



Department of the Air Force

Military Family Housing

Fiscal Year (FY) 2009

Budget Estimates

Justification Data Submitted to Congress

February 2008

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

NARRATIVE SUMMARY

This Military Family Housing request reflects the Air Force's commitment to revitalize inadequate houses and provide service members with homes that meet contemporary standards similar to the size and floor pattern of homes constructed in the local community. The Air Force created the Air Force Family Housing Master Plan (FHMP) as the "roadmap" to guide our planning and programming of investment, operations and maintenance, and privatization in military family housing.

This budget request fully funds the AF FHMP to meet Air Force's 2009 goal: eliminating all inadequate housing units overseas by FY 2009. The Air Force FHMP provides a balanced, requirements based strategy that integrates and prioritizes traditional construction and operations and maintenance, with a measured approach to privatization into a single "roadmap." The Air Force recognizes that we rely on the local community and privatized housing to provide 70 percent of our military family housing needs. When local community housing is unavailable, or inadequate, or demand for base housing is high due to economic factors, we construct, replace, improve, or repair and maintain existing military family housing to modern-day, industry standards. Also, where possible and fiscally appropriate, we attempt to lease adequate housing for our families.

Consistent with AF FHMP priorities, this budget provides a program that emphasizes construction to upgrade homes to whole-house standards, and supports operations and maintenance of our housing inventory for daily operations to "keep the doors open" and where needed to keep "good houses good." In this way we prevent deterioration in our existing adequate inventory. We are accelerating revitalization of inadequate homes in the worst condition by improving or replacing to contemporary standards, where economically justifiable.

The operations, maintenance and leasing accounts predominantly support "must pay" requirements. These costs include service contracts, lease contracts, utilities, and essential maintenance for operating the units and contract funding to correct life safety, health, and facility preservation issues that cannot wait for MILCON funding.

We believe this funding profile represents a well-balanced, fiscally constrained program. By allocating more funds to construction investment, we are more aggressively attacking our inadequate units, and ensuring M&R dollars are working to fund "must pay" bills and essential housing repairs. We respectfully request full support for the Air Force family housing needs presented herein.

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PROGRAM ASSESSMENT

Defense Housing

DoD's housing program provides housing to military service members and their families. DoD does this in two ways -- by providing Basic Allowance for Housing (BAH) to service members (who find housing in the community or in privatized housing) or by providing members DoD-owned housing.

PERFORMING

Moderately Effective

- **The purpose of the program is clearly defined - - to provide quality housing for our service members.**
- **The program has clear and ambitious goals.** At the end of 2006, DoD had eliminated over 145,000 inadequate units, fewer than projected. At the end of 2006, DoD owned approximately 35,000 inadequate housing units, higher than was projected. DoD continues to address the unique challenges of bringing private and public sectors together to meet the goals of the program.
- **DoD should reduce the federal role by privatizing more government-owned housing.** DoD has reduced the federal role in housing by increasing allowances - - by eliminating service member's average out-of-pocket expenses for housing.

We are taking the following actions to improve the performance of the program:

- Working toward meeting yearly targets so that DoD can eliminate all inadequate housing in the U.S. by 2007.
- Privatizing government-owned housing, where feasible, so that military service members and their families can live in quality housing and reduce the role of government in housing.
- [View Similar Programs.](#)
- [How all Federal programs are assessed.](#)
- [Learn more about Defense Housing.](#)

**Family Housing 2002-2013
Summary of Inadequate unit Elimination**

	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013
Beginning Fiscal Year Inventory	103,883	100,434	97,924	93,176	83,234	76,713	56,889	37,186	31,929	30,233	29,894	29,883
Adequate Inventory	37,860	39,562	40,649	41,686	40,103	42,208	39,787	32,367	31,929	30,233	29,894	29,883
Inadequate Inventory	66,023	60,872	57,275	51,490	43,131	34,505	17,102	4,819	0	0	0	0
Percent Inadequate	63%	61%	58%	55%	52%	45%	30%	13%	0%	0%	0%	0%
Budget Impact*												
Inadequate Reduced	5,151	3,597	5,785	8,359	8,626	17,403	12,283	4,819	756	554	647	516
MILCON/O&M	2,263	1,534	2,036	1,423	4,591	3,656	1,887	1,787	756	554	647	516
Privatization	2,863	1,573	2,673	6,203	2,740	9,263	9,785	2,959	0	0	0	0
Demolition/Divestiture	25	490	1,076	733	1,295	4,484	611	73	0	0	0	0
Adequate Units Privatized	561	211	1,110	1,292	2,367	5,267	8,451	2,115	1,390			
Estimated EOY Inadequate Units	60,872	57,275	51,490	43,131	34,505	17,102	4,819	0	0	0	0	0
Estimated EOY Total Inventory	100,434	97,924	93,176	83,234	76,713	56,889	37,186	31,929	30,233	29,894	29,883	29,883

Air Force Inadequate Family Housing Units Eliminated in FY2002

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2002			103,883	66,023	
FY2002 traditional construction, improvement, and O&M projects to eliminate inadequate units					2,011
PACAF	Improve Hsg	Andersen	1,390	332	112
AMC	Replace Hsg	Andrews	2,077	1,629	
11th WG	Improve Hsg	Bolling	1,400	839	
11th WG	Replace Hsg	Bolling			
AMC	Improve Hsg	Charleston	1,348	785	178
AMC	Replace Hsg	Dover	1,512	276	
ACC	Replace Hsg	Ellsworth	1,008	603	78
AMC	Improve Hsg	Grand Forks	1,489	1,128	181
PACAF	Replace Hsg	Hickam	2,560	1,490	
PACAF	Improve Hsg	Kadena	8,162	3,583	108
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,019	3,307	407
USAFE	Replace Hsg	Lajes Field	468	256	64
ACC	Replace Hsg	Langley	1,512	226	
ACC	Improve Hsg	Langley			
AETC	Replace Hsg	Luke	1,008	645	
USAFE	Improve Hsg	RAF Croughton	270	185	158
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall	1,406	1,183	156
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall			31
USAFE	Improve Hsg	RAF Molesworth	389	147	119
USAFE	Improve Hsg	Spangdahlem	1,130	800	138
AMC	Replace Hsg	Travis	1,103	920	
AMC	Improve Hsg	Travis			
PACAF	Improve Hsg	Yokota	2,709	1,072	281
Privatization projects executed to eliminate inadequate housing			-3,424		2,863
AFMC	Privatize Hsg	Brooks City Base	-170		170
AFMC	Privatize Hsg	Wright-Patterson	-1,732		1,379
AETC	Privatize Hsg	Lackland	-272		272
ACC	Privatize Hsg	Dyess	0		0
AFMC	Privatize Hsg	Robins	-666		666
PACAF	Privatize Hsg	Elmendorf	-584		376
Units demolished/otherwise permanently removed from family housing inventory			-25		25
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-25		25

Air Force Inadequate Family Housing Units Eliminated in FY2002

Projects added by Congress in previous FY			0		252
AMC	Improve Hsg	Charleston			32
ACC	Replace Hsg	Mt Home			56
ACC	Improve Hsg	Whiteman			164
Deficit Construction projects			0		0
Units at end of FY2002			100,434	60,872	5,151
Different from Beginning amount by =			-3,449	-5,151	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2003

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2003			100,434	60,872	
FY2003 traditional construction, improvement, and O&M projects to eliminate inadequate units					1,459
PACAF	Improve Hsg	Andersen	1,390	444	112
AMC	Replace Hsg	Andrews	2,077	1,427	
AMC	Replace Hsg	Dover	1,548	924	
ACC	Replace Hsg	Dyess	992	808	85
ACC	Replace Hsg	Ellsworth	1,008	525	22
AMC	Replace Hsg	Grand Forks	1,489	947	150
PACAF	Replace Hsg	Hickam	2,660	1,056	
ACC	Replace Hsg	Holloman	1,440	904	
PACAF	Improve Hsg	Kadena	8,162	3,475	124
USAFE	Replace Hsg	Kaiserslautern / Ramstein	5,019	2,900	19
USAFE	Improve Hsg	Kaiserslautern / Ramstein			376
ACC	Improve Hsg	Langley	1,512	156	
AETC	Replace Hsg	Luke	874	668	
AMC	Replace Hsg	MacDill	794	591	
AFSPC	Replace Hsg	Malmstrom	1,406	1,027	18
ACC	Replace Hsg	Minot	2,387	1,540	214
ACC	Replace Hsg	Mountain Home	1,530	1,052	95
PACAF	Construct Hsg	Osan	123	0	0
AFSPC	Improve Hsg	Peterson	493	208	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	662	96
AETC	Replace Hsg	Randolph	1,103	802	
ACC	Replace Hsg	Seymour Johnson	1,689	1,258	126
AMC	Replace Hsg	Travis	2,428	1,212	
AFA	Replace Hsg	USAF Academy	1247	845	
AFA	Improve Hsg	USAF Academy			
AETC	Replace Hsg	Vance	230	230	
ACC	Replace Hsg	Whiteman	1,129	715	22
Privatization projects executed to eliminate inadequate housing			-1,784		1,573
AFMC	Privatize Hsg	Kirtland	-1,784		1,573
Units demolished/otherwise permanently removed from family housing inventory			-840		490
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-840		490
Projects added by Congress in previous FY			0		75

Air Force Inadequate Family Housing Units Eliminated in FY2003

ACC	Replace Hsg	Whiteman			75
Deficit Construction projects			114		0
PACAF	Construct Hsg	Osan	112		
AFSPC	Construct Hsg	Peterson	2		
Units at end of FY2003			97,924	57,275	3,597
Different from Beginning amount by =			-2,510	-3,597	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2004			97,924	57,275	
FY2004 traditional construction, improvement, and O&M projects to eliminate inadequate units				22,657	2,036
PACAF	Improve Hsg	Andersen	1,390	332	165
AMC	Replace Hsg	Andrews	1,536	995	
ACC	Replace Hsg	Davis-Monthan	1,256	1,028	
ACC	Replace Hsg	Dyess	992	723	116
ACC	Replace Hsg	Ellsworth	1,008	818	75
AMC	Replace Hsg	Grand Forks	1,489	1,098	144
USAFE	Replace Hsg	Incirlik (Note 2)	900	900	
PACAF	Improve Hsg	Kadena	8,162	5,601	122
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,270	2,784	182
USAFE	Replace Hsg	Lajes Field	468	196	42
AFSPC	Improve Hsg	Los Angeles	645	546	
AFSPC	Replace Hsg	Malmstrom	1,406	884	94
ACC	Replace Hsg	Minot	2,387	1,347	200
PACAF	HN Replace	Misawa	2,256	292	120
ACC	Replace Hsg	Mountain Home	1,492	1,171	186
PACAF	Construct Hsg	Osan	123	0	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	648	89
ACC	Replace Hsg	Seymour Johnson	1,583	1,170	138
USAFE	Improve Hsg	Spangdahlem (Note 2)	1,604	374	
ACC	Replace Hsg	Whiteman	1,129	656	100
PACAF	Improve Hsg	Yokota	2,540	1,094	263
Privatization projects executed to eliminate inadequate housing (Program Year)			-3,783		2,673
PACAF	Privatize Hsg	Elmendorf II	-985		434
AFSPC	Privatize Hsg	Buckley	0		0
AETC	Privatize Hsg	Little Rock	-1,535		1201
AFSOC	Privatize Hsg	Moody	-303		78
AFSPC	Privatize Hsg	Patrick	-960		960
Units demolished/otherwise permanently removed from family housing inventory			-1,076		1,076
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-1,076		1,076

Air Force Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Projects added by Congress in previous FY			0		0
Deficit Construction projects			111		0
PACAF	Construct Hsg	Osan	111		
Units at end of FY2004			93,176	51,490	5,785
Different from Beginning amount by =			-4,748	-5,785	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2005

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2005			93,176	51,490	
FY2005 traditional construction, improvement, and O&M projects to eliminate inadequate units (Note 1)					1,423
ACC	Replace Hsg	Dyess	992	622	116
AFMC	Replace Hsg	Edwards	1,366	861	113
PACAF	Improve Hsg	Kadena	8,162	5,479	132
USAFE	Replace Hsg	Kaiserslautern / Ramstein	4,194	1,526	144
AFSPC	Replace Hsg	Malmstrom	1,413	898	115
ACC	Replace Hsg	Minot	2,095	1,285	142
ACC	Replace Hsg	Mountain Home	1,492	978	147
PACAF	Construct Hsg	Osan	235	0	0
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,137	544	154
ACC	Replace Hsg	Seymour Johnson	1,583	1,061	146
ACC	Replace Hsg	Whiteman	1,012	519	126
PACAF	Improve Hsg	Yokota	2,540	1,006	88
Privatization projects executed to eliminate inadequate housing			-7,495		6,203
AMC	Privatize Hsg	Dover	-1,548		1,262
AFMC	Privatize Hsg	Hanscom	-850		575
PACAF	Privatize Hsg	Hickam	-1,356		1356
AFMC	Privatize Hsg	Hill	-1141		703
ACC	Privatize Hsg	Offutt	-2,600		2,307
Units demolished/otherwise permanently removed from family housing inventory			-2,564		733
Projects added by Congress in previous FY			0		0
Deficit Construction projects			117		0
PACAF	Construct Hsg	Osan	117		0
Units at end of FY2005			83,234	43,131	8,359
Different from Beginning amount by =			-9,942	-8,359	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2006

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2006			83,234	43,131	
FY2006 traditional construction, improvement, and O&M projects to eliminate inadequate units (Note 1)					4,591
AFMC	Improve Hsg	Arnold	36	36	16
AMC	Replace Hsg	Charleston	1,276	560	10
ACC	Replace Hsg	Dyess	940	454	188
AFMC	Replace Hsg	Edwards	1,170	552	158
AFMC	Improve Hsg	Edwards			21
PACAF	Replace Hsg	Eielson	1,110	857	70
ACC	Replace Hsg	Ellsworth	810	616	60
AMC	Replace Hsg	Grand Forks	1,465	0	0
USAFE	Replace Hsg	Incirlik	900	900	100
USAFE	Improve Hsg	Incirlik			235
AETC	Replace Hsg	Keesler	1,866	1,568	1,067
PACAF	Improve Hsg	Kadena	8,180	2,436	570
USAFE	Replace Hsg	Kaiserslautern / Ramstein	3,889	1,067	101
USAFE	Improve Hsg	Kaiserslautern / Ramstein			16
USAFE	Improve Hsg	Lajes Field	456	298	114
AFSPC	Replace Hsg	Malmstrom	1,446	824	296
AMC	Improve Hsg	McConnell	589	3	3
ACC	Replace Hsg	Minot	2,106	1,188	314
PACAF	Improve Hsg	Misawa	2,242	1,218	281
USAFE	Improve Hsg	Moron	36	34	34
ACC	Replace Hsg	Mountain Home	1,359	707	203
ACC	Improve Hsg	Mountain Home			12
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	390	107
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall			10
ACC	Replace Hsg	Seymour Johnson	1,523	900	223
USAFE	Improve Hsg	Spangdahlem	1,329	987	79
ACC	Replace Hsg	Whiteman	989	370	111
PACAF	Improve Hsg	Yokota	2,639	947	192
Privatization projects executed to eliminate inadequate housing			-5,107		2,740
AMC	Privatize Hsg	McGuire	-2,364		1,420
ACC	Privatize Hsg	Nellis	-1,313		900
AMC	Privatize Hsg	Scott	-1,430		420
Units demolished/otherwise permanently removed from family housing inventory			-1,714		1,295
AETC	Demolition	Keesler	-799		501
ACC	Demolition	Dyess	-266		266
AFMC	Demolition	Edwards	-40		40
PACAF	Demolition	Eielson	-26		26
ACC	Demolition	Ellsworth (MILCON)	-56		56
AMC	Demolition	Grand Forks	-121		0

