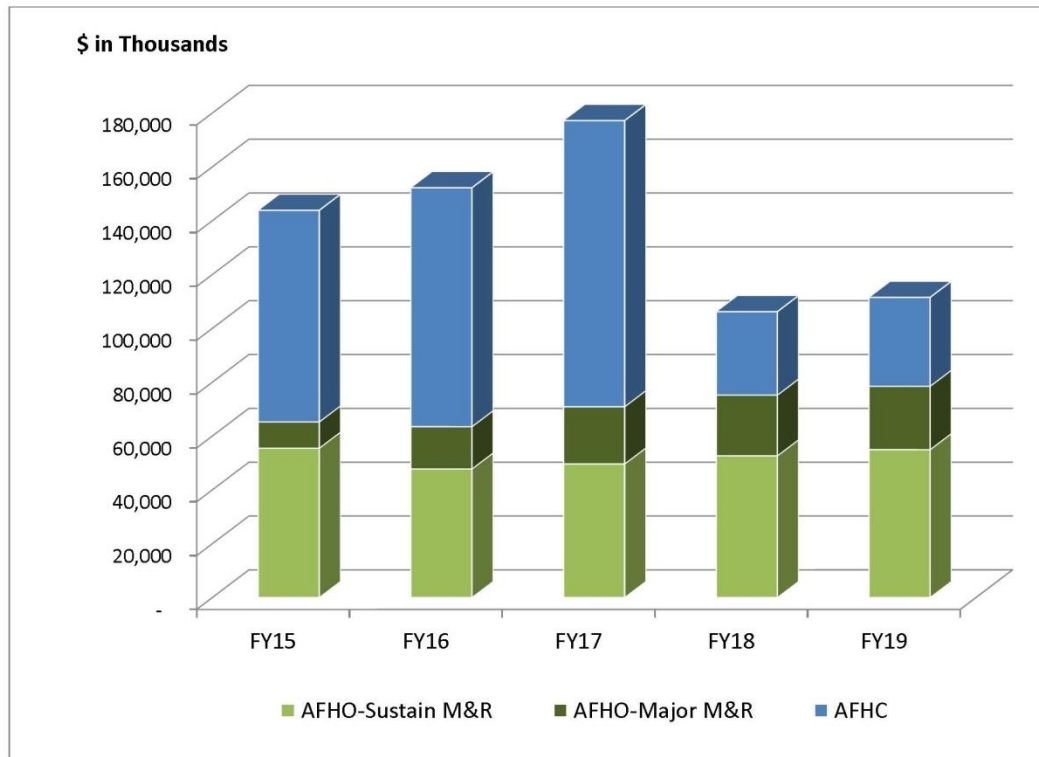


Figure 2. Required Housing Facility Investments

The AFHC investment program in the FY15 President’s Budget contains \$77.3M for construction of 123 new units to respond to deficits at Camp Humphreys and Rock Island Arsenals and \$1.3M for Planning and Design. There are \$9.8M of AFHO Major M&R projects in FY2015 which will be funded based on the available AFHO M&R funds. AFHO Major M&R projects vary between 15% and 30% of the total AFHO M&R requirement for each FY.

Table 6 and Table 7 show the details of AFHC and AFHO investment programs for FY2015 through FY2019.

Table 6. AFHC Investment Program

Installation	Project Number	Year	Project Description ¹	Amount (\$000)	Dwelling Units
FY 2015 AFHC Program					
Camp Walker (Daegu), KO	81230	2015	FH New Construction	57,800	90
Rock Island Arsenal, IL	75536	2015	FH New Construction	19,500	33
Various, Worldwide	71965	2015	FH P & D	1,309	
FY 2015 AFHC Total				78,609	123
FY 2016 AFHC Program					
Camp Walker (Daegu), KO	81427	2016	FH New Construction	61,000	90
Letterkenny, PA	78849	2016	FH Replacement Construction	1,600	3
Rock Island Arsenal, IL	75538	2016	FH Replacement Construction	20,000	38
Wiesbaden, GE	78366	2016	FH Improvements	3,500	10
Various, Worldwide	77499	2016	FH P&D	2,685	
FY 2016 AFHC Total				88,785	141
FY 2017 AFHC Program					
Camp Walker (Daegu), KO	81428	2017	FH New Construction	62,000	90
Fort Buchanan, PR	78348	2017	FH Replacement Construction	30,000	53
Tobyhanna, PA	75544	2017	FH Replacement Construction	10,400	16
Various, Worldwide	77500	2017	FH P&D	3,902	
FY 2017 AFHC Total				106,302	159
FY 2018 AFHC Program					
Kwajalein, Atoll, KW	65981	2018	FH Improvements	30,000	120
Various, Worldwide	81177	2018	FH P&D	992	
FY 2018 AFHC Total				30,992	120
FY 2019 AFHC Program					
Baumholder, GE	71425	2019	FH Improvements	32,000	79
Various, Worldwide	81770	2019	FH P&D	1,021	
FY 2019 AFHC Total				33,021	79

