



Department of the Air Force

Military Family Housing

Fiscal Year (FY) 2008/2009

Budget Estimates

Justification Data Submitted to Congress

February 2007

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 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 FHMP 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 Rating Tool

The Administration has applied the Program Assessment Rating Tool (PART) to the DoD Family Housing Program. The Housing PART received high scores for purpose and planning. It also revealed that DoD needs to work toward eliminating overseas inadequate housing by 2009. For more details see next chart.

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PROGRAM

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RATING

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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 2002-2011
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	37,336	35,148	32,403	32,097	31,758	31,747
Adequate Inventory	37,860	39,562	40,649	41,686	40,103	42,208	30,732	32,248	32,403	32,097	31,758	31,747
Inadequate Inventory	66,023	60,872	57,275	51,490	43,131	34,505	6,604	2,900	0	0	0	0
Percent Inadequate	63%	61%	58%	55%	52%	45%	18%	8%	0%	0%	0%	0%
Budget Impact*												
Inadequate Reduced	5,151	3,597	5,785	8,359	8,626	27,901	3,704	2,494	626	548	519	370
MILCON/O&M	2,263	1,534	2,036	1,423	4,591	3,656	1,887	1,787	626	548	519	370
Privatization	2,863	1,573	2,673	6,203	2,740	19,761	1,704	0	0	0	0	0
Demolition/Divestiture	25	490	1,076	733	1,295	4,484	113	707	0	0	0	0
Adequate Units Privatized	561	211	1,110	1,292	4,552	11,431	0	1,080				
Estimated EOY Inadequate Units	60,872	57,275	51,490	43,131	34,505	6,604	2,900	0	0	0	0	0
Estimated EOY Total Inventory	100,434	97,924	93,176	83,234	76,713	37,336	35,148	32,403	32,097	31,758	31,747	31,747

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
USAFE	Demolition	Incirlik	-50		50

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	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.					
2. Goodfellow is privatization deficit construction					

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)			-33,783		19,761
AETC	Privatize Hsg	Altus	-966		406
AMC	Privatize Hsg	Andrews	-1,500		554
ACC	Privatize Hsg	Barksdale	-729		426
ACC	Privatize Hsg	Beale	-1,553		1,246
11th WG	Privatize Hsg	Bolling	-1,343		839
AETC	Privatize Hsg	Columbus	-775		545
ACC	Privatize Hsg	Davis-Monthan	-1,256		935
AFMC	Privatize Hsg	Eglin	-2359		1197
AMC	Privatize Hsg	Fairchild	-1345		776
AFPSC	Privatize Hsg	FE Warren	-831		621
AETC	Privatize Hsg	Goodfellow	-98		96
PACAF	Privatize Hsg	Hickam	-1,118		954
ACC	Privatize Hsg	Holloman	-1,440		803
AFSOC	Privatize Hsg	Hurlburt	-380		69
AETC	Privatize Hsg	Lackland	-564		564
ACC	Privatize Hsg	Langley	-1,512		1,112
AETC	Privatize Hsg	Laughlin	-558		58
AFSPC	Privatize Hsg	Los Angeles	-638		274
ACC	Privatize Hsg	Luke	-874		528
AETC	Privatize Hsg	Maxwell	-968		361
AMC	Privatize Hsg	McChord	-983		498
AMC	Privatize Hsg	McDill	-661		360

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
AFSPC	Privatize Hsg	Peterson	-493		360
AETC	Privatize Hsg	Randolph	-803		710
AFMC	Privatize Hsg	Robins II	-807		634
AETC	Privatize Hsg	Sheppard	-1210		626
AFMC	Privatize Hsg	Tinker	-730		337

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
AMC	Privatize Hsg	Travis	-2,428		1,046
AETC	Privatize Hsg	Tyndall	-934		546
USAFA	Privatize Hsg	USAFA	-1,210		820
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			-5,594		4,484
PACAF	Demolish	Andersen	-300		
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			37,336	6,604	27,901
Different from Beginning amount by =			-39,377	-27,901	
NOTES:					
1. Bases without projects					

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			37,336	6,604	
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			-1,704		1,704
ACC	Privatize Hsg	Shaw	-1,704		1,704
Units demolished/otherwise permanently removed from family housing inventory			-484		113
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
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2008			35,148	2,900	3,704
Different from Beginning amount by =			-2,188	-3,704	

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			35,148	2,900	
FY2009 traditional construction, improvement, and O&M projects to eliminate inadequate units					1,787
PACAF	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			-1,090		0
PACAF	Privatize Hsg	Andersen	-1,090		0
Units demolished/otherwise permanently removed from family housing inventory			-1,655		707
AMC	Demolition	Grand Forks	-110		0
USAFE	Demolition	RAF Alconbury	-44		44
PACAF	Demolition	Yokota	-29		29
ACC	BRAC	Cannon	-1,472		634
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2009			32,403	0	2,494
Different from Beginning amount by =			-2,745	-2,900	

Air Force Inadequate Family Housing Units Eliminated in 2012

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
			31,758	0	
Units at the beginning of FY2012					
					519
FY2012 traditional construction, improvement, and O&M projects to eliminate inadequate units					
			0		0
Privatization projects executed to eliminate inadequate housing					
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			31,747	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
			31,747	0	
					370
			0		0
			0		0
			0		0
			0		0
			31,747	0	370
			0	0	
Note:					