Air Force Inadequate Family Housing Units Eliminated in FY2006

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
USAFE	Demolition	Incirlik	-50		50
USAFE	Demolition	Kaiserslautern MC	-180		180
ACC	Demolition	Minot	-82		82
ACC	Demolition	Seymour Johnson	-94		94
Projects added by Congress in previous FY			0		0
Deficit Construction projects			300		0
PACAF	Acquisition	Eielson	300		
Units at end of FY2006			76,713	34,505	8,626
Different from Beginning amount by =			-6,521	-8,626	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2007			76,713	34,505	
FY2007 traditional construction, improvement, and O&M projects to eliminate inadequate units					3,656
AFMC	Improve Hsg	Arnold	36	20	20
ACC	Replace Hsg	Dyess	992	417	199
PACAF	Replace Hsg	Eielson	1,084	761	129
PACAF	Improve Hsg	Eielson			264
AMC	Replace Hsg	Grand Forks	1,344	0	0
PACAF	Improve Hsg	Kadena	8,180	1,866	511
USAFE	Replace Hsg	Kaiserslautern / Ramstein	3,709	1,310	130
USAFE	Improve Hsg	Kaiserslautern / Ramstein			19
AFSPC	Replace Hsg	Malmstrom	1,405	493	493
ACC	Improve Hsg	Minot	2,024	734	514
PACAF	Improve Hsg	Misawa	2,242	937	311
ACC	Replace Hsg	Mountain Home	1,359	492	457
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	173	74
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall			1
ACC	Replace Hsg	Seymour Johnson	1,429	583	56
USAFE	Replace Hsg	Spangdahlem	1,329	908	60
ACC	Replace Hsg	Whiteman	989	259	173
ACC	Improve Hsg	Whiteman			59
PACAF	Improve Hsg	Yokota	2,639	755	186
Privatization projects executed to eliminate inadequate housing (Program Year)			-14,530		9,263
AETC	Privatize Hsg	Altus	-966		406
ACC	Privatize Hsg	Barksdale	-729		426
AFDW	Privatize Hsg	Bolling	-1,343		839
ACC	Privatize Hsg	Davis-Monthan	-1,256		935
PACAF	Privatize Hsg	Hickam	-1,118		954
ACC	Privatize Hsg	Holloman	-1,440		803
ACC	Privatize Hsg	Langley	-1,512		1,112
AFSPC	Privatize Hsg	Los Angeles	-638		274
ACC	Privatize Hsg	Luke	-874		528
AFSPC	Privatize Hsg	Peterson	-493		360
AFMC	Privatize Hsg	Robins II	-807		634
AETC	Privatize Hsg	Sheppard	-1210		626

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
AETC	Privatize Hsg	Tyndall	-934		546
USAFA	Privatize Hsg	USAFA	-1,210		820
Units demolished/otherwise permanently removed from family housing inventory			-5,294		4,484
AMC	Demolish	Charleston	-570		570
AFMC	Demolish	Edwards	-333		333
PACAF	Demolish	Eielson	-368		368
ACC	Demolish	Ellsworth	-500		167
AMC	Demolish	Grand Forks	-188		0
USAFE	Demolish	Kaiserslautern/Ramstein (MILCON)	-390		390
USAFE	Demolish/Transfer	Kaiserslautern/Ramstein	-586		586
AMC	Demolish	McConnell	-96		96
AMC	Demolish/Transfer	McConnell	-52		52
ACC	Demolish	Minot (MILCON)	-278		278
ACC	Demolish	Mountain Home (MILCON)	-35		35
ACC	Demolish	Seymour Johnson (MILCON)	-527		527
USAFE	Transfer	Spangdahlem	-717		717
ACC	Demolish	Whiteman	-27		27
AMC	Transfer	Pope	-627		338
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2007			56,889	17,102	17,403
		Different from Beginning amount by =	-19,824	-17,403	

Air Force Inadequate Family Housing Units Eliminated in FY2008

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed	
Units at the beginning of FY2008			56,889	17,102		
FY2008 traditional construction, improvement, and O&M projects to eliminate inadequate units					1,887	
USAFE	Improve Hsg	Incirlik	900	515	515	
PACAF	Improve Hsg	Kadena	8,180	1,355	741	
USAFE	Improve Hsg	Kaiserslauten MC	2,733	185	20	
USAFE	Replace Hsg	Kaiserslauten MC			117	
PACAF	Improve Hsg	Learmonth	12	12	12	
PACAF	Improve Hsg	Misawa	2,242	626	256	
USAFE	Improve Hsg	RAF Croughton	222	36	36	
PACAF	Improve Hsg	Yokota	2,639	569	190	
Privatization projects executed to eliminate inadequate housing			-18,236		9,785	8,451
AFDW	Privatize Hsg	Andrews	-1,500		554	
ACC	Privatize Hsg	Beale	-1,553		1,246	
AETC	Privatize Hsg	Columbus	-775		545	
AFMC	Privatize Hsg	Edwards	-797		0	
AFSOC	Privatize Hsg	Eglin	-2359		1197	
AMC	Privatize Hsg	Fairchild	-1345		776	
AETC	Privatize Hsg	Goodfellow	-98		96	
AFSOC	Privatize Hsg	Hurlburt	-380		69	
AETC	Privatize Hsg	Lackland	-564		564	
AETC	Privatize Hsg	Laughlin	-558		58	
AETC	Privatize Hsg	Maxwell	-968		361	
AMC	Privatize Hsg	McDill	-661		360	
AETC	Privatize Hsg	Randolph	-803		710	
AFMC	Privatize Hsg	Tinker	-730		337	
AMC	Privatize Hsg	Travis	-2,428		1,046	
AFSPC	Privatize Hsg	Vandenburg	-1969		1340	
AETC	Privatize Hsg	Vance	-230		230	
AFMC	Privatize Hsg	Wright-Patterson II	-518		296	
Units demolished/otherwise permanently removed from family housing inventory			-1,467		611	
AMC	Demolition	Charleston	-100		0	
AMC	Demolition	Grand Forks	-271		0	
USAFE	Demolition	Kaiserslauten MC	-48		48	
USAFE	Demolition	RAF Alconbury	-28		28	
USAFE	Demolition	Spangdahlem	-37		37	
AMC	Transfer	McChord	-983		498	
Projects added by Congress in previous FY			0		0	
Deficit Construction projects			0		0	

Air Force Inadequate Family Housing Units Eliminated in FY2008

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at end of FY2008			37,186	4,819	12,283
Different from Beginning amount by =			-19,703	-12,283	

Air Force Inadequate Family Housing Units Eliminated in FY2009

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed	
Units at the beginning of FY2009			37,186	4,819		
FY2009 traditional construction, improvement, and O&M projects to eliminate inadequate units					1,787	
USAFE	Improve Hsg	Kadena	8,180	614	614	
USAFE	Improve Hsg	Lajes	456	184	184	
PACAF	Improve Hsg	Misawa	2,242	370	370	
USAFE	Improve Hsg	RAF Alconbury	331	115	71	
USAFE	Replace Hsg	RAF Lakenheath	1,130	198	182	
USAFE	Improve Hsg	RAF Lakenheath			16	
PACAF	Improve Hsg	Yokota	2,639	379	350	
Privatization projects executed to eliminate inadequate housing			-5,074		2,959	2,115
AFSOC	Privatize Hsg	Cannon	-1,472		634	
AFPSC	Privatize Hsg	FE Warren	-831		621	
AETC	Privatize Hsg	Keesler	-1,067		0	
ACC	Privatize Hsg	Shaw	-1,704		1,704	
Units demolished/otherwise permanently removed from family housing inventory			-183		73	
AMC	Demolition	Grand Forks	-110		0	
USAFE	Demolition	RAF Alconbury	-44		44	
PACAF	Demolition	Yokota	-29		29	
Projects added by Congress in previous FY			0		0	
Deficit Construction projects			0		0	
Units at end of FY2009			31,929	0	4,819	
Different from Beginning amount by =			-5,257	-4,819		

Air Force Inadequate Family Housing Units Eliminated in FY2010

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2010			31929	0	
FY2010 traditional construction, improvement, and O&M projects to eliminate inadequate units					626
Privatization projects executed to eliminate inadequate housing			-1390		0
PACAF	Privatize Hsg	Andersen	-1390		0
Units demolished/otherwise permanently removed from family housing inventory			-306		
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2010			30233	0	626
Different from Beginning amount by =			-1696	0	

Air Force Inadequate Family Housing Units Eliminated in FY2011

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2011			30233	0	
FY2011 traditional construction, improvement, and O&M projects to eliminate inadequate units					548
Privatization projects executed to eliminate inadequate housing			0		
Units demolished/otherwise permanently removed from family housing inventory			-339		0
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2011			29894	0	548
Different from Beginning amount by =			-339	0	

Air Force Inadequate Family Housing Units Eliminated in 2012

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2012			29,894	0	
FY2012 traditional construction, improvement, and O&M projects to eliminate inadequate units					519
Privatization projects executed to eliminate inadequate housing			0		0
Units demolished/otherwise permanently removed from family housing inventory			-11		0
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2012			29,883	0	519
Different from Beginning amount by =			-11	0	
Note:					

Air Force Inadequate Family Housing Units Eliminated in 2013

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
			29,883	0	
					370
			0		0
			0		0
			0		0
			0		0
			29,883	0	370
			0	0	
Note:					

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
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FY 2009 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2009:

(\$000)

FUNDING PROGRAM FY 2009

Construction	\$71,828
--------------	----------

Post-Acquisition Construction	316,343
-------------------------------	---------

Advance Planning and Design	7,708
-----------------------------	-------

<u>Appropriation Request: Construction</u>	395,879
--	---------

Operations, Utilities and Maintenance	451,659
---------------------------------------	---------

Operating Expenses	122,750	
--------------------	---------	--

Utilities	100,997	
-----------	---------	--

Maintenance	227,912	
-------------	---------	--

Housing Privatization	53,559
-----------------------	--------

Leasing – Worldwide	94,246
---------------------	--------

Debt Payment	
--------------	--

Premiums for Servicemen’s		1
---------------------------	--	---

Mortgage Insurance Coverage		
-----------------------------	--	--

<u>Appropriation Request: O&M, Leasing, Housing Privatization and Debt Payment</u>	599,465
--	---------

<u>Appropriation Request</u>	995,344
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Reimbursement Program	8,854
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FY 2009 FAMILY HOUSING PROGRAM	\$1,004,198
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February 2008

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 AUTHORIZATION LANGUAGE

SEC. 2302. FAMILY HOUSING

(a) CONSTRUCTION AND ACQUISITION. - Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may construct or acquire family housing units (including land acquisition) at the installations, for the purposes, and in the amounts set forth in the following table:

<u>STATE</u>	<u>INSTALLATION</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
United Kingdom	RAF Lakenheath	182 Units	\$71,828,000

(b) PLANNING AND DESIGN. - Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may carry out architectural and engineering services and construction design activities with respect to the construction or improvement of military family housing units in an amount not to exceed \$7,708,000.

SEC. 2303. IMPROVEMENT TO MILITARY FAMILY HOUSING UNITS

Subject to section 2825 of Title 10, United States Code, and using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may improve existing military family housing units in an amount not to exceed \$316,343,000.

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS, AIR FORCE

(a) IN GENERAL

(5) for Military Family Housing functions -

(A) For construction and acquisition, planning and design, and improvement of military family housing and facilities, \$395,879,000.

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code), \$601,915,000.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 APPROPRIATION LANGUAGE

Family Housing Construction, Air Force

For expenses of family housing for the Air Force for construction, including acquisition, replacement, addition, expansion, extension and alteration, as authorized by law, \$395,879,000 to remain available until September 30, 2013.

Family Housing Operations and Maintenance, Air Force

For expenses of family housing for the Air Force for operations and maintenance, including debt payment, leasing, minor construction, principal and interest charges, and insurance premiums, as authorized by law \$601,915,000.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 NEW/CURRENT MISSION ACTIVITIES

In compliance with the Senate Appropriations Committee Report (100-380) on the FY 1989 Military Construction Appropriation Act, the Air Force has included the following exhibit that displays construction projects requested in two separate categories: new mission and current mission. "New Mission" projects are projects that support deployment and beddown of new weapon systems, new program initiatives, and major mission expansions. "Current Mission" projects are projects that either replace inadequate existing facilities or construct new facilities which are not available to meet current requirements.

<u>LOCATION</u>	<u>MISSION</u>	<u>NUMBER OF UNITS</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
<u>REPLACEMENT HOUSING</u>			
RAF Lakenheath, UK	Current	182	\$71,828
<u>SUMMARY:</u>			<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
NEW MISSION TOTAL			\$ 0
CURRENT MISSION TOTAL			\$ 71,828
IMPROVEMENTS			\$ 316,343
PLANNING AND DESIGN			\$ <u>7,708</u>
GRAND TOTAL			\$395,879

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 NEW CONSTRUCTION

Program (In Thousands)
FY 2009 Program \$71,828
FY 2008 Program \$56,275

Purpose and Scope

This program provides for the construction of new homes where the local community cannot provide adequate housing and replacement of existing homes, where improvements for Air Force personnel are not economically feasible, and support facilities where existing facilities are inadequate. Costs reflect all amounts necessary to provide complete and usable facilities.

Program Summary

Authorization is requested for: replacement of 182 units.
A summary of the funding program for FY 2009 is as follows:

<u>AUTHORIZATION</u> <u>Type/Locations</u>	<u>Mission</u>	<u>Number of</u> <u>Units</u>	<u>Requested</u> <u>Amount (\$000)</u>
REPLACEMENT HOUSING RAF Lakenheath, UK	Current	182	\$71,828

<u>AUTHORIZATION</u>	<u>Requested</u> <u>Amount (\$000)</u>
NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$ 71,828
IMPROVEMENTS	\$316,343
PLANNING AND DESIGN	\$ <u>7,708</u>
GRAND TOTAL	\$395,879

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION RAF LAKENHEATH UNITED KINGDOM			COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 1.35				
6. Personnel Strength AS OF 30 SEP 06 END FY 2010	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	554	4398	1002	0	0	0	2	5	344	
	555	4470	937	0	0	0	2	5	344	6,313
7. INVENTORY DATA (\$000)										
Total Acreage: 2,004										
Inventory Total as of : (30 Sep 06)										1,923,593
Authorization Not Yet in Inventory:										54,391
Authorization Requested in this Program:										71,828
Authorization Included in the Following Program: (FY 2010)										0
Planned in Next Three Years Program:										0
Remaining Deficiency:										73,825
Grand Total:										2,123,637
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2009)										
CATEGORY										
<u>CODE</u>	<u>PROJECT TITLE</u>				<u>SCOPE</u>	<u>COST</u>	<u>DESIGN</u>	<u>STATUS</u>		
711-142	Replace Military Family Housing, Ph 4				182 UN	71,828	Sep-07	Jun-08		
9a. Future Projects: Included in the Following Program (FY 2010)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY11-13)										
None										
9c. Real Property Maintenance Backlog This Installation										1,894
10. A fighter wing equipped with two squadrons of F-15Es and one squadron of F-15C/Ds.										