¹ Additional details on these projects are available in Appendix B.

Table 7. AFHO M&R Projects Exceeding \$30K per Dwelling Unit FY2015-FY2019

Installation	FY2015		FY2016		FY2017		FY2018		FY2019	
	# of DU	\$000	# of DU	\$000	# of DU	\$000	# of DU	\$000	# of DU	\$000
USAG Baumholder, GE	2	800								
USAG Bavaria, GE	57	8,960								
USAG Stuttgart, GE	0	0								
Various, Worldwide	0	0								
Total	59	9,760								

NOTE: Data for FY2016 through FY 2019 were intentionally removed.

Figure 3 presents the total inventory of Army-owned housing for the years FY2015 through FY2019. It plots the condition of the housing stock in terms of ISR-I condition. Green and amber bars denote adequate status. Red and black bars are inadequate. Excluding transitional units, AFH meets the DoD Performance Goal of at least 90% adequacy (Q1/Q2) in FY2015 through FY2019. (See Appendix Table A-2.)

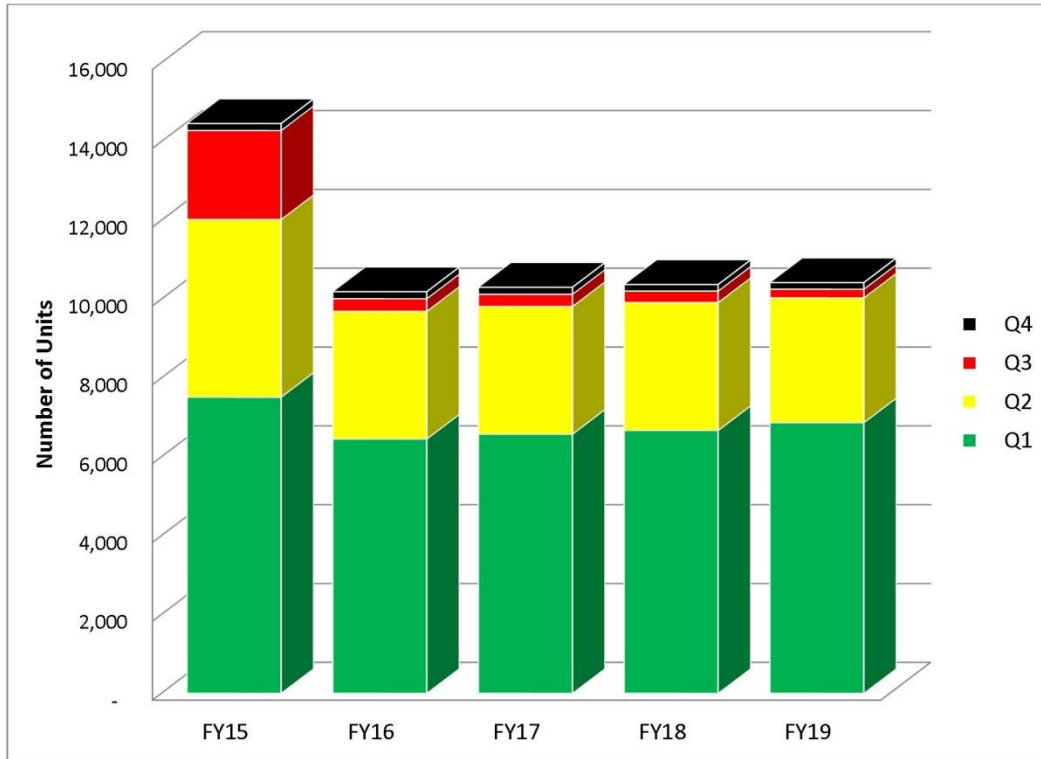


Figure 3. ISR Status of Army-Owned Inventory

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**APPENDIX A:
Additional AFH Inventory Information**