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MILITARY FAMILY HOUSING
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FY 2008 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2008:

<u>FUNDING PROGRAM FY 2008</u>	<u>(\$000)</u>
Construction	\$ 56,275
Post-Acquisition Construction	294,262
Advance Planning and Design	12,210
<u>Appropriation Request: Construction</u>	362,747
Operations, Utilities and Maintenance	521,482
Operating Expenses	122,841
Utilities	100,176
Maintenance	298,465
Housing Privatization	52,458
Leasing - Worldwide	114,394
Debt Payment	
Premiums for Servicemen's	1
Mortgage Insurance Coverage	
<u>Appropriation Request: O&M, Leasing, Housing Privatization and Debt Payment</u>	688,335
<u>Appropriation Request</u>	1,051,082
Reimbursement Program	8,663
 FY 2008 FAMILY HOUSING PROGRAM	 \$1,059,745

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

FY 2008 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>
Germany	Ramstein AB	117 Units	\$56,275,000
		Total	\$56,275,000

(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 \$12,210,000.

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 \$294,262,000.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

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, \$362,747,000.

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code), \$688,335,000.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

FY 2008 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, \$362,747,000, to remain available until September 30, 2012.

Family Housing Operation and Maintenance, Air Force

For expenses of family housing for the Air Force for operation and maintenance, including debt payment, leasing, minor construction, principal and interest charges, and insurance premiums, as authorized by law, \$688,335,000.

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

FY 2008 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>			
Ramstein AB, Germany	Current	117	\$56,275

SUMMARY:

REQUESTED AUTHORIZATION AMOUNT (\$000)

NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$ 56,275
IMPROVEMENTS	294,262
PLANNING AND DESIGN	<u>12,210</u>
GRAND TOTAL	\$362,747

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

FY 2008 NEW CONSTRUCTION

Program (In Thousands)

FY 2008 Program \$ 56,275

FY 2007 Program \$766,159*

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 117 units.

A summary of the funding program for FY 2008 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>
Ramstein AB, Germany	Current	117	\$56,275

<u>AUTHORIZATION</u>	<u>Requested</u> <u>Amount (\$000)</u>
NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$ 56,275
IMPROVEMENTS	294,262
PLANNING AND DESIGN	<u>12,210</u>
GRAND TOTAL	\$362,747

*This column reflects the FY 2007 President's Budget Request. The FY 2007 Annualized Continuing Resolution level is \$604,486.

1. COMPONENT AIR FORCE		FY 2008 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION RAMSTEIN AIR BASE GERMANY			COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 1.2					
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
AS OF 30 SEP 06		1443	6984	2885	66	946	124	302	0	0	12,750
END FY 2010		1471	7040	2894	66	946	124	302	0	0	12,843
7. INVENTORY DATA (\$000)											
Total Acreage:		3,187									
Inventory Total as of : (30 Sep 04)		5,320,630									
Authorization Not Yet in Inventory:		358,600									
Authorization Requested in this Program:		56,275									
Authorization Included in the Following Program: (FY 2009)		0									
Planned in Next Three Years Program:		0									
Remaining Deficiency:		496,930									
Grand Total:		6,232,435									
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2008)											
CATEGORY											
CODE	PROJECT TITLE	SCOPE	COST \$,000	DESIGN START	STATUS CMPL						
711-142	Replace Military Family Housing, Ph D	117 UN	56,275	Aug-06	Apr-07						
9a. Future Projects: Included in the Following Program (FY 2009)											
None											
9b. Future Projects: Typical Planned Next Three Years: (FY10-13)											
None											
9c. Real Property Maintenance Backlog This Installation											10,325
10. A host airlift wing supporting a C-130E squadron, a C-9A squadron and a squadron composed of C-20A, and C-21A aircraft; Headquarters, United States Air Forces in Europe and Headquarters, Allied Air Forces Central Europe.											

1. COMPONENT AIR FORCE		FY 2008 MILITARY CONSTRUCTION PROJECT DATA			2. DATE				
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY				4. PROJECT TITLE REPLACE FAMILY HOUSING, PH E					
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER TYFR084034		8. PROJECT COST (\$000) \$56,275				
9. COST ESTIMATE									
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)					
Military Family Housing						34,700			
Dwellings	UN	117	194,068			(22,706)			
Other Special Construction	UN	117	102,513			(11,994)			
Support Costs:						15,624			
Site Improvements	LS					(2,185)			
Landscaping	LS					(943)			
Utility Mains	LS					(5,754)			
Streets	LS					(1,451)			
Recreation	LS					(641)			
Demolition	LS					(2,420)			
Environmental	LS					(1,738)			
Other Site Work	LS					(492)			
Subtotal						50,324			
Contingency (5%)						2,516			
Total Contract Cost						52,840			
SIOH (6.5%)						3,435			
Project Cost						56,275			
Area Cost Factor (1.2)									
10. Description of Proposed Construction: Demolish 48 and construct 117 multiplex family housing units with all necessary amenities and supporting facilities. Project includes site preparation, attached single car garages, energy conserving features, parking, exterior patios and privacy fencing, support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition. Special construction features include a one car garage for each unit, masonry/concrete wall construction, tile roofs, and handicap accessibility for 1 unit. Other site work includes parking lots, pedestrian walks, and boundary buffers, etc.									
		Programmed			Project	Cost Per	No	(\$000)	
<u>Paygrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>	
E4-E6	4	1,570	1,950	181	1.2	904	22	4,320	
E7-E8	3	1,500	1,860	173	1.2	904	2	376	
O1-O3	2	1,200	1,490	138	1.2	904	31	4,640	
O1-O3	4	1,730	2,150	200	1.2	904	4	868	
O4-O5	3	1,630	2,020	188	1.2	904	35	7,138	
O4-O5	4	1,860	2,310	215	1.2	904	23	5,364	
						Totals:	117	22,706	
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM							
Maximum size: E7-E8 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM							
Maximum size: O1-O3 2 Bedroom		1440 NSF / 1790 GSF / 166 GSM							
Maximum size: O1-O3 4 Bedroom		2020 NSF / 2500 GSF / 232 GSM							
Maximum size: O4-O5 3 Bedroom		1850 NSF / 2300 GSF / 214 GSM							