DD Form 1390, 24 Jul 00

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT June-06			2. FISCAL YEAR 2009		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME RAF LAKENHEATH				b. LOCATION UNITED KINGDOM			
5. DATA AS OF Oct-03		Phase 5							
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		921	766	6,915	8,602	921	766	6,915	8,602
7. PERMANENT PARTY PERSONNEL		921	766	6,915	8,602	921	766	6,915	8,602
8. GROSS FAMILY HOUSING REQUIREMENTS		645	692	3,613	4,950	645	692	3,613	4,950
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	10	172	182				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	10	172	182				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		24	30	148	202	24	30	148	202
11. EFFECTIVE HOUSING REQUIREMENTS		621	662	3,465	4,748	621	662	3,465	4,748
12. HOUSING ASSETS (a + b)		712	729	3,588	5,029	577	597	2,562	3,736
a. UNDER MILITARY CONTROL		329	309	1,431	2,069	142	318	1,470	1,930
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		329	309	1,431	2,069	142	294	1,420	1,856
(2) UNDER CONTRACT/APPROVED						0	24	50	74
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		383	420	2,157	2,960	435	279	1,092	1,806
(1) ACCEPTABLY HOUSED		383	420	2,157	2,960				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(91)	(67)	(123)	(281)	44	65	903	1,012
14. PROPOSED PROJECT						0	10	172	182
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA				2. DATE			
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING (PHASE 5)					
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER MSET084028		8. PROJECT COST (\$000) \$71,828			
9. COST ESTIMATE									
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)				
Military Family Housing					44,754				
Dwellings		UN	182	195,758	(35,628)				
Additional Fire Protection		UN	182	16,643	(3,029)				
Other Special Construction		UN	182	33,500	(6,097)				
Support Costs:					20,708				
Lot Costs		LS			(1,320)				
Site Improvements		LS			(3,130)				
Landscaping		LS			(1,835)				
Utility Mains		LS			(7,250)				
Streets		LS			(2,169)				
Recreation		LS			(610)				
Demolition		LS			(2,518)				
Environmental		LS			(1,584)				
Other Site Work		LS			(292)				
Subtotal					65,462				
Contingency (5%)					3,273				
Total Contract Cost					68,735				
SIOH (4.5%)					3,093				
Project Cost					71,828				
Area Cost Factor (1.35)									
10. Description of Proposed Construction: Demolish 183 existing inadequate units and construct 182 single and multiplex family housing units with all necessary amenities and supporting facilities. Project includes site preparation, single car garages, parking exterior patios and privacy fencing, sound attenuation, recreational areas, utilities, support infrastructure of roads, landscaping, demolition, and asbestos removal.									
		Programmed			Project	Cost Per	No	(\$000)	
Paygrades	Bedrooms	NSF	GSF	GSM	Factor	GSM	Units	Total	
E4-E6	2M	1,180	1,480	137	1.35	923	50	8,536	
E4-E6	3	1,310	1,630	151	1.35	923	69	12,983	
E4-E6	4	1,570	1,950	181	1.35	923	53	11,953	
E7-E8	3	1,500	1,860	173	1.35	923	10	2,156	
							Totals:	182	35,628
Maximum size: E4-E6 2M Bedroom		1300 NSF / 1630 GSF / 151 GSM							
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM							
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM							
Maximum size: E7-E8 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM							
11. REQUIREMENT: 0 UN		ADEQUATE: 0 UN		SUBSTANDARD: 0 UN					
PROJECT: Replace Military Family Housing (Current Mission). Project consists of 50 JNCO									

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA			2. DATE
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING (PHASE 5)	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER MSET084028	8. PROJECT COST (\$000) \$71,828	
<p>(E4-E6, 2 BR MOD), 69 JNCO (E4-E6, 3 BR), 53 JNCO (E4-E6, 4 BR) and 10 SNCO (E7-E8, 3 BR).</p> <p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Lakenheath. All units will meet modern standards and are programmed in accordance with the Housing Community Profile. This project is phase five (5) of a five (5) phase housing project to replace 606 housing units. The replacement housing will provide a modern kitchen, laundry room, open plan family and living rooms, bedroom and bath configurations, with ample interior and exterior storage and garages. Exterior parking will be provided for a second occupant vehicle and guests. Replacement construction includes reconfiguring the neighborhood to create a sense of community and increased efficiency and density. Neighborhood support infrastructure will be replaced or upgraded to meet current and future housing requirements. Pressure rated water mains will be installed to connect the units to the new pressurized base supply system. New sewer mains and lift stations will connect the new unit locations to the base sewer supply and treatment center. This project is programmed in accordance with 2006 Family Housing Master Plan.</p> <p><u>CURRENT SITUATION:</u> This project replaces 182 housing units constructed in the 1950's. These 50 plus year old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home environment. Plumbing and electrical systems are antiquated and do not meet modern building codes. Electrical systems are undersized and the quantity of receptacles is inadequate. Lighting systems throughout the houses are inefficient and require replacement. Existing house plans do not meet suitability standards. Three bed units have only one undersized bathroom per unit and do not have family rooms. Units have no covered entry, inadequate storage, and no separate laundry rooms. Kitchens are undersized and gally shaped with old cabinets and badly worn countertops and sinks. Flooring throughout the house is outdated.</p> <p><u>IMPACT IF NOT PROVIDED:</u> The housing will continue to be occupied until it becomes totally uninhabitable, because adequate and affordable off-base housing is not available. If units are not replaced costly piecemeal repairs will continue with no improvement in the living quality.</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction. An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefit of this respective alternative new construction was found to be most cost effective over the life of the project. The cost to improve this housing is approximately 75% of the replacement cost. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. This project is not eligible for NATO funding. The construction agent is Defense Estates of United Kingdom Ministry of Defense resulting a 4.5 % SIOH costs. Base Civil Engineer: Lt Col Roy-Alan C. Agustin, (44) 1638-52-2100. FOREIGN CURRENCY: FCF Budget Rate Used: POUND / 0.5546</p>				

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 POST ACQUISITION CONSTRUCTION

Program (In Thousands)

FY 2009 Program \$ 316,343

FY 2008 Program \$ 259,262

Purpose and Scope

The Air Force has approximately 78,700 family housing units (includes 41,500 privatized units) for FY 2009. The average age of housing units in the Air Force inventory is over 25 years. Based on recent analysis incorporated into the Air Force Family Housing Master Plan (AF FHMP), in the beginning of FY 2009 approximately 4,800 of these units now require improvement or renovation to meet contemporary living standards. Many of these units require major expenditures to repair or replace deteriorated mechanical, electrical, or structural components, and to provide some of the basic modern amenities found in comparable community housing. The Post Acquisition Construction Program provides this needed revitalization. Each project also includes a significant amount of concurrent maintenance and repair to maximize the project cost effectiveness.

The Air Force is the acknowledged DoD leader in developing the "whole house" revitalization concept. Whole house is the combination of needed maintenance and repair together with improvements to bring the unit to contemporary standards. In addition, we are looking beyond the house to the entire housing area in our requirements plan. Our "whole neighborhood" concept is being refined and includes the development of supporting housing infrastructure requirements, neighborhood vehicular and pedestrian circulation concepts to consider siting, density, landscaping, parking, playgrounds, recreation areas and utilities, in addition to the housing unit itself.

Consistent with Authorization and Appropriation Committees' language in FY 1990, the Air Force is seeking to maintain funding in this account to continue revitalizing our aging homes. Consistent with Appropriation Committees' language in FY 1985, the Air Force has gathered data on the post acquisition construction projects to detail past projects on these units and any future work being programmed within a three year period. This information is provided as a part of this submittal.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Program Summary

Authorization is requested for:

- (1) Various improvements to existing public quarters, as described on DD Form 1391.
- (2) Appropriation of \$316,343,000 to fund projects in FY 2009.

NOTE: Projects within the program are within the statutory limitation of \$50,000 per unit adjusted by area cost factor, except as identified by separate DD Form 1391.

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA	2. DATE														
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES																
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER															
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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

POST ACQUISITION CONSTRUCTION PROJECTS (OVER \$50,000 PER UNIT)

A separate DD Form 1391 follows for each Post Acquisition Construction project which is over \$50,000 per unit (multiplied by the Area Cost Factor).

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			4. PROJECT TITLE FAMILY HOUSING POST ACQUISITION CONSTRUCTION			
5. PROGRAM ELEMENT 88742/31196		6. CATEGORY CODE 711-000	7. PROJECT NUMBER		8. PROJECT COST (\$000) 316,343	
9. COST ESTIMATE						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
POST ACQUISITION CONSTRUCTION PROJECTS TO IMPROVE HOUSING UNITS		UN	1,920		316,343	
TOTAL CONTRACT COST					316,343	
TOTAL REQUEST					316,343	
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Includes all work necessary to revitalize military family housing by providing: air-conditioning, where authorized; modern functional layouts; soundproofing; and utility and site improvements. Energy conservation actions include new and additional insulation, storm windows, solar screens, and efficient heating and cooling systems.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$316.343 million to accomplish improvement and privatization in family housing.</p> <p><u>REQUIREMENT</u>: To revitalize and improve the livability of older, obsolete family housing units, to conserve energy in these older housing units, and to bring utility systems up to current safety standards. Whole-house improvements include but are not limited to: kitchen upgrades, bathroom additions/upgrades, repair/replacement of roofs, upgrade of mechanical and electrical systems, replacement of windows, doors, floors, and exterior improvements (patios, fences, storages, etc.)</p> <p><u>CURRENT SITUATION</u>: The majority of these family housing units were constructed during the late 1950's through 1980's using various design and construction criteria, with different types of material, equipment, and appliances. Many utility and structural systems were constructed during years of plentiful, inexpensive energy resources. Insulation, storm windows and doors, etc., not previously cost effective, are now sound investment. This program will extend the useful life of many of our older, less modern units by enhancing livability, functionality, reducing operation costs and improving safety standards.</p> <p><u>ADDITIONAL</u>: These projects meet the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." Energy evaluation/life-cycle cost analysis was performed in support of these projects. The Air Force will improve existing family housing units to the size and floor pattern similar to the local standards and up to the following size: E1-E6: 2 BR (1080 NSF/1340 GSF), 2 BR Modified (1180 NSF/1480 GSF), 3 BR (1310 NSF/1630 GSF), 4 BR (1570 NSF/1950 GSF), 5 BR (1850 NSF/2300 GSF); E7-E9/O1-O3: 2 BR (1200 NSF/1490 GSF), 2 BR Modified (1350 NSF/1670 GSF), 3 BR (1500 NSF/1860 GSF), 4 BR (1730 NSF/2150 GSF), 5 BR (2020 NSF/2510 GSF); O4-O5: 3 BR (1630 NSF/2020 GSF), 4 BR (1860 NSF/2310 GSF); O-6: 4 BR (2030 NSF/2520 GSF); O-7: 4 BR (2690 NSF/3330 GSF).</p>						

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN				4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH9		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ094217		8. PROJECT COST (\$000) 150,245	
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
PRIMARY FACILITIES					119,263	
NON-GOQ		UN	614	194,240	(119,263)	
SUPPORTING FACILITIES					19,660	
SITE IMPROVEMENT		LS			(4,319)	
LANDSCAPING		LS			(1,352)	
UTILITY MAINS		LS			(11,067)	
PARKING/STREET/SIDEWALK/PATH/FENCE		LS			(1,106)	
PLAYGROUNDS/RECREATION		LS			(1,376)	
ENVIRONMENTAL - REMOVAL/DISPOSAL		LS			(440)	
SUBTOTAL					138,923	
CONTINGENCY (5.0%)					6,946	
TOTAL CONTRACT COST					145,869	
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)					4,376	
TOTAL REQUEST					150,245	
AREA COST FACTOR			1.34			
MOST EXPENSIVE UNIT			219,589			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 614 housing units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bedrooms, bathrooms and finishes; improves floor plans, provides energy efficiency, fencing, patios, playgrounds and recreation areas. Includes demolition and all environmental removal/disposal work. Provides covered garage (for Prestige housing). Provides handicap improvements in the tower including emergency power back up (for one elevator).						
11. Requirement: 8442 UN Adequate: 7828 UN Substandard: 614 UN PROJECT: Improve military family housing (Phase 9). This phase includes work for 2 SGO 4-bedroom, 84 CGO 3-bedroom, 4 E9 4-bedroom, 56 SNCO 3-bedroom, 122 JNCO 3-bedroom and 346 JNCO 2-bedroom units (Current Mission). REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed in Okinawa, Japan. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base US civilian community. This is the ninth phase of the multiple phases to upgrade all inadequate units. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile. Renovated housing will provide modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage and patio. Dwelling units will be expanded (in some unit types) to meet current standards. Covered garage will be provided for E9 Special Command Position (SPC) units, off-street parking, community and neighborhood improvements are required and will include landscaping, playgrounds and recreation facilities. This project is programmed in accordance with 2006 Family Housing Master Plan. CURRENT SITUATION: This project upgrades and modernizes most housing that was built by the Government of Japan (GOJ) during the 1990s and 1980s. These houses require major renovation and repair to correct system deterioration, meet modern						

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3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH9	
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<p>standards, and provide major home improvements. They have had no major upgrades since construction. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing and lighting fixtures are deteriorated and antiquated. The electrical system does not meet modern standards and codes. Floor covering is stained and mismatched due to non-availability of similar materials for replacement. Exterior surfaces and roof, including windows, doors and frames require replacement. These units have inadequate space for storage and patio. Landscaping and recreation areas dedicated for housing residents are deficient. Utilities systems are deficient and old.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operation, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> NONE</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> NONE</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of reconstruction, improvement, direct compensation and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. This project is not eligible for Host Nation funding. The cost to improve the units is 56% of the replacement cost. In compliance with 10 USC 2807 requirement, the design cost for the project is \$6.8M. Base Civil Engineer: Colonel Juan Ibanez, Jr., 011-81-611-734-1807.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 114.3007</p>			

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH. 4	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QKKA094025	8. PROJECT COST (\$000) 46,829	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				41,357
JNCO FOUR-BEDROOM (H-STYLE)	EA	4	155,250	(621)
JNCO TWO BEDROOM	EA	68	102,000	(6,936)
SOQ	EA	1	210,000	(210)
FGO	EA	1	190,000	(190)
CGO TWO-BEDROOM	EA	16	145,000	(2,320)
SNCO THREE-BEDROOM	EA	68	111,000	(7,548)
JNCO THREE-BEDROOM	EA	212	111,000	(23,532)
SUPPORTING FACILITIES				1,943
SITE IMPROVEMENT	LS			(562)
LANDSCAPING	LS			(79)
UTILITIES	LS			(741)
PAVEMENT/CURBS/GUTTERS	LS			(220)
PARKING	LS			(341)
SUBTOTAL				43,300
CONTINGENCY (5.0%)				2,165
TOTAL CONTRACT COST				45,465
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				1,364
TOTAL REQUEST				46,829
AREA COST FACTOR		1.54		
MOST EXPENSIVE UNIT		228,000		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 370 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, parking for H-style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roofs, covered court and mud rooms. Replaces floor heaters with forced air ceiling mounted heaters to include fan and temperature controller. Upgrade kitchens, bathrooms, and floor covering, and improve floor plans to include replacing window rails and handicap accessibility for 1st and 2nd floor (towers), fire sprinkler systems (towers), and elevator work (towers). Provides increased energy efficiency. Removes asbestos and lead-based paint.				
11. Requirement: 2380 UN Adequate: 2010 UN Substandard: 370 UN				
PROJECT: Improve Family Housing Phase 4. This phase includes work for 1 SOQ four-bedroom, 1 FGO four-bedroom, 16 CGO two-bedroom units, 68 SNCO three-bedroom units, 4 JNCO four-bedroom units, 212 JNCO three-bedroom units, and 68 JNCO two-bedroom (tower) units (Current Mission)				
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Misawa Air Base, Japan. The housing must be upgraded to meet current life safety codes to provide a comfortable and appealing living environment comparable to the off-base civilian community in the United States. This is the fourth of multiple phases to upgrade all inadequate				

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH. 4	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QKKA094025	8. PROJECT COST (\$000) 46,829
<p>housing. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, bedroom and bath configuration, with ample interior and exterior storage space. Living units will be expanded to meet current space authorizations. Off-street parking will be provided where deficient. This project is programmed in accordance with 2006 Family Housing master Plan.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was constructed in 1982-1989. These houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathrom cabinets and fixtures are obsolete, deteriorated, and out-dated. The electrical systems do not meet modern construction codes. Ground fault Circuit Interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring is stained, loose, and mismatched due to the non-availability of original materials for replacement. Windows and insulation require replacement. The washers and dryers in the towers are located in the kitchen, which is open to the living and dining areas. This creates a lot of noise in these areas since the appliances are not enclosed and have no sound barrier. The kitchen is also exposed to lint particles from the dryer unit. The towers also lack a fire suppression sprinkler system</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Housing Requirement Market Analysis shows an on-base housing deficit of 143 units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. This project is not eligible for Host Nation funding. The cost to improve the units is 45% of the replacement cost.</p> <p>Base Civil Engineer: Lt Col David Maharrey, 011-81-3117-66-3089</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 114.3007</p>			

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE MFH (PHASE 7)		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE094306	8. PROJECT COST (\$000) 51,007	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				42,862
IMPROVE FAMILY HOUSING	UN	350	122,464	(42,862)
SUPPORTING FACILITIES				4,301
UTILITY	LS			(950)
DEMOLITION	LS			(872)
ASBESTOS ABATEMENT	LS			(1,040)
MECHANICAL	LS			(1,439)
SUBTOTAL				47,164
CONTINGENCY (5.0%)				2,358
TOTAL CONTRACT COST				49,522
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				1,486
TOTAL REQUEST				51,007
AREA COST FACTOR		1.45		
MOST EXPENSIVE UNIT		295,000		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 350 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, reconfigures floor layout, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes asbestos/lead-based paint removal.				
11. Requirement: 2516 UN Adequate: 2166 UN Substandard: 350 UN PROJECT: Improve Family Housing, Phase 7. (Current Mission) 24 FGO (4) 9 SNCO (4) 110 SNCO (3) 207 JNCO (3) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Yokota AB. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet whole house standards. Renovated housing will provide modern kitchen, living room, family room, bedroom and bath configuration with ample interior and exterior storage. The units will also require air conditioning. This project is programmed in accordance with Family Housing Master Plan. CURRENT SITUATION: This project upgrades and modernizes housing which was constructed in the early 1970s. These housing units require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens do not provide adequate storage, cabinet space or countertop area, and are not functionally arranged. Plumbing and lighting fixtures are deteriorated. The electrical systems do not meet modern construction codes. Ground fault circuit interrupter protection is not provide for bathrooms, kitchens, and exterior circuits. Flooring, windows, and roofing require replacement. The units have inadequate living space and storage. Playgrounds, parking areas, and landscaping are inadequate or nonexistent. IMPACT IF NOT PROVIDED: Units will continue to deteriorate resulting in increasing operations, maintenance and repair costs to the AF. Without this project repair of these units will be accomplished in a costly and piecemeal fashion with little or				