Table A-1. Demolition/Disposal Plan FY2015-FY2019

Installation	FY2015		FY2016		FY2017	
	# of Dwelling Units demo	\$	# of Dwelling Units demo	\$	# of Dwelling Units demo	\$
Fort Hunter-Liggett	1	0	1	0	3	0
Camp Humphreys	6	0	0	0	0	0
USAG Wiesbaden	36	0	0	0	0	0
Total	43	0	1	0	3	0

Note: Fort Hunter-Liggett: convert 5 units to MWR. No demolition cost.
 Camp Humphreys: Demolition costs of six dwelling units were included in AFHC new construction 1391.
 USAG Wiesbaden: 36 dwelling units will be returned to Host Nation. No demolition cost.

**Table A-2. Inventory and Condition¹ of Government-Owned, Family Housing Units
WORLDWIDE
(Number of Dwelling Units in Inventory²)
Fiscal Year 2015**

	Number of Units - Worldwide				
	FY2015	FY2016	FY2017	FY2018	FY2019
Beginning of FY Adequate Inventory Total	12,558	12,023	9,694	9,817	9,918
Q1 - 90% to 100%	8,956	7,516	6,455	6,578	6,672
Q2 - 80% to 89%	3,602	4,507	3,239	3,239	3,246
Beginning of FY Inadequate Inventory Total	3,451	2,435	497	487	456
Q3 - 60% to 79%	3,281	2,258	320	310	289
Q4 - 59% and below	170	177	177	177	167
Beginning of FY Total Inventory	16,009	14,458	10,191	10,304	10,374
Percent Adequate - Begin of FY Inventory	78%	83%	95%	95%	96%
Inadequate Inventory Reduced Through:	1,016	1,938	10	31	69
Maintenance & Repair (O&M)	242	-	-	-	-
Demolition/Divestiture/Diversions/Conversion	774	1,938	10	19	53
Construction (MilCon)	-	-	-	12	16
Funded by Host Nation	-	-	-	-	-
Adequate Inventory Changes:	(535)	(2,329)	123	101	117
Maintenance & Repair (O&M)	242	-	-	-	-
Demolition/Divestiture/Diversions/Conversion	(860)	(2,663)	-	(39)	(42)
Construction (MilCon)	83	334	123	140	159
TOTAL INVENTORY					
End of FY Adequate Inventory Total	12,023	9,694	9,817	9,918	10,035
Q1 - 90% to 100%	7,516	6,455	6,578	6,672	6,867
Q2 - 80% to 89%	4,507	3,239	3,239	3,246	3,168
End of FY Inadequate Inventory Total	2,435	497	487	456	387
Q3 - 60% to 79%	2,258	320	310	289	220
Q4 - 59% and below	177	177	177	167	167
End of FY Total Inventory	14,458	10,191	10,304	10,374	10,422
Percent Adequate - End of FY Inventory	83%	95%	95%	96%	96%
DoD Performance Goal - At least 90% Q1/Q2 beginning in FY12, except Navy by FY17	90%	90%	90%	90%	90%

NOTE:

1 - Condition Index (CI) is a general measure at a specific point in time with respect to physical condition and ability to support the current occupant or mission. CI is calculated as the ratio of Plant Replacement Value (PRV) minus the estimated cost of maintenance and repair requirements, divided by PRV. This provides a CI, or Q-rating (Q1 to Q4), from 0% to 100%, with 100% representing excellent condition.

2 - Transitional units are at non-enduring installations.

**APPENDIX B:
DD1391s FY2015 – FY2019**

Appendix B is available at <https://www.us.army.mil/suite/doc/42616041>.

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FOR MORE INFORMATION

Headquarters, Department of the Army
Assistant Chief of Staff for Installation Management
Army Housing Division
ATTN: DAIM-ISH
600 Army Pentagon
Washington, DC 20310-0600