1. COMPONENT AIR FORCE		FY 2008 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY			4. PROJECT TITLE REPLACE FAMILY HOUSING, PH E		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER TYFR084034		8. PROJECT COST (\$000) \$56,275
Maximum size: O4-O5 4 Bedroom		2180 NSF / 2700 GSF / 251 GSM			
11. REQUIREMENT: 2687 UN		ADEQUATE: 2570 UN		SUBSTANDARD: 117 UN	
<p><u>PROJECT:</u> Replace Family Housing (Phase E). Special construction features include a one car garage for each unit, masonry/concrete wall construction, tile roofs, and handicap accessibility for 1 unit.</p> <p><u>REQUIREMENT:</u> Project is required to provide modern and efficient housing for military members and their dependents at Ramstein AB, Germany. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room, family room, bedroom, and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from two to four, as identified in the most recent Housing Requirements and Market Analysis. Units will be provided with a single-car garage and exterior parking for a second vehicle. Adequate infrastructure support for roads and utilities shall also be provided. This is phase E of a multiphase initiative to replace an additional 117 housing units for Ramstein AB. The Housing Community Profile and Housing Requirements and Market Analysis are elements of the General Plan for Ramstein AB, and are the basis for this project. This project is programmed in accordance with 2006 Family Housing Master Plan.</p> <p><u>CURRENT SITUATION:</u> These existing housing units were constructed in the 1950s. They show the effects of age and heavy use. They have had no major upgrades since construction, and they do not meet the needs of today's families, nor do they provide a modern home environment. The roof, walls, foundations, and exterior pavements require major repair or replacement due to age. The plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are small and lack adequate closet space. Kitchens have insufficient cabinets, storage, and counter space. Lighting and heating systems require upgrade and replacement. The cost to correct imminent problems existing with the inventory, space deficiencies, and modernization requirements has proven to be more costly than the original voucher cost and the capitalization combined.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the government and inconvenience to residents. Without this project, repair to these units will continue in a costly piece-meal fashion with little or no improvement in living quality.</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in the 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 alternatives, new construction was found to be the most cost effective alternative over the life of the project. The cost of improving existing units is 80% of the cost of replacing these units. Since this is replacement housing, there will be no increase in the student population and therefore no impact on local school district. The construction agent for this project is the Army Corps of Engineers resulting in 6.5% SIOH costs. This project is not eligible for NATO common funding. Base Civil Engineer: Col Carlos R. Cruz-Gonzalez, 314-480-6228 Foreign Currency: FCF Budget Rate: EURO-DOLLAR .8259</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT June-06		2. FISCAL YEAR 2008		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION a. NAME RAMSTEIN AIR BASE			b. LOCATION GERMANY				
5. DATA AS OF Oct-03	Phase E							
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	2,496	1,515	10,096	14,107	2,496	1,515	10,096	14,107
7. PERMANENT PARTY PERSONNEL	2,496	1,515	10,096	14,107	2,496	1,515	10,096	14,107
8. GROSS FAMILY HOUSING REQUIREMENTS	1,858	1,341	5,193	8,392	1,858	1,341	5,193	8,392
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	93	2	22	117				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	93	2	22	117				
c. UNACCEPTABLY HOUSED IN COMMUNITY	0	0	0	0				
10. VOLUNTARY SEPARATIONS	282	205	917	1,404	282	205	917	1,404
11. EFFECTIVE HOUSING REQUIREMENTS	1,576	1,136	4,276	6,988	1,576	1,136	4,276	6,988
12. HOUSING ASSETS (a + b)	1,500	1,093	3,572	6,165	1,378	1,134	4,254	6,766
a. UNDER MILITARY CONTROL	275	517	2,010	2,802	325	364	1,775	2,464
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	275	517	2,010	2,802	278	364	1,721	2,363
(2) UNDER CONTRACT/APPROVED					47	0	54	101
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	1,225	576	1,562	3,363	1053	770	2479	4,302
(1) ACCEPTABLY HOUSED	1,225	576	1,562	3,363				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	76	43	704	823	198	2	22	222
14. PROPOSED PROJECT					93	2	22	117
15. REMARKS								

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

FY 2008 POST ACQUISITION CONSTRUCTION

Program (In Thousands)

FY 2008 Program \$ 294,262

FY 2007 Program \$ 403,777*

Purpose and Scope

The Air Force has approximately 82,000 family housing units (includes 44,600 privatized units) for FY 2008. 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 2008 approximately 6,200 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.