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE MFH (PHASE 7)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE094306	8. PROJECT COST (\$000) 51,007
<p>no improvement in living quality. Low morale and retention problems will result if conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 30% of the replacement cost. This project is not eligible for Host Nation funding. Base Civil Engineer: Lt Col Lance Hafeli, 225-7215.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 114.3007</p>			

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION LAJES FIELD, PORTUGAL				4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-142	7. PROJECT NUMBER MQNA093001		8. PROJECT COST (\$000) 41,275	
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
PRIMARY FACILITIES					33,872	
DWELLINGS		UN	184	184,087	(33,872)	
SUPPORTING FACILITIES					3,143	
SITE IMPROVEMENTS		LS			(1,543)	
UTILITY MAINS		LS			(1,600)	
SUBTOTAL					37,015	
CONTINGENCY (5.0%)					1,851	
TOTAL CONTRACT COST					<u>38,866</u>	
SUPERVISION, INSPECTION AND OVERHEAD (6.2%)					2,410	
TOTAL REQUEST					<u>41,275</u>	
AREA COST FACTOR		1.41				
10. Description of Proposed Work: Provides general interior and exterior renovation of 184 housing units. Includes utility upgrades and additions to meet current housing standards. Upgrades kitchens, bathrooms, bedrooms, floor coverings, improves floor plans. Project also provides increased energy efficiency, privacy fencing, patios, playgrounds, and recreation areas for all Beira Mar and the SOQ neighborhoods.						
11. Requirement: 451 UN Adequate: 267 UN Substandard: 184 UN <u>PROJECT:</u> Improve military family housing at Lajes Field, Azores, Portugal. (Current Mission) Grade Mix: 132 - JNCO/2BR, 30 - JNCO/3BR, 20 - JNCO/4BR, 2 - SOQ/4BR <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Lajes Field, Azores, Portugal. The housing must be upgraded to meet current life-safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet "whole-house" standards and are programmed in accordance with the November 2005 Lajes Field Housing Community profile and the 2006 Air Force Family Housing Master Plan. Renovated housing will provide modern kitchens, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded as necessary to meet current space authorizations. Mechanical and electrical systems will be upgraded to meet current standards and provide adequate capacity and quality to support the lifestyles of today's families. Neighborhood improvements are required and include landscaping, playgrounds, recreation areas, and jogging paths. Windows and doors will be replaced as necessary to meet current ATRP standards. Parking will be provided where deficient. This project is programmed in accordance with 2006 Family Housing Master Plan. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was built in 1963, 1984, and 1989. Current houses are inadequate and require major renovation to meet new housing size standards and requirements. They have had no major renovation upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home environment. Plumbing and lighting fixtures are deteriorated and dated. The interiors are not functional, storage and counterspace inadequate, cabinets are old, and sinks are worn. Roofs, walls, sidewalks, and pavement require major repair or replacement due to the effect of Lajes' highly corrosive environment. Landscaping, exterior lighting, parking,						

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION LAJES FIELD, PORTUGAL		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER MQNA093001	8. PROJECT COST (\$000) 41,275
<p>playgrounds and recreation areas for housing residents are all deficient.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increasing operations, maintenance and repair costs to the Air Force and inconvenience to the residents. Without this project, repair of these units will be done in a costly, piecemeal fashion with little or no improvement in living quality, and cause continual interruptions to the families living in the units. Low morale and retention problems can be expected to exist if conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternatives of new construction, improvement, leasing and status quo operation. Based on the net present values and benefit of respective alternative, improvement was found to be the most cost effective alternative over the life of the project. The improvement cost is 62% of replacement cost. The construction agent is Naval Facility Command resulting 6.2% SIOH costs. Base Civil Engineer: LtCol Timothy P. Haynie, Phone: 011-351-295-576113.</p>			

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION RAF ALCONBURY, UNITED KINGDOM			4. PROJECT TITLE IMPROVE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-151	7. PROJECT NUMBER AEDY094002	8. PROJECT COST (\$000) 13,153	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				9,581
IMPROVE MILITARY FAMILY HOUSING	UN	71	134,950	(9,581)
SUPPORTING FACILITIES				2,406
PAVEMENTS	LM	2550	321	(818)
UTILITIES	LM	1950	367	(715)
LANDSCAPING	MS	8500	37	(315)
RECREATION AREA	MS	1540	136	(209)
DEMOLITION	MS	3845	49	(188)
ASBESTOS REMOVAL	MS	1950	82	(160)
SUBTOTAL				11,987
CONTINGENCY (5.0%)				599
TOTAL CONTRACT COST				12,587
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)				566
TOTAL REQUEST				13,153
AREA COST FACTOR	1.37			
MOST EXPENSIVE UNIT		208,951		
10. Description of Proposed Work: Provide general interior and exterior renovation of 71 housing units. Includes utility upgrade to the water, electrical and drainage systems. Provide additional space to meet current standards. Upgrade kitchens, floor coverings and bathrooms. Improve floor plans, provide an energy efficient hot water and heating system. Include privacy fencing, patios and patio covers. Communal playgrounds and recreational areas. Includes demolition and removal of asbestos material, lead soldered water pipes and the removal of lead based paint. Existing garages are to be renovated to include electrical power and lighting. The exteriors to be brick clad to match the existing upgraded houses on RAF Alconbury.				
11. Requirement: 126 UN Adequate: 55 UN Substandard: 71 UN				
<u>PROJECT:</u> Improve Military Family Housing. This project provides 1 SOQ four-bedroom, 1 E9 four-bedroom, 5 SNCO 4-bedroom, 12 SNCO three-bedroom, 16 JNCO four-bedroom, 4 JNCO four-bedroom, and 32 JNCO two-bedroom units. (Current Mission)				
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependants stationed within the RAF Molesworth Tri-Base Community installations. The housing must be upgraded to meet current safety codes and to provide a comfortable and appealing living environment. All units will meet "whole house" standards. Renovated housing will provide a modern kitchen, living room, family room, bedrooms and bath configuration with ample interior and exterior storage. Off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, lighting, playgrounds and recreation areas. The project will include hard wired smoke detectors and carbon monoxide detectors with battery back up to conform to the Air Force Carbon Monoxide CO detector policy as required. This project is programmed in accordance with 2006 Family Housing Master Plan.				
<u>CURRENT SITUATION:</u> This project upgrades and modernizes housing in the Royal Air Force Molesworth Tri-Base Community, at the installation site of RAF Alconbury.				

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF ALCONBURY, UNITED KINGDOM		4. PROJECT TITLE IMPROVE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-151	7. PROJECT NUMBER AEDY094002	8. PROJECT COST (\$000) 13,153
<p>These houses require major renovation and repair to correct half a century of deterioration and heavy use, some of these units were constructed in 1957. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing pipe work is joined together by lead based solder. Lighting fixtures have deteriorated and are dated. The condition of the roofs have declined over the years and are in need of repair. The electrical systems do not meet modern construction codes. Floor coverings are stained and worn. The units have inadequate living space by DoD standards, minimal storage space and small patios, no backyard privacy. Landscaping, lighting, safe parking and recreational areas for housing residents are deficient. There is asbestos sheeting in the existing furnace cupboards.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increased costs to the Government and inconvenience to the residents. Low morale and retention problems can be expected if such conditions are prolonged.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis will be prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. The cost to improve this housing is estimated at 46% of the replacement cost. The construction agent is Defense Estates of United Kingdom Ministry of Defense resulting 4.5% of SIOH costs. This project is not eligible for NATO funding. BASE CIVIL ENGINEER:Major Matt E. Greene, 011-44-1480-84-3216,or DSN 314-268-3216.</p> <p><u>BASE CIVIL ENGINEER:</u> Welch</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: POUND .5546</p>			

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION RAF FELTWELL, UNITED KINGDOM				4. PROJECT TITLE RENOVATE FAMILY HOUSING & INFRASTRUC		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-142	7. PROJECT NUMBER GPLS094029		8. PROJECT COST (\$000) 11,700	
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
PRIMARY FACILITIES					4,000	
IMPROVE FAMILY HOUSING		UN	16	250,000	(4,000)	
SUPPORTING FACILITIES					6,663	
UTILITIES		LS			(0)	
PAVEMENTS		LS			(752)	
LANDSCAPING		LS			(700)	
INFRASTRUCTURE		LS			(5,211)	
SUBTOTAL					10,663	
CONTINGENCY (5.0%)					533	
TOTAL CONTRACT COST					11,196	
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)					504	
TOTAL REQUEST					11,700	
AREA COST FACTOR		1.37				
10. Description of Proposed Work: Provides general interior and exterior renovation of 16 Military Family Housing units. Includes minor demolition, site clearing, utility replacement, new road and driveways, and new street lighting and storm water drainage. Provides adequate parking, a single car garage where space available, patios and privacy fencing, and sound attenuation.						
11. Requirement: 1029 UN Adequate: 1013 UN Substandard: 16 UN						
<u>PROJECT:</u> Improve Military Family Housing. This project includes work for 5 CGO three-bedroom, 5 FGO four-bedroom, 4 SO four-bedroom, 1 SO six-bedroom, and 1 SO seven-bedroom units (Current Mission).						
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Feltwell. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. These are the last 16 units at RAF Feltwell needing renovations to meet current "whole house" standards. Renovated houses will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Single car garages meeting U.S. size requirements and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, streetlighting, and recreational areas. This project is programmed in accordance with 2006 Family Housing Master Plan.						
<u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was constructed in 1935 and 1936. These 70+ year old Ministry of Defense houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had minor upgrades to kitchens and bathroom fixtures since construction.						
<u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance, and repair to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly piecemeal fashion with little or no improvement in living quality.						
<u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> FY2004, GPLS044040, Install Ceiling Fans and Fly Screens, 15 units, \$70,000						
FY2004, GPLS044039, Rpr Roofs, Garages, and Doors, 15 units, \$354,000						

1. COMPONENT AIR FORCE	FY 2009 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF FELTWELL, UNITED KINGDOM		4. PROJECT TITLE RENOVATE FAMILY HOUSING & INFRASTRUC'	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER GPLS094029	8. PROJECT COST (\$000) 11,700
<p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 46% of the replacement cost. This project meets the criteria of the Air Force Housing Guide for Planning, Programming, Design, and Construction. The construction agent is Defense Estates of United Kingdom Ministry of Defense resulting 4.5% of SIOH costs. Base Civil Engineer: Lt Col Roy-Alan C. Agustin, 0044-1638-52-2100</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: POUND .5546</p>			

1. COMPONENT AIR FORCE		FY2009 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION RAF MENWITH HILL STATION, UNITED KINGDOM			4. PROJECT TITLE IMPROVE FAMILY HOUSING			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711142	7. PROJECT NUMBER MWHL090001		8. PROJECT COST (\$000) \$50	
9. COST ESTIMATE						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
IMPROVE FAMILY HOUSING		UN	1	40.86	41	
SUPPORTING FACILITIES						
SPECIAL ASSESSMENTS		LS	1	5.25	5	
SUBTOTAL					46	
CONTINGENCY (5%)					2	
TOTAL CONTRACT COST					48	
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)					2	
TOTAL REQUEST					50	
MOST EXPENSIVE UNIT: \$51,000						
AREA COST FACTOR: 1.35						

10. DESCRIPTION OF PROPOSED CONSTRUCTION:

Provides general interior and exterior renovation of 1 housing unit. Includes utility upgrades and additions to meet current standards. Upgrades kitchen, bathrooms, and floor coverings and improves overall floorplan. Includes demolition and asbestos/lead-based paint removal.

11. REQUIREMENT: 186 UN ADEQUATE: 24 UN SUBSTANDARD: 162 UN

PROJECT: Improve Military Family Housing. This project includes work for 1 FGO three-bedroom unit. (Current-Mission)

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Menwith Hill. The unit must be upgraded to meet safety codes and to provide a comfortable and appealing living environment comparable with other off-base military and civilian homes. Unit will meet "whole house" standards and is programmed in accordance with the Housing Community Plan. Renovated unit will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage.

CURRENT SITUATION: This project upgrades and modernizes a housing unit that was constructed in 1978. This 30-year old house is showing the effects of age and continuous heavy use. It has had no major upgrades since construction and does not meet the needs of today's families, nor does it provide a modern home environment. Bedrooms do not meet minimum size requirements. The unit has inadequate living space and storage.

1. COMPONENT AIR FORCE	FY2009 MILITARY CONSTRUCTION PROJECT DATA			2. DATE
3. INSTALLATION AND LOCATION RAF MENWITH HILL STATION, UNITED KINGDOM			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711142	7. PROJECT NUMBER MWHL090001	8. PROJECT COST (\$000) \$50	

IMPACT IF NOT PROVIDED: Unit will continue to deteriorate rapidly, resulting in increased operations, maintenance, and repair to the Government and inconvenience to residents. Without this project, repair of this unit will continue in a costly, piecemeal fashion with little or no improvement in living quality.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None.

WORK ACCOMPLISHED FOR THE NEXT THREE YEARS: None.

ADDITIONAL: An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 10% of the replacement cost. The construction agent is Defense Estates of United Kingdom Ministry of Defense resulting a 4.5% of SIOH costs. Base Civil Engineer: Lt Col Christopher Darling, 0044-1423-77-7966

FOREIGN CURRENCY: FCF Budget Rate Used: POUND .5546

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 ADVANCE PLANNING AND DESIGN

Program (In Thousands)

FY 2009 Program \$7,708

FY 2008 Program \$12,210

Purpose and Scope

This program provides for preliminary studies to develop additional family housing facilities, one time multi-phase design, and housing community profile developments; studies for site adaptation and determination of type and design of units; and working drawings, specifications, estimates, project planning reports and final design drawings of family housing construction projects. This includes the use of architectural and engineering services in connection with any family housing new or post acquisition construction program.

Program Summary

Authorization is requested for:

- (1) Advance planning and design for future year housing programs;
- (2) FY 2009 Authorization and Appropriation of \$7,708,000 to fund this effort as outlined in the following exhibit:

1. COMPONENT AIR FORCE		FY 2009 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			4. PROJECT TITLE FAMILY HOUSING ADVANCE PLANNING AND DESIGN			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-000	7. PROJECT NUMBER		8. PROJECT COST (\$000) 7,708	
9. COST ESTIMATE						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
FAMILY HOUSING ADVANCE PLANNING AND DESIGN			LS			7,708
SUBTOTAL						7,708
TOTAL CONTRACT COST						7,708
TOTAL REQUEST						
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Architect-engineer services, survey, fees, etc., in connection with advance planning and design of family housing dwelling units and properties included in or proposed for the Air Force Family Housing Construction Account.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$7.708 million to provide planning and design costs in connection with family housing new or post acquisition construction programs.</p> <p><u>REQUIREMENT</u>: The funds requested are necessary to procure architect-engineer services to make site and utility investigations; one time multi-phase design, and housing community profiles (HCP) developments; and for the preparation of design and specifications of advance plans for future year family housing programs in connection with any family housing new or post acquisition construction programs.</p> <p><u>IMPACT IF NOT PROVIDED</u>: The funds requested are necessary to support the development of the housing community plans and to support the new and post acquisition construction programs. Without the requested funds, housing community profiles cannot be developed and the new and post acquisition construction programs cannot be designed and constructed.</p>						

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

OPERATIONS, UTILITIES AND MAINTENANCE

(Excluding Leasing, Debt, and Privatization)

Program (\$ in Thousands)

FY 2009 Program \$451,659

FY 2008 Program \$521,482

Purpose and Scope: Provides operations and maintenance resources to pay for the cost of ownership in terms of property management, utilities, and maintenance of Air Force owned units. The Air Force family housing budget requests essential resources to provide military families with housing either in the private market through assistance from a housing referral office, or by providing government housing. Increased emphasis has been placed on the proper funding of the family housing operations and maintenance program. The Air Force's FY2009 Operation and Maintenance programs emphasize the following goals:

- * Identify affordable housing for military members. Where shortages exist, identify project proposals to privatize or request new construction or leasing of housing for military families.

- * Reduce utility consumption through whole-house improvements to improve energy efficiency, increased management emphasis on energy conservation, and maintenance and repair projects to reduce energy consumption.

- * Provide government appliances and furniture in foreign countries where member-owned units are inappropriate or non-existent and where new housing units needing government-supplied appliances are coming on line. Redistribute excess furnishings from realigned bases.

- * Invest wisely in maintenance and repairs to preserve the existing adequate housing inventory worldwide. The top priorities are preservation of the good inventory that we have--keeping "good houses good"--and resolving problems that are a threat to life, safety, or health. We are also funding demolition of inadequate surplus housing to eliminate unneeded inventory.

- * Schedule maintenance and repair activities along with whole-house improvements to obtain the greatest economies of scale and enhancement in livability while increasing the useful life of housing units with the minimum capital investment and minimum impact on occupants.

- * Support privatization of utilities through the housing or utilities privatization program as appropriate.

- a. Operations. This portion of the program provides for operating expenses in the following sub-accounts:

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

(1) Management. Includes installation-level management such as housing office operations, quality assurance evaluators, administrative support, and community liaison. It supports the Air Force Family Housing Master Plan (FHMP) and General Officer Quarters (GOQ) Master Plan efforts. It also supports the housing referral program, assisting Air Force families living in local communities to find quarters in the private sector and implementing the Fair Housing Act of 1968 and assists in placing members in privatized housing. Housing Management offices provide counseling on housing decision-making and advance information on new base of assignment. The management effort at installations privatizing housing will gradually be reduced to an appropriate level for inherently governmental tasks to include asset management, housing relocation and referral services, and fiscal analysis. During major construction phases of privatized units, government oversight is required. Manning levels generally have been reduced at those bases where housing privatization has or is expected to occur with an emphasis on remaining tasks supporting inherently governmental duties. For bases with competitively sourced operations, the Air Force must continue to provide oversight support and advise installation leadership.

(2) Services. Provides basic support services including refuse collection and disposal; fire and police protection; custodial services; entomology and pest control; and snow removal and street cleaning. Privatized units do not receive funding from this account.

(3) Furnishings. Procures household equipment (primarily stoves and refrigerators) and furniture in limited circumstances, primarily overseas. Controls inventories of furnishings at warehouses and maintains and repairs furniture and appliances.

(4) Miscellaneous. Provides leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments to operate housing units occupied by Air Force personnel, and similar costs. Also funds Department of State surcharges where leased housing is procured through their services. Privatization has no impact on these activities.

b. Utilities. Includes all purchased and base-produced heat, electricity, water, sewer, and gas commodities serving family housing. Occupants purchase their own telephone and cable TV service. Privatized housing units do not receive funding from this account.

c. Maintenance. Privatized housing units do not receive funding from this account. Provides upkeep of family housing real property, as follows:

(1) Maintenance/Repair of Dwellings. Includes service calls, routine maintenance and repairs, and replacement of deteriorated facility components. Housing maintenance contracts are included in these costs.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

(2) Exterior Utilities. Maintenance and repair of water, sewer, electric, and gas lines and other utility distribution, collection, or service systems assigned to or supporting family housing areas.

(3) Other Real Property. Upkeep of grounds, common areas, roads, parking areas, and other property for the exclusive use of family housing occupants not discussed above.

(4) Alterations and Additions. This includes minor alterations to housing units or housing support facilities. Large scope and high dollar-value projects such as whole-house improvements are included in the construction program.

Operation and Maintenance FY 2009 Program Summary - Highlights

The requested amount in FY 2009 is \$451,659. This amount, together with estimated reimbursements of \$8,854 will fund the FY 2009 Operation and Maintenance program of \$460,513.

A summary of the funding program for FY 2009 is as follows (\$ in thousands):

<u>Operations Request</u>	<u>Utility Request</u>	<u>Maintenance Request</u>	<u>Total Direct Request</u>	<u>Reimburse-ment</u>	<u>Total Program</u>
\$122,750	\$100,997	\$227,912	\$451,659	\$8,854	\$460,513

DEPARTMENT OF THE AIR FORCE
 Family Housing Operation and Maintenance Reprogramming Actions
 Fiscal Year 2007
 (\$ in Thousands)

	FY 2007 Appropriation	Funds Reprogrammed	Percent Reprogrammed	FY 2007 End of Year
Utilities	103,250	27,334	26.47%	130,584
Operations				
Management	77,981	(11,041)	-14.16%	66,940
Services	25,888	3,038	11.74%	28,926
Furnishings	44,545	(9,328)	-20.94%	35,217
Miscellaeous	1,914	152	7.94%	2,066
Leasing	121,295	5,717	4.71%	127,012
Maintenance	337,227	(27,289)	-8.09%	309,938
Debt	1	(1)	0.00%	0
Privatization Support	37,899	(582)	-1.54%	37,317
Foreign Currency	0	25,334	N/A	25,334
Total	750,000	13,334		763,334

USAF FY2009 PB
Family Housing Operation and Maintenance, Summary
 Excludes Leased Units and Costs
Worldwide Summary

Fiscal Year: **2009**
 Command: **USAF**
 Exhibit: **FH-2**

Fiscal Year:	2007		2008		2009	
Inventory Data (Units)						
Units in Being Beginning of Year		76,713		54,953		37,186
Units in Being at End of Year		54,953		37,186		31,929
Average Inventory for Year		65,833		46,070		34,558
Historic Units		1,901		33		0
Units Requiring O&M Funding:						
a. Contiguous US		51,613		33,195		15,541
b. U. S. Overseas		3,592		1,806		1,806
c. Foreign		21,508		19,952		19,839
d. Worldwide		76,713		54,953		37,186
Funding Requirements (\$000)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)
OPERATIONS (DIRECT)						
Management	71,941	1,093	56,736	1,232	58,396	1,690
Services	31,148	473	20,673	449	20,166	584
Furnishings	35,737	543	43,472	944	42,189	1,221
Miscellaneous	2,281	35	1,960	43	1,999	58
Sub-Total Direct Operations	141,107	2,143	122,841	2,666	122,750	3,552
Anticipated Reimbursements	1,010	15	781	17	781	23
Gross Obligations, Operations	142,117	2,159	123,622	2,683	123,531	3,575
UTILITIES (DIRECT)						
Direct Utilities	137,100	2,083	100,176	2,174	100,997	2,923
Anticipated Reimbursements	2,993	45	2,309	50	2,318	67
Gross Obligations, Utilities	140,093	2,128	102,485	2,225	103,315	2,990
MAINTENANCE (DIRECT)						
M&R Dwelling	271,164	4,119	264,423	5,740	201,945	5,844
M&R Ext. Utilities	13,521	205	12,092	262	9,224	267
M&R Other Real Property	17,650	268	18,429	400	14,057	407
Alter & Add.	1,937	29	3,521	76	2,685	78
Sub-Total Direct Maintenance	304,271	4,622	298,465	6,479	227,912	6,595
Anticipated Reimbursements	7,733	117	5,573	121	5,755	167
Gross Obligations, Maintenance	312,004	4,739	304,038	6,600	233,667	6,762
GRAND TOTAL, O&M - Direct	582,478	8,848	521,482	11,319	451,659	13,070
Anticipated Reimbursements	11,736	178	8,663	188	8,854	256
GRAND TOTAL, O&M - TOA	594,214	9,026	530,145	11,508	460,513	13,326

USAF FY2009 PB
Family Housing Operation and Maintenance, Summary
 Excludes Leased Units and Costs
Conterminous US

Fiscal Year: **2009**
 Command: **USAF**
 Exhibit: **FH-2**

Fiscal Year:	2007		2008		2009	
Inventory Data (Units)						
Units in Being Beginning of Year		51,613		33,195		15,541
Units in Being at End of Year		33,195		15,541		11,203
Average Inventory for Year		42,404		24,368		13,372
Historic Units		1,866		0		0
	Total Cost	Unit	Total Cost	Unit	Total Cost	Unit
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)	Cost (\$)
OPERATIONS (DIRECT)						
Management	41,657	982	23,057	946	24,161	1,807
Services	12,905	304	6,104	251	4,853	363
Furnishings	2,449	58	2,398	98	1,662	124
Miscellaneous	892	21	700	29	713	53
Sub-Total Direct Operations	57,903	1,366	32,259	1,324	31,389	2,347
Anticipated Reimbursements	506	12	403	17	400	30
Gross Obligations, Operations	58,409	1,377	32,662	1,340	31,789	2,377
UTILITIES (DIRECT)						
Direct Utilities	81,659	1,926	46,386	1,904	33,740	2,523
Anticipated Reimbursements	2,558	60	1,192	49	1,183	88
Gross Obligations, Utilities	84,217	1,986	47,578	1,952	34,923	2,612
MAINTENANCE (DIRECT)						
M&R Dwelling	132,537	3,126	118,535	4,864	70,785	5,294
M&R Ext. Utilities	5,890	139	5,268	216	3,146	235
M&R Other Real Property	8,977	212	8,029	329	4,794	359
Alter & Add.	1,715	40	1,534	63	916	68
Sub-Total Direct Maintenance	149,119	3,517	133,366	5,473	79,641	5,956
Anticipated Reimbursements	1,535	36	2,876	118	2,937	220
Gross Obligations, Maintenance	150,654	3,553	136,242	5,591	82,578	6,175
GRAND TOTAL, O&M - Direct	288,682	6,808	212,010	8,700	144,771	10,826
Anticipated Reimbursements	4,599	108	4,471	183	4,520	338
GRAND TOTAL, O&M - TOA	293,281	6,916	216,481	8,884	149,291	11,164

USAF FY2009 PB
Family Housing Operation and Maintenance, Summary
 Excludes Leased Units and Costs
US Overseas

Fiscal Year: **2009**
 Command: **USAF**
 Exhibit: **FH-2**

Fiscal Year:	2007		2008		2009	
Inventory Data (Units)						
Units in Being Beginning of Year		3,592		1,806		1,806
Units in Being at End of Year		1,806		1,806		716
Average Inventory for Year		2,699		1,806		1,261
Historic Units		35		33		0
Funding Requirements (\$000)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)
OPERATIONS (DIRECT)						
Management	3,317	1,229	3,056	1,692	3,123	2,477
Services	908	336	725	401	748	593
Furnishings	893	331	1,165	645	1,054	836
Miscellaneous	22	8	22	12	23	18
Sub-Total Direct Operations	5,139	1,904	4,967	2,750	4,948	3,924
Anticipated Reimbursements	0	0	0	0	0	0
Gross Obligations, Operations	5,139	1,904	4,967	2,750	4,948	3,924
UTILITIES (DIRECT)						
Direct Utilities	9,589	3,553	9,303	5,151	11,735	9,306
Anticipated Reimbursements	0	0	0	0	0	0
Gross Obligations, Utilities	9,589	3,553	9,303	5,151	11,735	9,306
MAINTENANCE (DIRECT)						
M&R Dwelling	14,391	5,332	12,870	7,126	6,571	5,211
M&R Ext. Utilities	640	237	572	317	434	344
M&R Other Real Property	975	361	872	483	662	525
Alter & Add.	186	69	167	92	126	100
Sub-Total Direct Maintenance	16,191	5,999	14,481	8,018	7,794	6,180
Anticipated Reimbursements	1,095	406	0	0	0	0
Gross Obligations, Maintenance	17,286	6,405	14,481	8,018	7,794	6,180
GRAND TOTAL, O&M - Direct	30,919	11,456	28,751	15,920	24,476	19,410
Anticipated Reimbursements	1,095	406	0	0	0	0
GRAND TOTAL, O&M - TOA	32,014	11,861	28,751	15,920	24,476	19,410

USAF FY2009 PB

Family Housing Operation and Maintenance, Summary

Excludes Leased Units and Costs

Foreign

Fiscal Year: **2009**

Command: **USAF**

Exhibit: **FH-2**

Fiscal Year:	2007		2008		2009	
Inventory Data (Units)						
Units in Being Beginning of Year		21,508		19,952		19,839
Units in Being at End of Year		19,952		19,839		20,010
Average Inventory for Year		20,730		19,896		19,925
Historic Units		0		0		0
Funding Requirements (\$000)						
	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)
OPERATIONS (DIRECT)						
Management	26,967	1,301	30,624	1,539	31,112	1,561
Services	17,336	836	13,844	696	14,565	731
Furnishings	32,394	1,563	39,909	2,006	39,473	1,981
Miscellaneous	1,367	66	1,238	62	1,263	63
Sub-Total Direct Operations	78,064	3,766	85,614	3,723	86,413	4,337
Anticipated Reimbursements	504	24	378	19	381	19
Gross Obligations, Operations	78,568	3,790	85,992	3,742	86,794	4,356
UTILITIES (DIRECT)						
Direct Utilities	45,852	2,212	44,487	2,236	55,522	2,787
Anticipated Reimbursements	435	21	1,117	56	1,135	57
Gross Obligations, Utilities	46,287	2,233	45,604	2,292	56,657	2,844
MAINTENANCE (DIRECT)						
M&R Dwelling	124,236	5,993	133,017	6,686	124,589	6,253
M&R Ext. Utilities	6,991	337	6,252	314	5,644	283
M&R Other Real Property	7,699	371	9,529	479	8,601	432
Alter & Add.	35	2	1,820	91	1,643	82
Sub-Total Direct Maintenance	138,961	6,703	150,619	7,722	140,477	7,050
Anticipated Reimbursements	5,103	246	2,697	136	2,818	141
Gross Obligations, Maintenance	144,064	6,950	153,316	7,706	143,295	7,192
GRAND TOTAL, O&M - Direct	262,877	12,681	280,721	14,110	282,412	14,174
Anticipated Reimbursements	6,042	291	4,192	211	4,334	218
GRAND TOTAL, O&M - TOA	268,919	12,972	284,913	14,320	286,746	14,392

FY09 President's Budget
Summary of Historic Housing Detail

Fiscal Year: **2009**
 MAJCOM: **USAF**
 Exhibit: **FH-6**

	Fiscal Year:	2007	2008	2009
1. Historic Housing Costs, Non-GOQ Data				
a. Number of Non-GOQ units on NHRP (Inventory)		1,837	33	0
b. Improvement Costs (\$000)		503	0	0
c. Maintenance and Repair Costs (\$000)		9,174	500	0
d. Total Historic Maintenance, Repair, Improvements (\$000)		9,677	500	0
e. Average Cost Per Unit (\$000)		5	15	0
2. Historic Housing Costs, GOQ Data				
a. Number of GOQ units on NHRP (Inventory)		64	0	0
b. Improvement Costs (\$000)		10	0	0
c. Maintenance and Repair Costs (\$000)		4,007	0	0
d. Total Historic Maintenance, Repair, Improvements (\$000)		4,017	0	0
e. Average Cost Per Unit (\$000)		63	0	0
3. Total Historic Inventory & Costs (Non-GOQ & GOQ)				
a. Number of Non-GOQ and GOQ units on NHRP (Inventory)		1,901	33	0
b. Improvement Costs (\$000)		513	0	0
c. Maintenance and Repair Costs (\$000)		13,181	500	0
d. Total Historic Maintenance, Repair, Improvements (\$000)		13,694	500	0
e. Average Cost Per Unit (\$000)		7	15	0

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

(Program In Thousands)

FY 2009 Program \$122,750

FY 2008 Program \$122,841

The FY 2009 program represents Air Force family housing requirements and was developed using OSD/OMB approved inflation and foreign currency fluctuation rates. Adjustments have been made for force structure changes and mission realignments. All program sub-accounts are described in detail in the following analyses:

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Management. The Management account supports installation-level housing office operations; occupancy and contractor inspections; administrative support; community liaison; and the housing referral program, which assists members in finding homes in the private sector. It also supports studies such as the housing requirements and market analyses, preliminary studies, survey requirements for construction plans, housing information technology software and support, and concept development, acquisition, and portfolio management supporting privatization.

For government owned housing units, funding is based on historical obligations. For the majority of installations that are privatized, funding is based on reduced civilian manpower and contractor support requirements. Funding also allows for limited utilities and maintenance for housing office facilities at privatized installations.