*This column reflects the FY 2007 President's Budget Request. The FY 2007 Annualize Continuing Resolution did not change the President's Budget Request.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

Program Summary

Authorization is requested for:

- (1) Various improvements to existing public quarters, as described on DD Form 1391.
- (2) Appropriation of \$294,262,000 to fund projects in FY 2008.

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.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 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 2008 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) 294,262	
9. COST ESTIMATE						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
POST ACQUISITION CONSTRUCTION PROJECTS TO IMPROVE HOUSING UNITS			UN	2,019		294,262
TOTAL CONTRACT COST						294,262
TOTAL REQUEST						294,262
<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 \$294.262 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 1940's and 1950'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 2008 MILITARY CONSTRUCTION PROJECT DATA	2. DATE												
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4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER													
<p>10. Description of work to be accomplished</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left; width: 70%;">Location and Project</th> <th style="text-align: right; width: 30%;">Current Working Estimate (\$000)</th> </tr> </thead> <tbody> <tr> <td colspan="2"><u>OVERSEAS</u></td> </tr> <tr> <td colspan="2"><u>JAPAN</u></td> </tr> <tr> <td>KADENA AB INSTALL GOVERNMENT FURNISHED MATERIALS EVKP08AF748S - Improve 248 family housing units in Kishaba and Stilwell Park areas. Provide dishwashers, garbage disposals, smoke detectors, and Venetian blinds for units being constructed by the Government of Japan (GOJ) for the United States military.. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None</td> <td style="text-align: right; vertical-align: top;">1,118</td> </tr> <tr> <td>KADENA AB INSTALL AIR CONDITIONING SYSTEM EVKP084262 - Install additional 100-ton Chiller capacity. Upgrade controls to accommodate additional chiller. Connect chiller to existing pipe system. Replace existing 1000kv transformer with new upsized units to handle enlarged equipment. Replace secondary feeder from transformer to chiller plant facility. Install primary and secondary pump to accommodate additional chiller. Provide heat recovery ventilator and duct work in each units to make air balance. Provide other support work to complete a usable facility. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None</td> <td style="text-align: right; vertical-align: top;">916</td> </tr> <tr> <td>MISAWA AB IMPROVE FAMILY HOUSING QKKA084025 - Provides general interior and exterior modernization and renovation of 256 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, covered parking for H-style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roof, 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 coverings, improves floor plans. Install sound insulation for Towers to include replacing window rails and handicap accessibility for 1st and 2nd floor, fire sprinkler systems, and elevator work. Provides increased energy efficiency and recreation areas. Removes asbestos and lead-based paint. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None</td> <td style="text-align: right; vertical-align: top;">42,345</td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>OVERSEAS</u>		<u>JAPAN</u>		KADENA AB INSTALL GOVERNMENT FURNISHED MATERIALS EVKP08AF748S - Improve 248 family housing units in Kishaba and Stilwell Park areas. Provide dishwashers, garbage disposals, smoke detectors, and Venetian blinds for units being constructed by the Government of Japan (GOJ) for the United States military.. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	1,118	KADENA AB INSTALL AIR CONDITIONING SYSTEM EVKP084262 - Install additional 100-ton Chiller capacity. Upgrade controls to accommodate additional chiller. Connect chiller to existing pipe system. Replace existing 1000kv transformer with new upsized units to handle enlarged equipment. Replace secondary feeder from transformer to chiller plant facility. Install primary and secondary pump to accommodate additional chiller. Provide heat recovery ventilator and duct work in each units to make air balance. Provide other support work to complete a usable facility. - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	916	MISAWA AB IMPROVE FAMILY HOUSING QKKA084025 - Provides general interior and exterior modernization and renovation of 256 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, covered parking for H-style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roof, 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 coverings, improves floor plans. Install sound insulation for Towers to include replacing window rails and handicap accessibility for 1st and 2nd floor, fire sprinkler systems, and elevator work. Provides increased energy efficiency and recreation areas. Removes asbestos and lead-based paint. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	42,345
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1. COMPONENT AIR FORCE	FY 2008 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
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3. INSTALLATION AND LOCATION
VARIOUS AIR FORCE BASES

4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER
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10. Description of work to be accomplished	
Location and Project	Current Working Estimate (\$000)
<u>UNITED KINGDOM</u>	
RAF MENWITH HILL	51
IMPROVE FAMILY HOUSING	
MWHL080001	
<ul style="list-style-type: none"> - Provide general interior and exterior renovation of one housing unit. Includes additions to meet current standards. Upgrade kitchens, bathrooms, floor coverings and improve floor plans. (Separate DD Form 1391 attached) 	
<ul style="list-style-type: none"> - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None 	
<ul style="list-style-type: none"> - WORK PROGRAMMED FOR NEXT THREE YEARS: None 	

1. COMPONENT AIR FORCE	FY 2008 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION EXMOUTH FAMILY HOUSING ANNEX, AUSTRALIA			4. PROJECT TITLE IMPROVE MILITARY FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER GHFQ064015	8. PROJECT COST (\$000) 3,612		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					3,020
IMPROVE FAMILY HOUSING		UN	12	251,658	(3,020)
SUPPORTING FACILITIES					219
PAVEMENTS		LS			(46)
UTILITIES		LS			(30)
LANDSCAPING		LS			(75)
RECREATION FACILITIES		LS			(69)
SUBTOTAL					3,239
CONTINGENCY (5.0%)					162
TOTAL CONTRACT COST					3,401
SUPERVISION, INSPECTION AND OVERHEAD (6.2%)					211
TOTAL REQUEST					3,612
AREA COST FACTOR			1.26		
MOST EXPENSIVE UNIT			279,500		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 12 housing units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bathrooms, improve floor plans, floor coverings, provide increased energy efficiency, roof repairs and all other necessary work. Work also includes AT/FP Physical Security Measures					
11. Requirement: 12 UN Adequate: 0 UN Substandard: 12 UN					
<u>PROJECT:</u> Improve Military Family Housing. This includes work for 1 FGO Commander (4 BR), 1 CGO (4 BR), 2 SNCO (4 BR) and 8 JNCO (4 BR)					
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependants stationed at Learmonth Solar Observatory. 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. This is the first renovation of these units. All units will meet whole house standards and are programmed in accordance with the Housing Community Plan dated September 2005. Renovated housing will provide a modern kitchen, living room, bedrooms, bath configuration, with ample interior and exterior storage. Work will also enclose laundry rooms and relocate/change floor plans for family rooms and dining rooms enabling a clean flowing floor plan. New roof plan will enclose/hide mechanical equipment on the roof. Provide gutters with splash blocks and grade around each unit so the water will move away from each house. Construct new covered entry porch to define and enhance the entry way as well as screened patios to the rear of the unit. Enclose trash area off the rear of the carport. Neighborhood improvements include landscaping, recreation areas and utility upgrades. This project is programmed in accordance with 2006 Family Housing Master Plan.					
<u>CURRENT SITUATION:</u> This upgrades and modernizes housing that was constructed in 1967. These near 40 year old units require major renovation and repair to correct					

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3. INSTALLATION AND LOCATION EXMOUTH FAMILY HOUSING ANNEX, AUSTRALIA			4. PROJECT TITLE IMPROVE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER GHFQ064015	8. PROJECT COST (\$000) 3,612	
<p>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 improvement. Houses have been maintained by the users as there is no housing maintenance. Kitchen and bathroom fixtures are obsolete and deteriorated. Cabinets and counters provide inadequate storage and useable space. Entry doors and interior doors are deteriorated and falling off of the tracks and hinges. HVAC system is beyond normal service life and requires constant maintenance to maintain. Ground Fault Interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Roof covering consisted of painting over concrete. Lack of gutters on the house increases the erosion around the units. Landscaping and recreation areas for housing residents are deficient.</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.</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, leasing and status quo operation. Based on the net present values and benefit of respective alternatives, improvement was found to be the most cost effective alternative over the life of the project. The improvement cost is 69 percent of the replacement cost. The construction agent for this project is the Naval Facility Command resulting in 6.2% SIOH cost.</p> <p>Base Civil Engineer: Lt Col Marvin W. Smith, 671-366-7101</p>				

1. COMPONENT AIR FORCE		FY 2008 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY				4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH E		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-161	7. PROJECT NUMBER TYFR084014		8. PROJECT COST (\$000) 4,675	
9. COST ESTIMATES						
ITEM				U/M	QUANTITY	COST (\$000)
PRIMARY FACILITIES						3,904
FAM HSG DEUTCHMRK				UN	20	(3,904)
SUPPORTING FACILITIES						377
SITE PREPARATION				LS		(84)
LANDSCAPING				LS		(95)
UTILITIES				LS		(103)
ROADS PAVING				LS		(95)
SUBTOTAL						4,281
CONTINGENCY (5.0%)						214
TOTAL CONTRACT COST						4,495
SUPERVISION, INSPECTION AND OVERHEAD (4.0%)						180
TOTAL REQUEST						4,675
AREA COST FACTOR 1.2						
MOST EXPENSIVE UNIT 220,700						
10. Description of Proposed Work: Provides general interior modernization and renovation of 20 housing units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bathrooms, and floor coverings, improve floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. Single car garages and off street parking will be provided where deficient.						
11. Requirement: 2687 UN Adequate: 2408 UN Substandard: 279 UN <u>PROJECT:</u> Improve Military Family Housing (Phase E). This projects includes 10 E-9 four bedroom and 10 E-9 three bedroom units. (Current Mission) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents at Ramstein AB, Germany. 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. This is phase E of multiple phases to upgrade 279 units. 2408 units have been upgraded or are approved in previous phases. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile, phase E. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreation 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 the 1950s. These 50-year-old 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						

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3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH E		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER TYFR084014	8. PROJECT COST (\$000) 4,675	

they provide a modern home improvement. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and 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, siding, and insulation require replacement. The units have inadequate living space and storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Paved roads need renovation.

IMPACT IF NOT PROVIDED: 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.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR 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 65% of the replacement cost. SIOH is 4.0% based on agreement between US Air Force and German execution agent (LBB). This project meets the criteria of the Air Force Housing Guide for Planning, Programming, Design, and Construction. Base Civil Engineer: Col Carlos R. Cruz-Gonzales, 480-6228.

FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR .8259

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3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 8	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ084216	8. PROJECT COST (\$000) 142,880	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				110,273
GOQ	UN	4	234,500	(938)
NON-GOQ	UN	737	148,351	(109,335)
SUPPORTING FACILITIES				21,840
SITE IMPROVEMENT	LS			(4,600)
LANDSCAPING	LS			(1,600)
UTILITY MAINS	LS			(11,745)
PARKING/STREET/SIDEWALK/PATH/FENCE	LS			(1,640)
PLAYGROUNDS/RECREATION	LS			(1,730)
ENVIRONMENTAL - REMOVAL/DISPOSAL	LS			(525)
SUBTOTAL				132,112
CONTINGENCY (5.0%)				6,606
TOTAL CONTRACT COST				138,718
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				4,162
TOTAL REQUEST				142,880
AREA COST FACTOR		1.34		
MOST EXPENSIVE UNIT		274,000		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 741 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. Provide covered garage (for GOQ). Provide handicap improvements in the tower including emergency power back up (for one elevator). Convert JNCO 3-bedroom units to 2-bedroom units.				
11. Requirement: 8442 UN Adequate: 7087 UN Substandard: 1355 UN PROJECT: Improve military family housing (Phase 8). This phase includes work for 4 GOQ 4-bedroom, 20 CGO 4-bedroom, 3 E9 4-bedroom, 58 SNCO 4-bedroom, 252 SNCO 3-bedroom, 124 JNCO 4-bedroom, 164 JNCO 3-bedroom and 116 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 eighth phase of multiple phases to upgrade all inadequate units. All units will meet "wholehouse" standards and are programmed in accordance with the Housing Community Profile. Renovated housing will provide a 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 GOQ units, off-street parking,				

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3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 8	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ084216	8. PROJECT COST (\$000) 142,880
<p>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.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernize 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 standards, and provide major home improvements. They have had no major upgrades since construction. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are scratched. 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 recreational 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 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 36% of the replacement cost. Base Civil Engineer: Colonel Juan Ibanez Jr., 011-81-611-734-1807.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: YEN 114.7781</p>			

1. COMPONENT AIR FORCE	FY 2008 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH. 3	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QKKA084025	8. PROJECT COST (\$000) 42,345	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				29,670
SNCO THREE-BEDROOM (H-STYLE)	EA	8	153,500	(1,228)
JNCO FOUR-BEDROOM (H-STYLE)	EA	12	164,000	(1,968)
JNCO TWO-BEDROOM	EA	108	102,000	(11,016)
JNCO THREE-BEDROOM (TOWER)	EA	104	111,000	(11,544)
CGO THREE-BEDROOM	EA	4	153,500	(614)
CGO FOUR-BEDROOM	EA	8	165,000	(1,320)
SNCO FOUR-BEDROOM	EA	12	165,000	(1,980)
SUPPORTING FACILITIES				9,484
SITE IMPROVEMENT	LS			(0)
LANDSCAPING	LS			(471)
UTILITIES	LS			(5,250)
PAVEMENTS/CURBS/GUTTERS	LS			(1,734)
PARKING/COVERED PARKING	LS			(2,029)
SUBTOTAL				39,154
CONTINGENCY (5.0%)				1,958
TOTAL CONTRACT COST				41,112
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				1,233
TOTAL REQUEST				42,345
AREA COST FACTOR 1.51				
MOST EXPENSIVE UNIT 214,000				
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 256 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, covered parking for H-style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roof, 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 coverings, improves floor plans. Install sound insulation for Towers to include replacing window rails and handicap accessibility for 1st and 2nd floor, fire sprinkler systems, and elevator work. Provides increased energy efficiency and recreation areas. Removes asbestos and lead-based paint.				
11. Requirement: 2380 UN Adequate: 1754 UN Substandard: 626 UN <u>PROJECT:</u> Improve Family Housing Phase 3. This phase includes work for 8 CGO four-bedroom units, 4 CGO three-bedroom units, 12 SNCO four bedroom units, 8 SNCO three-bedroom units, 12 JNCO four-bedroom units, 104 JNCO three-bedroom tower units, and 108 JNCO two-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 Misawa Air Base, Japan. The				

1. COMPONENT AIR FORCE	FY 2008 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH. 3	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QKKA084025	8. PROJECT COST (\$000) 42,345

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 in the United States. This is the third of multiple phases to upgrade all inadequate 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 storage space. This project is programmed in accordance with 2006 Family Housing Master Plan.

CURRENT SITUATION: This project upgrades and modernizes housing that was constructed in 1982 thru 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 bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting 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 tower 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 exposed to lint particles from the dryer unit. The tower lacks a fire suppression sprinkler system.

IMPACT IF NOT PROVIDED: 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.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None

WORK PROGRAMMED FOR 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. This project is not eligible for Host Nation funding. The cost to improve the units is 45% of the replacement cost.

Base Civil Engineer: Lt Col David Maharrey, 011-81-3117-66-3089

FOREIGN CURRENCY: FCF Budget Rate Used: YEN 114.7781

1. COMPONENT AIR FORCE	FY 2008 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE MFH (PHASE 6)		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE084303	8. PROJECT COST (\$000) 44,907		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					29,910
IMPROVE FAMILY HOUSING		UN	190	157,422	(29,910)
SUPPORTING FACILITIES					11,613
UTILITY		LS			(3,069)
DEMOLITION		LS			(1,518)
ASBESTOS ABATEMENT		LS			(2,348)
MECHANICAL		LS			(4,678)
SUBTOTAL					41,523
CONTINGENCY (5.0%)					2,076
TOTAL CONTRACT COST					43,599
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)					1,308
TOTAL REQUEST					44,907
AREA COST FACTOR		1.43			
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 190 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: 1976 UN Substandard: 540 UN PROJECT: Improve Family Housing, Phase 6. (Current Mission) 126 JNCO (3) and 64 JNCO (4) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their families 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 2006 Family Housing Master Plan. <u>CURRENT SITUATION:</u> 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 light fixtures are deteriorated. The electrical systems do not meet modern construction codes. Ground fault circuit interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring, windows, and roofing require replacement. The units have inadequate living space and storage. Playgrounds,					