		(\$ in Thousands)
1.	FY 2008 President's Budget	\$56,736
2.	Congressional Adjustments:	None
3.	FY 2008 Appropriated Amount:	\$56,736
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2008 Current Estimate	\$56,736
10.	Price Growth:	
	a. General Inflation (2.0%)	+\$1,134
11.	Functional Program Transfer:	None
12.	Program Increases:	None
	a. FHMP Baseline Adjustment	+\$526
13.	Program Decreases:	
14.	FY 2009 Budget Request:	\$58,396

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Analysis of Change in Management

The requirement for the FY 2009 program was developed through the Family Housing Master Plan (FHMP) process from historical expenditures and adjusted for a standard inflation rate of 2.0%, resulting in the program remaining steady-state.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Services. Provides basic municipal-type support services such as refuse collection and disposal; fire and police protection; entomology and pest control; snow removal; street cleaning, and custodial services for government-owned family housing units. Since private developers are responsible for municipal services, privatized installations have no requirements for funding. Services at remaining government owned housing units are based on historical obligations.

	(\$ in Thousands)
1. FY 2008 President's Budget	\$20,673
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$20,673
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$20,673
10. Price Growth:	
a. General Inflation (2.0%)	+\$413
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	
a. BRAC savings due to Pope AFB transfer to Army	-\$796
b. Miscellaneous BRAC Savings	-\$108
c. FHMP Baseline Adjustment	-\$16
14. FY 2009 Budget Request:	\$20,166

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Analysis of Changes in Services

The requirement for FY 2009 was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for adjustments in service contracts, and for a standard inflation rate of 2.0%.

The FY 2009 Services account reflects the reduced inventory level of government owned units, primarily at CONUS locations, as the Air Force completes its housing privatization program. Allowances were made based on historical data for privatization delays, as the Air Force experiences an average delay of 18 months per project and expects this trend to continue in the future. The Services account for FY 2009 was also reduced by \$0.8M under BRAC due to the transfer of Pope AFB to the Army, and by another \$0.1M due to additional savings resulting from BRAC. These savings were applied to the highest priority requirements for the overall Air Force.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Furnishings. Includes the procurement for initial issue and replacement of household equipment (primarily stoves and refrigerators) and for furniture in limited circumstances overseas. Also funds the control, moving, and handling of furnishings inventories; and the maintenance and repair of such items. Privatized housing units do not receive funding with the exception of General Officer Quarters.

Loaner sets of furniture are issued to military families overseas so they may occupy permanent quarters prior to the arrival of their personally owned furniture. "Loaner kits" consisting of tables, beds, sofas, etc. allow members to establish themselves in a housing unit before their household goods arrive. Loaner sets are very cost effective because they reduce the cost of temporary quarters. Other items of household furnishings, normally built into CONUS houses, are often limited or not existent in foreign country homes, such as wardrobes (clothes closets), kitchen cabinets, sideboards and appliances. These items are also issued to military families.

Housing in Europe also often requires that closets (armoires) and kitchen cabinets be issued since European private rentals do not have the closets that are expected in the United States and kitchens usually do not come equipped with appliances and cabinets.

The furnishings account funds essential furnishings at levels consistent with the needs of the Air Force. Much of the funding requested in the furnishings account results from an analysis of the most economical or cost effective way to fulfill service requirements. Issuing furnishings by the government avoids higher costs in other accounts such as military allowances and other support appropriations.

	(\$ in Thousands)
1. FY 2008 President's Budget	\$43,472
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$43,472
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$43,472
10. Price Growth:	
a. General Inflation (2.0%)	+ \$869

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

11.	Functional Program Transfer:	None
12.	Program Increase:	None
13.	Program Decreases:	
	a. FHMP Baseline Adjustment	-\$52
	b. AFSSO 21 Savings	-\$2,100
14.	FY 2009 Budget Request:	\$42,189

Analysis of Changes in Furnishings

The requirement for FY 2009 was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for adjustments in service contracts, and for a standard inflation rate of 2.0%. Since our stateside furniture program is limited to primarily stoves and refrigerators, and in limited situations household furniture, the savings from reduced housing inventory resulting from CONUS privatization will not be very extensive. A large requirement, however, still remains at our foreign locations as furniture is used to reduce household goods shipments overseas and thus savings in PCS costs.

FY 2009 President's Budget
Family Housing Summary of Furnishings Detail (\$Thousands)

Fiscal Year: **2009**
 Command: **USAF**
 Exhibit: **FH-3**

Category	Furnishings Less Household Equipment					Household Equipment					Total Furnishings				
	Moving/ Handling	Maint/ Repair	Replace ment	Initial Issue	Total	Moving/ Handling	Maint/ Repair	Replace ment	Initial Issue	Total	Moving/ Handling	Maint/ Repair	Replace ment	Initial Issue	Total
FY07															
CONUS	6	18	150	0	174	229	845	1,747	544	3,365	235	863	1,897	544	3,539
US Overseas	371	84	349	0	805	612	84	143	0	840	983	169	493	0	1,644
Foreign	5,870	5,450	8,661	3,479	23,460	4,189	4,758	6,534	421	15,902	10,059	10,208	15,195	3,900	39,362
Public	3,819	3,579	7,021	3,479	17,898	2,529	2,992	5,080	421	11,023	6,349	6,571	12,101	3,900	28,921
Private	2,051	1,871	1,640	0	5,562	1,659	1,766	1,455	0	4,880	3,710	3,637	3,095	0	10,441
Total	6,248	5,552	9,160	3,479	24,439	5,029	5,687	8,425	965	20,107	11,277	11,240	17,585	4,444	44,545
FY08															
CONUS	3	7	110	0	119	102	405	1,026	112	1,645	105	412	1,136	112	1,764
US Overseas	282	0	362	0	644	403	0	192	0	595	685	0	560	0	1,239
Foreign	5,368	5,019	4,952	10,040	25,378	3,894	4,406	6,392	399	15,091	9,262	9,424	11,344	10,439	40,469
Public	3,488	3,304	3,217	10,040	20,048	2,373	2,787	4,854	399	10,413	5,861	6,091	8,071	10,439	30,461
Private	1,880	1,715	1,735	0	5,330	1,521	1,619	1,538	0	4,678	3,401	3,334	3,273	0	10,008
Total	5,653	5,025	5,429	10,040	26,147	4,399	4,811	7,611	511	17,331	10,052	9,836	13,040	10,551	43,472
FY09															
CONUS	3	7	112	0	122	104	413	1,047	114	1,678	107	420	1,159	114	1,800
US Overseas	288	0	369	0	657	411	0	196	0	607	699	0	565	0	1,264
Foreign	5,474	5,119	5,051	8,089	23,733	3,972	4,494	6,520	407	15,393	9,446	9,613	11,571	8,496	39,125
Public	3,558	3,370	3,281	8,089	18,297	2,420	2,843	4,951	407	10,621	5,978	6,212	8,232	8,496	28,918
Private	1,917	1,749	1,770	0	5,437	1,552	1,651	1,569	0	4,772	3,469	3,400	3,339	0	10,208
Total	5,765	5,126	5,532	8,089	24,511	4,487	4,907	7,763	521	17,678	10,252	10,033	13,295	8,610	42,189

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Miscellaneous. Includes leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments (i.e. United Kingdom and Australia) to operate housing units occupied by Air Force personnel, mobile home hookups, and similar costs. Also includes reimbursement to the International Cooperative Administrative Support Services (ICASS) Program administered by the Department of State. ICASS is a system for managing and sharing the administrative support costs of overseas operations with US Foreign Affairs agencies and other US Government agencies that operate in countries where the Air Force does not have a significant presence.

For locations that are U.S. government owned or controlled, funding is based on historical obligations. No funding is provided in the category for privatized installations.

	(\$ in Thousands)
1. FY 2008 President's Budget	\$1,960
2. Congressional Adjustments:	None
3. FY 2008 Projected Appropriated Amount:	\$1,960
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$1,960
10. Price Growth:	
a. General Inflation (2.0%)	+\$39
11. Functional Program Transfer:	None
12. Program Increases:	None
a. FHMP Baseline Adjustment	None
13. Program Decreases:	
14. FY 2009 Budget Request:	\$1,999

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Analysis of Changes in Miscellaneous

With the exception of increases in general inflation, this account remains steady from year to year. This account funds accomodation charges in the United Kingdom for renting Ministry of Defence housing, payment to the U.S. Coast Guard to house Air Force personnel, payments for International Cooperative Administrative Support Services (ICASS) agreements with embassies to provide services to USCENTCOM personnel, and property taxes for overseas locations.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Utilities. This program provides for all utilities consumed in government-owned family housing. This program funds electricity, natural gas, fuel oil and other purchased heating, water, sewage and waste systems. Military Family Housing residents and housing management continue to work towards meeting energy reduction goals. However, as the majority of homes become privatized, and utility cost responsibility is shifted to private developers, this becomes less of an overall government concern. Utility funding for the MFH offices and warehouses is included under Management.

	(\$ in Thousands)
1. FY 2008 President's Budget	\$100,176
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$100,176
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$100,176
10. Price Growth:	
a. Fuel Price Inflation	+\$19,485
b. General Inflation (2.0%)	+\$2,004
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	
a. FHMP Baseline Adjustment	-\$19,388
b. BRAC savings due to Pope AFB transfer to Army	-\$1,038

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

c. Miscellaneous BRAC Savings	-\$242
14. FY 2009 Budget Request:	\$100,997

Analysis of Changes in Utilities

This program will experience a reduction in utilities usage based on achieving a steady-state inventory level of government owned houses due to the successful completion of housing privatization at U.S. bases. The majority of the remaining homes will be located at overseas locations, where utility costs are generally higher than the U.S. average for the equivalent commodity. The FY 2009 requirement was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for increases in fuel, natural gas, and electricity costs reflected in a standard inflation rate of 2.0%, plus an additional revised estimate of crude oil purchase inflation provided by OMB. The Utilities account for FY 2009 was reduced by \$1.0M under BRAC due to the transfer of Pope AFB to the Army, and by another \$0.2M due to additional savings resulting from BRAC. These savings were applied to the highest priority requirements for the overall Air Force.

The FY 2009 utilities account reflects the reduced inventory level of government owned units, primarily at CONUS locations, as the Air Force completes its housing privatization program. Allowances were made based on historical data for privatization delays, as the Air Force experiences an average delay of 18 months per project and expects this trend to continue in the future.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

FY 2009 President's Budget		Fiscal Year: 2009		
Family Housing Summary of Utility Detail		Command: USAF		
		Exhibit: FH-10		
	Fiscal Year:	2007	2008	2009
TOTAL COST OF UTILITIES (\$000)		103,250	100,176	100,997
UTILITY QUANTITIES				
Electricity (KwH)		914,360,789	548,434,762	537,793,434
Heating				
Gas (CF)		1,799,226,771	913,333,878	905,625,019
Fuel Oil				
Residuals (BBLs)		450	0	0
Distillates (BBLs)		493,721	488,784	483,897
Purchased Steam (MBTU)		936,830	927,264	917,992
Heat Plants Coal Fired (MBTU)		0	0	0
Heat Plants Other Than Gas, Oil, Coal (MBTU)		2,856	2,856	2,856
Propane (BBLs)		9,857	9,795	9,733
Water (Kgal)		9,704,557	5,963,757	5,900,078
Sewage (Kgal)		6,916,139	4,470,189	4,422,789

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Maintenance. Provides upkeep of family housing real property through service calls, change of occupancy rehabilitation, routine maintenance, preventive maintenance, interior and exterior painting, and major repairs. Past limited maintenance funding and a high occupant turnover have accelerated deterioration of the Air Force housing inventory. Housing condition assessments conducted for the Air Force Family Housing Master Plan (FHMP) substantiate that the maintenance and repair funding profile represents a balanced, fiscally constrained program that is consistent with the DOD goal to revitalize all our inadequate housing overseas by FY 2009, while ensuring sufficient Real Property Maintenance Contract (RPMC) funds are available to maintain the existing adequate inventory. The program may also be the fund source for any MFH maintenance and repair charges associated with the privatization of utility systems.

MFH maintenance is broken into two types of service. The first is routine recurring work such as answering service calls and doing repairs necessary to keep a house habitable, like repairing leaking faucets, replacing broken windows, or replacing furnace filters. It includes maintenance performed upon change of occupancy, such as painting, or carpet replacement.

The second type of service is major maintenance and repair such as work needed to fix or replace major systems and their components that are nearing the end of their useful life such as restoring or replacing structural items such as roofs, electrical, plumbing, heating, ventilation and air conditioning, adding insulation where there is either no insulation or inadequate insulation, landscaping, and complete painting of the exterior.

The AF FHMP draws a distinct line between military construction and maintenance funding. Architect and engineering firms have gathered housing condition assessment data on every housing type in the Air Force. This data documents the existing condition of major housing system components (example: roofs, furnaces, carpet, windows, cabinets) and then, using industry standard life cycles, projects the replacement requirement for these components (example: roof is 15-20 years; gas furnace is 20 years). The overall condition of housing components and replacement cost determines whether each requirement is projected for replacement or improvement through the military construction program or should be maintained using RPMC funds. This database is then used to project future facility funding requirements.

No maintenance funds are provided for housing at privatized bases. Maintenance is the responsibility of the privatization developer. Maintenance funding for the Military Family Housing installation offices and warehouses is included under Management.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

	(\$ in Thousands)
1. FY 2008 President's Budget	\$298,465
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$298,465
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$298,465
10. Price Growth:	
a. Inflation (2.0%)	+\$5,969
11. Functional Program Transfers	None
12. Program Increases:	None
13. Program Decreases	
a. FHMP Baseline Adjustment	-\$72,087
b. BRAC savings due to Pope AFB transfer to Army	-\$2,461
c. Miscellaneous BRAC Savings	-\$747
d. AF Budget Adjustment	-\$1,227
14. FY 2009 Budget Request	\$227,912

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Analysis of Changes in Maintenance Program

As the Air Force meets its goals to eliminate inadequate housing, we will transition our focus from sustaining housing units to maintaining an adequate steady-state inventory. This funding amount is necessary to prevent deterioration of current housing at those installations that have not undergone housing privatization. Maintaining an adequate level of funding for both routine recurring repair and major maintenance and repair will provide the necessary quality of life for military personnel and their families, and avoid additional financial outlays in the out years.

The requirement for the FY 2008 program was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for reductions due to housing privatization and scheduled demolition projects. These amounts were then adjusted for a standard inflation rate of 2.0%. This account is funded to continue to keep “good houses good” and to address life, safety, and health issues. The Maintenance account for FY 2009 was reduced by \$2.5M under BRAC due to the transfer of Pope AFB to the Army, and by another \$0.7M due to additional savings resulting from BRAC. These savings along with an additional \$1.2M AF budget adjustment were applied to the highest priority requirements for the overall Air Force.

The FY 2009 maintenance account reflects the reduced inventory level of government owned units, primarily at CONUS locations, as the Air Force completes its housing privatization program. Allowances were made based on historical data for privatization delays, as the Air Force experiences an average delay of 18 months per project and expects this trend to continue in the future. Additional adjustments were made to account for known demolition projects to eliminate older homes not meeting standards.

During FY 2009, we estimate 57% of all maintenance costs will go to housing units located in foreign areas, up from 48% in FY 2006, and from 31% in FY 2004. Overseas adequate units not requiring conversion or suitability corrections will not be replaced or improved. They will be retained within the inventory and sustained using Family Housing O&M funds.

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**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2009 BUDGET REQUEST**

NON-GOQ UNITS

This information complies with the House of Representatives, Military Construction Appropriations Bill (Conference Report 106-614) requiring the Services to report major maintenance and repair expenditures projected to exceed \$20,000 per unit. While these projects are shown as line items here, the maintenance budget estimate includes them among overall requirements for the entire inventory. AF Policy is to program projects that exceed \$20K threshold when work cannot await MILCON funding or housing privatization. Work includes actions that keep "good units good", protect life, safety, and health, and ensure facility preservation.

Location	Base	No of Units	Year Built	High Unit Cost (\$000)	Unit (NSM)	Proj (NSM)	Total Cost (\$000)	Improvements Non-Routine FY2003-2007 (\$000)
CONUS								
No Request								
Overseas								
No Request								

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**DEPARTMENT OF THE AIR FORCE MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST
GENERAL OFFICERS QUARTERS**

This information complies with the 2004 MILCON Appropriations Act language requiring the Services to report any expenditures from the maintenance account for General or Flag Officer housing projected to exceed \$35,000 per unit.

AF Policy is that all work performed in GOQs will be consistent with the Individual Facility Profile (prepared as part of the GOQ Master Plan) for the affected quarters. Policy calls for programming projects that exceed \$35K threshold when work is not eligible for or cannot await MILCON funding. Work includes actions that keep "good units good", protect life, safety, and health, and ensure facility preservation. Total maintenance costs shown below include routine maintenance actions (e.g. service calls, grass cutting) and major maintenance actions.

Location	Base	Qtrs ID	Size NSM	Year Built	Oper Total (\$000)	Util Total (\$000)	Maint Total (\$000)	Total O&M (\$000)	Improvements Non- Routine FY 2002- 2006 (\$000)
CONUS									
No Request									
OVERSEAS									
No Request									

Department of the Air Force
 General and Flag Officers' Quarters
 6,000NSF Units for Fiscal Year 2009
 (Dollars in Thousands)

State/ Country	Installation	Quarters ID	Year Built	Size NSF	Total FH O&M Cost	Alternative Use	Cost to Convert Unit	If O&M >\$35K Demolish & Rebuild Cost
		None (1)						
							N/A	N/A
							N/A	N/A
TOTAL:							\$.	\$.

1. 6776 Carlton (6814 NSF) and 6950 Otis (7840 NSF) at the USAF Academy were privatized in May 07.

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Reimbursement. Includes collections received from rental of Air Force family housing units to foreign nationals, civilians and others. Included in the estimate are the anticipated reimbursements due to members who voluntarily separate that are authorized to live in government quarters for up to six months after separation.

	(\$ in Thousands)
1. FY 2008 President's Budget	\$8,663
2. Congressional Adjustments:	None
3. FY 2008 Projected Appropriated Amount:	\$8,663
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$8,663
10. Price Growth:	
a. Inflation (2.0%)	+\$173
11. Functional Program Transfer:	None
12. Program Increases:	+\$18
13. Program Decreases:	None
14. FY 2009 Budget Request:	\$8,854

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

LEASING

Program (\$ in Thousands)
FY 2009 Program \$94,246
FY 2008 Program \$114,394

Purpose and Scope

Leasing provides privately owned housing for assignment as government quarters at both domestic and foreign locations when the local economy and on-base housing cannot satisfy requirements. The leasing program is authorized by 10 U.S.C. 2828 and provides for payment of rental and operation and maintenance costs of privately owned quarters for assignment as government quarters to military families. This program also includes funds needed to pay for services such as utilities and refuse collection when these services are not part of the contract agreement.

The Air Force continues to rely on the private sector to meet the majority of housing needs. Where the private sector rental markets and on-base housing cannot meet requirements and cost-effective alternatives do not exist, short and long-term leases are used. The Air Force must use the leasing program in high cost and overseas areas to obtain adequate housing to meet critical needs and to avoid unacceptably high member out-of-pocket costs.

Program Summary - Highlights

Authorization is requested to fund leases and related expenses in FY 2009. The FY 2009 request for family housing leasing points is summarized as follows:

	<u>Lease Pts</u>	<u>FY 07</u>		<u>FY 08</u>		<u>FY 09</u>	
		<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>
Foreign	9,084	2,459	\$57,671	2,527	\$57,420	2,522	\$53,182
Section 801	3,172	3,372	\$55,757	3,372	\$55,063	2,130	\$38,613
Domestic	3,333	435	\$7,867	134	\$1,911	134	\$2,451

Foreign Leasing

Congress controls leasing in foreign countries first by the number of lease points authorized, then by the review and approval of contract proposals, and finally by the funds appropriated. Air Force strategy is to provide adequate housing for our personnel serving in other countries where military family housing is not available.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Section 801 Leasing

In FY 1984, Congress authorized the testing of a new leasing program for U.S. installations in P.L. 98-115, Section 801. This program was designed to reduce CONUS family housing deficit at bases where Air Force families were seriously affected by housing shortages and high housing costs. Nine housing communities were constructed. Since then, 801 leases have terminated at March AFB, CA, Hanscom AFB, MA and Eielson AFB, AK. The remaining 366 leases at Eielson will terminate in FY 2016. The lease at Goodfellow AFB is scheduled to terminate in December 2007. Due to surplus housing, the funding at Andrews AFB, MD, Travis AFB, CA, and Ellsworth AFB, SD was reduced and the leases may be either reduced or terminated beginning in FY 2009. The current inventory of 801 leases is shown in Exhibit FH-4B.

Domestic and Foreign Leasing (other than Section 801)

The Air Force supports independent duty personnel residing in high cost rental areas such as Los Angeles, CA and Paris, France. This support is provided since housing within BAH or OHA rates is not available in these areas.

Foreign leases are primarily provided at Aviano, Italy, Lakenheath, UK, Spangdahlem, Germany, and Osan, Korea. Most other leases overseas are provided to support accompanied Air Force members where military family housing is not available. Leases are provided for members in other overseas locations in which the Department of State International Cooperative Administrative Support Services (ICASS) program administers the lease with the Air Force providing appropriate funding.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

<u>Leasing</u>	(\$ in Thousands)
1. FY 2008 President's Budget	\$114,394
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$114,394
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$114,394
10. Price Growth:	
a. Inflation (2.0%)	+\$2,288
b. Foreign Currency Exchange Rate Revision	+\$1,931
11. Functional Program Transfer:	None
12. Program Increases:	None
a. Transfer from Navy to Air Force	+503
13. Program Decreases:	
a. Section 801 Lease Reduction	-\$16,995
b. FHMP Baseline Adjustment	-\$6,927
c. Classified	-\$948
14. FY 2009 Budget Request:	\$94,246

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

Analysis of Changes in Leasing

The attached leasing charts reflect changes to the program by locations and type of lease. These requirements are a direct result of changes to missions, changes in accompanied / unaccompanied requirements, and other housing needs.

**ANALYSIS OF LEASED UNITS (Other than Section 801)
FY 2009**

LOCATION	FY 07			FY 08			FY 09		
	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)
DOMESTIC LEASES									
Buckley, CO	30	360	\$40	30	360	\$41	30	360	\$42
Eielson AFB, AK	300	3,600	\$6,000	0	0	\$0	0	0	\$0
Keesler, MS ²							160		\$503
Los Angeles, CA (AFRTS)	18	216	\$366	18	216	\$375	18	216	\$382
Pinedale, WY	4	48	\$50	4	48	\$51	4	48	\$52
San Antonio, TX (AFROTC)	18	216	\$306	14	168	\$295	14	168	\$301
San Antonio, TX (AFRS)	65	780	\$1,105	68	816	\$1,149	68	816	\$1,171
Unassigned	2,898			3,199			3,039		
TOTAL DOMESTIC LEASES	3,333	5,220	7,867	3,333	1,608	1,911	3,333	1,608	2,451
FOREIGN LEASES									
Amman, Jordan	4	48	\$67	4	48	\$71	4	48	\$73
Asmara, Eritrea	1	12	\$20	0	0	\$0	0	0	\$0
Aviano, Italy	720	8,640	\$18,504	726	8,712	\$20,328	726	8,712	\$20,734
Bankok, Thailand	1	12	\$35	1	12	\$37	1	12	\$38
Bonn, Germany	1	12	\$30	1	12	\$32	1	12	\$33
Brussels, Belgium	1	12	\$41	1	12	\$44	1	12	\$45
Cairo, Egypt	2	24	\$66	2	24	\$70	2	24	\$72
Chaing Mai, Thailand	4	48	\$140	4	48	\$149	4	48	\$152
Classified Location	1	12	\$50	1	12	\$53	1	12	\$54
Copenhagen, Denmark	4	48	\$219	4	48	\$233	4	48	\$238
Doha, Qatar	8	96	\$194	1	12	\$39	1	12	\$40
Geilenkirchen, Germany	1	12	\$58	1	12	\$61	1	12	\$63
Islamabad, Pakistan	1	12	\$32	0	0	\$0	0	0	\$0
Izmir, Turkey	2	24	\$53	2	24	\$57	2	24	\$58
Manama, Bahrain	1	12	\$25	1	12	\$27	1	12	\$27
Nairobi, Kenya	2	24	\$43	2	24	\$46	2	24	\$47
Osan, Korea	199	2,388	\$3,700	199	2,388	\$3,978	199	2,388	\$4,057
Paris, France (11WG)	7	84	\$618	7	84	\$658	7	84	\$671
Paris, France (USAFE)	2	24	\$110	2	24	\$117	2	24	\$120
RAF Lakenheath / Mildenhall, UK	1,293	15,516	\$18,987	1,325	15,900	\$22,128	1,320	15,840	\$21,817
RAF Menwith Hill, UK	0	0	\$0	15	180	\$340	15	180	\$347
Sembawang, Singapore ¹	0	0	\$3,078	0	0	\$0	0	0	\$0
Spangdahlem, Germany	200	2,400	\$2,881	225	2,700	\$3,825	225	2,700	\$4,320
Stavenger, Norway	1	12	\$49	1	12	\$52	1	12	\$53
United Arab Emirates	1	12	\$54	1	12	\$58	1	12	\$59
Vienna, Austria	1	12	\$50	1	12	\$53	1	12	\$54
Yemen	1	12	\$21	0	0	\$0	0	0	\$0
Unassigned	6,625		\$8,546	6,557		\$3,747	6,562		\$12
TOTAL FOREIGN LEASES	9,084	29,508	57,671	9,084	30,324	56,203	9,084	30,264	53,182
GRAND TOTAL FH-4	12,417	34,728	65,538	12,417	31,932	58,114	12,417	31,872	55,634

DD Form 2458-2, JUN 86

Exhibit FH-4

1 Singapore lease points transferred to US Navy effective FY07. Remaining \$3.1M in funds in Air Force baseline to be MIPRed to Navy in FY07.
2 Transfer from Navy Sandhill Landing Housing area at NS Pascagula, MS to Keesler AFB

ANALYSIS OF HIGH COST LEASED UNITS
(Other than Section 801)
FY 2009

LOCATION	FY 09 TOTAL LEASES Per Country	FY07			FY08			FY09		
		HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)	HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)	HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)
DOMESTIC LEASES										
San Antonio, TX (AFRS)		0	\$21,457	\$0	7	\$21,457	\$148	7	\$21,457	\$151
Sub-Total Domestic	134	0		\$0	7		\$148	7		\$151
FOREIGN LEASES										
Abu Dhabi, UAE	1	1	\$36,494	\$54	1	\$36,494	\$58	1	\$36,494	\$59
Bangkok, Thailand	1	1	\$36,494	\$35	1	\$36,494	\$37	1	\$36,494	\$38
Brussels, Belgium	1	1	\$36,494	\$41	1	\$36,494	\$44	1	\$36,494	\$45
Chaing Mai, Thailand	4	4	\$36,494	\$140	4	\$36,494	\$149	4	\$36,494	\$152
Classified Location	1	1	\$36,494	\$50	1	\$36,494	\$53	1	\$36,494	\$54
Copenhagen, Denmark	4	4	\$36,494	\$219	4	\$36,494	\$233	4	\$36,494	\$238
Doha, Qatar	1	1	\$36,494	\$36	1	\$36,494	\$39	1	\$36,494	\$40
Geilenkirchen, Germany	1	1	\$36,494	\$58	1	\$36,494	\$61	1	\$36,494	\$63
Izmir, Turkey	2	1	\$36,494	\$35	1	\$36,494	\$37	1	\$36,494	\$38
Paris, France	9	9	\$36,494	\$728	9	\$36,494	\$775	9	\$36,494	\$791
RAF Menwith Hill, UK	15	0	\$36,494	\$0	1	\$36,494	\$50	1	\$36,494	\$51
Stavanger, Norway	1	1	\$36,494	\$49	1	\$36,494	\$52	1	\$36,494	\$53
Vienna, Austria	1	1	\$36,494	\$50	1	\$36,494	\$53	1	\$36,494	\$54
Sub-Total Foreign	42	26		1,496	27		1,641	27		1,676
GRAND TOTAL FH-4A	176	26		\$1,496	34		\$1,789	34		\$1,827

Exhibit FH-4A

FAMILY HOUSING, DEPARTMENT OF THE AIR FORCE
SECTION 801 FAMILY HOUSING SUMMARY
(Dollars In Thousands)

FY 2009

LOCATION	DATE OF AWARD	DATE OF FULL OCCUP	FY07 UNITS	FY07 COSTS	FY08 UNITS	FY08 COSTS	FY09 UNITS	FY09 COSTS
Goodfellow AFB, TX ¹	SEP 86	JAN 88	200	\$2,382	200	\$407	0	\$0
Andrews AFB, MD ²	AUG 91	OCT 95	828	\$12,238	828	\$12,532	414	\$6,391
Hurlburt AFB, FL	JAN 91	SEP 92	300	\$4,700	300	\$4,813	300	\$4,909
Travis AFB, CA ²	SEP 89	AUG 91	300	\$5,476	300	\$5,607	0	\$0
Ellsworth AFB, SD ²	AUG 89	JUN 91	1,028	\$14,654	1,028	\$15,006	700	\$10,280
Cannon AFB, NM	JUN 91	AUG 93	350	\$5,346	350	\$5,474	350	\$5,584
Eielson AFB, AK	SEP 91	JAN 96	366	\$10,961	366	\$11,224	366	\$11,449
ANNUAL REQUIREMENT			3,372	\$55,757	3,372	55,063	2,130	38,613

1. 801 Leased Housing at Goodfellow AFB terminated 4 Dec 07.
2. Funds removed beginning FY09. The leases may be terminated.

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2009 BUDGET REQUEST

HOUSING PRIVATIZATION

Overview: The Air Force estimates by the end of FY08 they will have privatized family housing at 47 of the 52 bases planned. The Air Force plans to initiate three grouped privatization projects in FY08 and FY09 which will include four of the remaining bases (F.E. Warren, Shaw, Keesler and Cannon AFBs). The Navy will initiate a joint-base grouped project for Anderson AFB.

Status of Projects:

Base	Lackland AFB (Ph 1)	Dyess AFB	Robins AFB (Ph 1)	Elmendorf AFB (Ph 1)	Wright-Patterson AFB (Ph 1)
Location (City, State)	San Antonio, TX	Abilene, TX	Warner Robins, GA	Anchorage, AK	Dayton, OH
Award Date	Aug-98	Sep-00	Sep-00	Mar-01	Aug-02
# of units privatized	420	402	670	828	1,536
Type of Deal (debt, equity)	Debt w/ Guarantee	Debt	Debt w/ Guarantee	Debt w/ Guarantee	Debt w/ Guarantee
Construction Status	Complete	Complete	Complete	Complete	Complete
Construction Complete	Nov-01	Sep-02	Jun-02	Sep-03	Feb-06

Base	Kirtland AFB	Elmendorf AFB (Ph 2)	Patrick AFB	Moody AFB	Little Rock AFB
Location (City, State)	Albuquerque, NM	Anchorage, AK	Cocoa Beach, FL	Valdosta, GA	Little Rock, AR
Award Date	May-03	Oct-04	Oct-03	Mar-04	Aug-04
# of units privatized	1,078	1,194	552	606	1,200
Type of Deal (debt, equity)	Debt w/Guarantee	Debt W/ Guarantee	Equity	Debt	Debt
Construction Status	Complete	Complete	Construction underway	Construction underway	Construction underway
Construction Complete	Aug-06	Mar-07	TBD	TBD	TBD

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Base	Buckley AFB	Hanscom AFB	Hickam AFB (Ph 1)	Offutt AFB	Hill AFB
Location (City, State)	Aurora, CO	Bedford, MA	Honolulu, HI	Omaha, NE	Salt Lake City, UT
Award Date	Aug-04	Oct-04	Feb-05	Sep-05	Oct-05
# of units privatized	351	784	1,356	1,640	1,018
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Sep-07	TBD	Jan-10	Feb-13	Oct-11

Base	Dover AFB	Scott AFB	Nellis AFB	McGuire AFB - Ft Dix	Altus AFB
Location (City, State)	Dover, DE	O'Fallon, IL	Las Vegas, NV	Wrightstown, NJ	Altus, OK
Award Date	Oct-05	Jan-06	May-06	Sep-06	Feb-07
# of units privatized	980	1,593	1,178	2,084	726
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Oct-09	Jun-09	Sep-09	Sep-12	Feb-12

Base	Luke AFB	Tyndall AFB	Sheppard AFB	US Air Force Academy	Davis-Monthan AFB
Location (City, State)	Phoenix, AZ	Panama City, FL	Wichita Falls, TX	Colorado Springs, CO	Tucson, AZ
Award Date	Feb-07	Feb-07	Feb-07	May-07	Jul-07
# of units privatized	426	813	910	427	929
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Feb-12	Feb-12	Feb-12	May-13	Jul-15