1. COMPONENT AIR FORCE	FY 2008 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE MFH (PHASE 6)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE084303	8. PROJECT COST (\$000) 44,907
<p>parking areas, and landscaping are inadequate or nonexistent.</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. Without this project repair of these units will be accomplished in a costly and 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 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 project is not eligible for Host Nation funding. The cost to improve the units is 47% of the replacement cost. Base Civil Engineer: Lt Col Lance Hafeli, 225-7215.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 114.7781</p>			

1. COMPONENT AIR FORCE	FY 2008 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION INCIRLIK AIR BASE ADANA, TURKEY			4. PROJECT TITLE IMPROVE FAMILY HOUSING 515 UNITS		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER LJYC084001	8. PROJECT COST (\$000) 41,272		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					33,346
DWELLINGS		UN	515	64,750	(33,346)
SUPPORTING FACILITIES					3,562
PAVEMENTS		LS			(769)
UTILITIES		LS			(375)
LANDSCAPING		LS			(125)
RECREATION		LS			(120)
COMMON NEIGHBORHOOD		LS			(173)
COMMUNICATIONS SUPPORT		LS			(2,000)
SUBTOTAL					36,908
CONTINGENCY (5.0%)					1,845
TOTAL CONTRACT COST					38,753
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					2,519
TOTAL REQUEST					41,272
AREA COST FACTOR			.9		
MOST EXPENSIVE UNIT			150,568		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation, and conversion of 515 units. Includes upgrade of kitchen and bathrooms, doors, windows, floor and wall finishes, electrical, HVAC and fire protection systems; improves floor plans; provides increased energy efficiency; and upgrades patios, pavements, utility systems, playgrounds and recreation areas.					
11. Requirement: 850 UN Adequate: 335 UN Substandard: 515 UN					
PROJECT: Improve Military Family Housing (Phase 2). This phase provides 16 FGO four-bedroom, 44 FGO three-bedroom, 5 CGO four-bedroom, 13 CGO three-bedroom, 52 CGO two-bedroom, 3 E-9 four-bedroom, 2 E-9 three-bedroom, 43 SNCO four-bedroom, 21 SNCO three-bedroom, 92 JNCO four-bedroom, 82 JNCO three-bedroom and 142 JNCO two-bedroom units (Current Mission).					
REQUIREMENT: This project is required to provide modern and efficient housing for airman and U.S. Government civilian personnel stationed at Incirlik Air Base. The housing units, common neighborhood, and infrastructure require repair and upgrade to provide a comfortable and appealing living environment and to meet current life safety codes. This is the second of two phases to upgrade 750 houses. This project is programmed in accordance with 2006 Family Housing Master Plan.					
CURRENT SITUATION: The current Military Family Housing at Incirlik consists of 900 units; 150 units were constructed in 1961 and are deteriorated beyond economical upgrade; 100 of these 150 units are being replaced and 50 surplus units are being demolished in FY2006; the project has been funded; 750 units were constructed in 1983 thru 1985 and need improvements to meet today's housing requirements. These houses had no major repair and/or upgrade since construction. Per FY2003 Housing Community Profile and FY2004 Family Housing Master Plan inventories, the base has a shortfall					

1. COMPONENT AIR FORCE	FY 2008 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION INCIRLIK AIR BASE ADANA, TURKEY		4. PROJECT TITLE IMPROVE FAMILY HOUSING 515 UNITS	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER LJYC084001	8. PROJECT COST (\$000) 41,272

of three-bedroom and four-bedroom units versus an excess of two-bedroom units. The floor layouts and sizes of some units do not meet current housing standards. All the units and support structures have deteriorations. The floor tiles, doors, window locks, power outlets and electrical wiring, kitchen and bathroom cabinets, fixtures, wall and floor tiles are deteriorated. Fire detectors and telephone jacks are insufficient. Laundry rooms need more shelving. Exterior wall surfaces are cracked and chipped. The roads have damaged slabs. Walkways, recreation facilities, landscaping and storm drainage system need repair and improvement. Exterior area lighting is insufficient. The communication lines are outdated, direct burial and deteriorated.

IMPACT IF NOT PROVIDED: The assigned personnel and their dependants will continue to be housed in deteriorated and substandard housing units. The units will continue to deteriorate, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Continuing piecemeal maintenance and repair will be costly and will not improve the living quality.

WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: FY2006, LJYC064006, Repair electric substation, \$330,000; FY2006, LJYC064007, Repair playgrounds, \$150,000

WORK PROGRAMMED FOR NEXT THREE YEARS: None

ADDITIONAL: An economic analysis has not been prepared yet however per FY2003 Housing Community Profile, the cost to improve the units is 50% of the replacement cost. This project is not eligible for NATO funding. The project meets the criteria specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction. There will be no increase in the student population generated with this project. The construction agent for this project is the Army Corps of Engineers resulting in 6.5% SIOH costs. Base Civil Engineer: Scott A. Warner, Maj., DSN 676-6423.