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Base	Holloman AFB	Hickam AFB (Ph 2)	Peterson AFB Schriever AFB	Los Angeles AFB	Robins AFB (Ph2)
Location (City, State)	Alamogordo, NM	Honolulu, HI	Colorado Springs, CO	Los Angeles, CA	Warner-Robins, GA
Award Date	Jul-07	Aug-07	Sep-07	Sep-07	Sep-07
# of units privatized	909	1,118	894	572	207
Type of Deal (debt, equity)	Debt	Debt	Equity	Equity	Equity
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Jul-15	Aug-14	Sep-13	Sep-13	Sep-11

Base	Bolling AFB	Langley AFB	Barksdale AFB	Columbus AFB	Goodfellow AFB
Location (City, State)	Washington, DC	Hampton, VA	Bossier City, LA	Columbus, MS	San Angelo, TX
Award Date	Sep-07	Sep-07	Sep-07	Oct-07	Oct-07
# of units privatized	669	1,430	1,090	453	241
Type of Deal (debt, equity)	Debt	Debt	Debt	Equity	Equity
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Dec-10	Dec-14	Dec-14	Oct-12	Oct-12

Base	Laughlin AFB	Maxwell AFB	Randolph AFB	Vance AFB	Vandenberg AFB
Location (City, State)	Del Rio, TX	Montgomery, AL	San Antonio, TX	Enid, OK	Santa Barbara, CA
Award Date	Oct-07	Oct-07	Oct-07	Oct-07	Nov-07
# of units privatized	450	501	317	237	867
Type of Deal (debt, equity)	Equity	Equity	Equity	Equity	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Oct-12	Oct-12	Oct-12	Oct-12	Nov-12

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Base	Andrews AFB	MacDill AFB	Lackland AFB (Ph 2)	Beale AFB	Wright-Patterson AFB (Ph 2)
Location (City, State)	Camp Springs, MD	Tampa, FL	San Antonio, TX	Yuba City, CA	Dayton, OH
Award Date	Nov-07	Nov-07	May-08	May-08	May-08
# of units privatized	887	571	463	798	102
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Equity
Construction Status	Construction underway	Construction underway	Not started	Not started	Not started
Construction Complete	Nov-14	Nov-14	May-12	Jun-11	May-12

Base	Fairchild AFB	Tinker AFB	Travis AFB	Eglin AFB Hurlburt AFB	Edwards AFB
Location (City, State)	Spokane, WA	Oklahoma City, OK	Fairfield, CA	Fort Walton Beach, FL	Lancaster, CA
Award Date	May-08	May-08	May-08	Sep-08	Sep-08
# of units privatized	641	660	1,135	1,824	796
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	May-16	May-16	May-16	Nov-14	Nov-14

Base	F.E. Warren AFB	Shaw AFB	Keesler AFB	Cannon AFB	Anderson AFB
Location (City, State)	Cheyenne, WY	Sumter, SC	Biloxi, MS	Clovis, NM	Agana, Guam
Award Date	Oct-08	Oct-08	Oct-08	Oct-08	May-10
# of units privatized	823	1,255	1,028	1,221	1,319
Type of Deal (debt, equity)	Debt	Equity	Equity	Debt	Equity
Construction Status	Not started	Not started	Not started	Not started	Not Started
Construction Complete	Oct-15	Oct-15	Oct-15	Oct-15	TBD

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RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Housing Privatization: This program provides for all MFH O&M funded costs related to privatization. The Air Force pursues privatization ventures to transfer operation and maintenance responsibility to the private sector where cost effective. Accelerated revitalization of housing assets is the biggest benefit from privatization.

	(\$ in Thousands)
1. FY 2008 President's Budget:	\$52,458
2. Congressional Adjustments:	None
3. FY 2008 Appropriated Amount:	\$52,458
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2008 Current Estimate	\$52,458
10. Price Growth:	
a. Inflation (2.0%)	+\$1,049
11. Functional Program Transfer:	None
12. Program Increases:	
a. Baseline Adjustment	+\$52

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13. Program Decreases	None
14. FY 2009 Budget Request:	\$53,559

Analysis of Changes in Privatization:

The Privatization Baseline was reduced by \$106K, to account for reductions in MAJCOM manpower and changes in scope and requirements for construction surveillance and program management support at installations during the initial development period.

Executive Summary:

The Air Force requests \$53,559K in the FY09 Budget Request for Housing Privatization. These funds are required for Air Staff, AFCEE, MAJCOMs and installations to manage and oversee 34 closed privatization initiatives at 47 installations, to execute 3 housing privatization projects at 14 installations (including feasibility assessment and concept development, Request for Proposal (RFP) development, project acquisition, transaction closure), and to pay manpower costs previously expensed out of the Management sub-account. The funds are programmed for 1) portfolio management, 2) project construction oversight for local and federal code compliance, 3) installation asset management flight manpower, 4) MAJCOM and base specific privatization project management support, 5) project concept development, and 6) request for proposal development and project solicitation.

Typically, approximately \$945K is required per installation to execute a housing privatization initiative. This includes \$120K for land surveys, \$120K for minimal environmental studies and approximately \$300K in privatization real estate support services (estimated installation share of contract for three-base project). The privatization real estate support consultants provide feasibility analyses (with possible alternatives and recommendations), initial concept development and data gathering, full spectrum RFP development, solicitation, evaluation and award/closing. The remaining \$405K per project is for installation project management, MAJCOM/Air Staff program management and in-house manpower expenses at AFCEE (\$340K) and a one-time portfolio management services cost during the transition and transaction closing phase (\$65K). During the post-closing initial development period, approximately \$1.2M is required per installation. This includes construction surveillance/oversight (\$325K), installation project management (\$180K) and asset management flight manpower (\$480K), and yearly portfolio management sustainment costs (\$200K).

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Requested Detail:

Concept Development: AFCEE uses four privatization real estate support services (PRESS) contractors, 14 civilian, three military and seven contract in-house program managers to team with MAJCOM and base personnel to “design” a privatization project concept that identifies and analyzes the project resources available or needed to produce an economically feasible project. Additionally, Air Staff review, oversight, and guidance is required throughout the process.

Solicitation: AFCEE, using PRESS and their in-house project team (engineers, lawyers, financial managers and acquisition personnel), work with the MAJCOMs and installations to develop and issue project solicitations. Developer responses are then evaluated through a one-step process. First, the number of submitting developers is narrowed based upon an evaluation of qualifications. Offerors are rank ordered and the highest ranked developer is then selected as most qualified. The Air Force then negotiates with the developer and evaluates a final, detailed technical and financial proposal. Based on this proposal meeting or exceeding the original submission, the developer is selected and the real estate transaction proceeds to closing.

Construction Surveillance/Oversight: Once a project is closed, AFCEE provides supervision and inspection oversight of the housing privatization developer’s construction. The Air Force and DoD have a vested interest in these privatization projects (loans and land leases) and the oversight ensures the Air Force receives top-quality housing for military members that complies with state and local construction codes. AFCEE assists the MAJCOMs and each base to provide construction oversight as the developer accomplishes housing construction or revitalization.

Asset Management: Transitioning from government-owned/operated housing to privatized housing is an ongoing effort for our bases. AFCEE’s asset management support team is committed to ensuring our base and MAJCOM personnel receive the necessary training to accomplish their tasks. AFCEE’s mixed staff, four contract and civilian employees, conduct annual CONUS resident satisfaction surveys and provides a comprehensive AF portfolio report. Asset management team supports the Air Staff by providing AFI updates, policy changes and property management-related updates to keep the generic transaction documents current. They augment MAJCOM and Air Staff support by attending IPTs and by providing day-to-day support thru telecoms and the asset management toolbox.

Portfolio Management: Long-term project oversight is essential to ensuring the Air Force continues to receive quality housing from the privatization developers. The Air Force has selected an industry leader in this field to assist AFCEE’s four personnel and the installations by providing on-going program oversight for the length of the initiatives -- generally 50 years. In this capacity, the portfolio manager oversees the financial and managerial aspects of the deal to ensure loan payments are met, escrow and lockbox accounts are established and funded, and

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management is providing quality service to our members. This oversight identifies any projects that are in difficulty and implements corrective measures to preclude project failure.

Base/MAJCOM POCs: Executing a housing privatization initiative is manpower intensive yet MAJCOMs and bases have not been allocated additional manpower. To date, existing staffs have been overburdened because of the need to continue existing housing operations workload while providing support to the development of the privatization initiatives. A central point of contact is needed at each installation to coordinate all activities associated with the privatization effort from the beginning of concept development through construction and moving service members and their families into the units. Large projects or joint ventures with another military service will require an additional position to support the expected coordination and correlation workload.

FY 09 Air Force Family Housing Privatization

Privatization Date	Installation/State	Units Conveyed	End State Units	Funding			Authorities
				Amount (\$M)	Budget Year(s)	Type	
Aug-98	Lackland AFB, TX (Ph I)	272	420	6.200	96,97,98,99	Construction	1,4
Sep-00	Robins AFB, GA (Ph I)	665	670	12.600	97,98	Construction	1,4
Sep-00	Dyess AFB, TX	0	402	16.300	98,99	Construction	1
Mar-01	Elmendorf AFB, AK (Ph I)	584	828	23.300	98	Improvement	1,4
Aug-02	Wright-Patterson AFB, OH (PH I)	1,733	1,536	10.800	99,02	Construction & Improvement	1,4
May-03	Kirtland AFB, NM	1,783	1,078	24.200	97,98,99,02	Construction	1,4
Oct-03	Patrick AFB, FL	960	552	0.000	N/A	N/A	2,4
Mar-04	Moody AFB, GA	303	606	9.700	01,02	Improvement	1,4
Aug-04	Little Rock AFB, AR	1,535	1,200	6.100	00,01	Construction & Improvement	1,4
Aug-04	Buckley AFB, CO	0	351	17.600	02,04	Construction & Improvement	1,4
Oct-04	Elmendorf AFB, AK (Ph II)	986	1,194	41.496	02,03	Improvement	1,4
Oct-04	Hanscom AFB, MA	850	784	0.000	N/A	N/A	4
Feb-05	Hickam AFB, HI (Ph I)	1,356	1,356	4.194	02	Improvement	1,4
Sep-05	Offutt AFB, NE	2,600	1,640	12.568	01	Improvement	1,4
Oct-05	Hill AFB, UT	1,138	1,018	11.280	01,05	Improvement	1,4
Oct-05	Dover AFB, DE	1,488	980	12.425	04,05	Construction & Improvement	1,4
Jan-06	Scott AFB, IL	1,430	1,593	0.000	N/A	N/A	1,4
May-06	Nellis AFB, NV	1,278	1,178	1.826	01,02,05	Construction & Improvement	1,4
Sep-06	McGuire AFB/Ft. Dix, NJ	2,364	2,084	7.600	02	Improvement	1,4
Feb-07	Altus AFB, OK	963	726	6.244	04	Improvement	1,4
	Luke AFB, AZ	724	426				
	Sheppard AFB, TX	1,210	910				
	Tyndall AFB, FL	848	813				
	AETC Group I Total:	3,745	2,875				
May-07	US Air Force Academy, CO	1,207	427	2.219	06	Improvement	1,4
Jul-07	Davis-Monthan AFB, AZ	1,256	929	27.922	05	Construction & Improvement	1,4
	Holloman AFB, NM	1,009	909				
	D-M/Holloman Total:	2,265	1,838				
Aug-07	Hickam AFB, HI (Ph II)	1,303	1,118	0.000	N/A	N/A	1,4
Sep-07	Peterson AFB, CO	493	652	19.950	06	Improvement	2,4
	Schriever AFB, CO	0	242				
	Los Angeles AFB, CA	617	572				
	Tri-Group Total:	1,110	1,466				

FY 09 Air Force Family Housing Privatization

Sep-07	Robins AFB, GA (Ph II)	563	207	10.600	05	Improvement	2,4
Sep-07	Bolling AFB, MD	1,343	669	15.300	03,05,06	Construction & Improvement	1,4
	Langley AFB, VA	1,496	1,430				
	Barksdale AFB, LA	729	1,090				
	BLB Total:	3,568	3,189				
Oct-07	Colombus AFB, MS	518	453	59.000	03,05,06	Construction & Improvement	2,4
	Goodfellow AFB, TX	98	241				
	Laughlin AFB, TX	534	450				
	Maxwell AFB, AL	727	501				
	Randolph AFB, TX	397	317				
	Vance AFB, OK	230	237				
	AETC Group II Total:	2,504	2,199				
Nov-07	Vandenberg AFB, CA	1,336	867	0.000	N/A	N/A	1,4
Nov-07	Andrews AFB, MD	1,500	887	0.000	N/A	N/A	1,4
	MacDill AFB, FL	649	571				
	AMC East Total:	2,149	1,458				
May-08 (E)*	Lackland AFB, TX (Ph II)	409	463	23.000	03	Improvement	1,4
May-08 (E)	Beale AFB, CA	1,553	798	15.700	03,04,06	Construction & Improvement	1,4
May-08 (E)	Wright-Patterson AFB, OH (PH II)	102	102	11.800	03,04	Improvement	1,4
May-08 (E)	Fairchild AFB, WA	1,055	641	28.200	04,05	Construction & Improvement	1,4
	Travis AFB, CA	2,187	1,135				
	Tinker AFB, OK	694	660				
	AMC West Total:	3,936	2,436				
Sep-08 (E)	Eglin AFB, FL	2,026	1,340	53.100	04,05,06	Construction & Improvement	1,4
	Hurlburt AFB, FL	380	484				
	Edwards AFB, CA	796	796				
	Eglin/Hurlburt Total:	3,202	2,620				
Oct-08 (E)	F.E. Warren AFB, WY	827	823	12.500	06	Improvement	1,4
Oct-08 (E)	Shaw AFB, SC	1,596	1,255	45.656	04,05,06	Construction & Improvement	1,4
	Keesler AFB, MS	1,028	1,028				
Oct-08 (E)	Cannon AFB, NM	1,294	1,221	33.864	05,06	Construction & Improvement	1,3,4
May-10 (E)	Anderson AFB, Guam	1,339	1,319	0.000	N/A	N/A	2,4

* Project in solicitation/final negotiations.

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DEBT PAYMENT

Program (in Thousands)
FY 2009 Program \$1
FY 2008 Program \$1

The Debt Payment program continues even though the last of the Capehart and Wherry mortgages were liquidated in FY 1989. This program covers payment of Servicemen's Mortgage Insurance Premiums to the Federal Housing Administration (FHA) for mortgages assumed by active military personnel prior to FY 1980.

In the Housing Act of 1954, Section 124, Public Law 560, 83rd Congress, Servicemen's Mortgage Insurance Premiums aided in providing homes for members of the Armed Forces of the United States and their families with FHA mortgage insurance. To be eligible for the benefit, members had to be on active duty and own the property. This program was discontinued through Public Law 93-130 (Military Construction Appropriation Act, 1980), which allowed coverage only on mortgages existing prior to FY 1980. As members retired or sold the houses, the amount needed to continue funding premiums on those mortgages has continued to slowly decrease.

There has been no payment to the FHA since August 2002, when the Air Force reimbursed the FHA for 2 policies. Consequently the funding program was reduced to a nominal amount in FY 2005, retaining only enough funding to support residual payments. The Air Force intends to eliminate this account beginning in FY 2010.

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FOREIGN CURRENCY EXCHANGE DATA
FY 2009 Budget Request
(\$ in Thousands)

Country	Local Currency	FY 2007		FY 2008		FY 2009	
		Approved Exchange Rates	\$ U.S. Requiring Conversion	Approved Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Denmark	Krone	6.4710	\$3,178	6.2523	\$225	5.9445	\$234
European Comm	Euro	0.8530	\$70,718	0.8259	\$72,272	0.7905	\$73,860
Japan	Yen	113.3000	\$38,185	114.7781	\$40,553	114.3007	\$41,563
Norway	Krone	6.7680	\$156	6.5827	\$159	6.4429	\$162
South Korea	Won	1,151	\$3,118	1,151	\$3,187	981.0592	\$3,984
Turkey	Lira	1,491,817	\$3,215	1,491,817	\$3,285	1.4327	\$3,356
United Kingdom	Pound	0.5750	\$49,360	0.5750	\$50,443	0.554600	\$51,551
Thailand	Baht	0.0260	\$155	0.5528	\$158	0.5528	\$161
Classified	Classified	Classified	\$70	Classified	\$72	Classified	\$74
Total			\$168,155		\$170,354		\$174,945

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