1. COMPONENT AIR FORCE	FY 2008 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION RAF BICESTER, UNITED KINGDOM			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER BNDE064005	8. PROJECT COST (\$000) 12,486	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				6,080
IMPROVE FAMILY HOUSING	SM	36	168,898	(6,080)
SUPPORTING FACILITIES				5,299
PAVEMENTS	LS			(398)
UTILITIES	LS			(1,436)
LANDSCAPING	LS			(168)
DEMOLITION	LS			(348)
LUM SUM INFRASTRUCTURE	LS			(2,949)
SUBTOTAL				11,379
CONTINGENCY (5.0%)				569
TOTAL CONTRACT COST				11,948
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)				538
TOTAL REQUEST				12,486
AREA COST FACTOR	1.2			
MOST EXPENSIVE UNIT		187,335		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 36 housing units. Includes utility upgrade and additions to meet current standards. Upgrade kitchens, bathrooms, floor and wall coverings and internal fixtures generally, improves floor plans and provides increased energy efficiency. Provides new garages, privacy fencing, playgrounds and recreation areas. Includes demolition and asbestos/lead-based paint removal.				
11. Requirement: 81 UN Adequate: 45 UN Substandard: 36 UN <u>PROJECT:</u> Improve Military Family Housing. This project include work for 3 FGO (4BR), 4 FGO (3BR), 3 CGO (4BR), 5 CGO (3BR), 1 E9 (4BR), 6 SNCO (4BR), 5 SNCO (3BR), 9 JNOC (4BR) (Current Mission). <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military and their dependents stationed at RAF Bicester. 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. This project will renovate the entire remaining housing stock for the base and all units will meet "whole house" standards and are programmed in accordance with the Housing Community profile. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Single car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playgrounds and recreations 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 the 1930's. These 60 year old units require major renovation and repair to correct deterioration resulting from age and heavy use. They have had only minor upgrades				

1. COMPONENT AIR FORCE	FY 2008 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF BICESTER, UNITED KINGDOM		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER BNDE064005	8. PROJECT COST (\$000) 12,486
<p>since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. The general standard of fixtures and fittings is deteriorated, the utility services within the units require upgrading to latest codes, they have no laundry rooms and the garages are inadequately sized and in very poor condition. The units have inadequate living space and storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient and paving areas need renovation.</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.</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 the 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 43.1% 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 Major Gary J. Dorman, 011-44-1280-708168.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: POUND .5528</p>			

1. COMPONENT AIR FORCE		FY2008 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 MWHL080001		8. PROJECT COST (\$000) \$51	
9. COST ESTIMATE						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
IMPROVE FAMILY HOUSING		UN	1	46,780	47	
SUBTOTAL					47	
CONTINGENCY (5%)					<u>2</u>	
TOTAL CONTRACT COST					49	
SUPERVISION, INSPECTION AND OVERHEAD (4.5%)					<u>2</u>	
TOTAL REQUEST					51	
MOST EXPENSIVE UNIT: \$51,000						
AREA COST FACTOR: 1.20						

10. DESCRIPTION OF PROPOSED CONSTRUCTION:

Provides general interior and exterior renovation of one housing unit. Includes additions to meet current standards. Upgrade kitchens, bathrooms, floor coverings and improve floor plans.

11. REQUIREMENT: 186 UN ADEQUATE: 3 UN SUBSTANDARD: 183 UN

PROJECT: Improve Military Family Housing. This project includes work to improve one housing unit (FGO-3 Bedroom). (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 housing 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. 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, family room, bedrooms, and bath configuration with ample interior and exterior storage.

CURRENT SITUATION: This project upgrades and modernizes housing that was constructed in the late 1970s and early 1980s. These 30-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. Kitchens lack adequate countertop, storage, and cabinet space. Several units lack a bathroom on the ground floor. Existing baths are inadequate and some suffer from extensive rot damage. Bedrooms do not meet minimum size requirements. The units have inadequate living space and storage.

1. COMPONENT AIR FORCE	FY2008 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 MWHL080001	8. PROJECT COST (\$000) \$51	

IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increased 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.

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 24% 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 .5528

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

FY 2008 ADVANCE PLANNING AND DESIGN

Program (In Thousands)

FY 2008 Program \$12,210

FY 2007 Program \$13,202*

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 2008 Authorization and Appropriation of \$12,210,000 to fund this effort as outlined in the following exhibit:

*This column reflects the FY 2007 President's Budget Request. The FY 2007 Annualize Continuing Resolution did not change the President's Budget Request.

1. COMPONENT AIR FORCE		FY 2008 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) 12,210		
9. COST ESTIMATE					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
FAMILY HOUSING ADVANCE PLANNING AND DESIGN		LS			12,210
SUBTOTAL					12,210
TOTAL CONTRACT COST					12,210
TOTAL REQUEST					12,210
<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 \$12.210 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 2008 BUDGET REQUEST

OPERATIONS, UTILITIES AND MAINTENANCE
(Excluding Leasing, Debt, and Privatization)

Program (\$ in Thousands)
FY 2008 Program \$521,482
FY 2007 Program \$595,876*

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 for government housing. The Air Force's FY2008 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 addressing areas needing improvement, especially if they deal with life, safety, or health concerns. 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 2008 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, supports the implementation of 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 undergoing privatized 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 2008 BUDGET REQUEST

(2) Exterior Utilities. Maintenance and repair of water, sewer, electric, steam and gas lines supporting family housing areas. Where required, includes investment, operations, and repair costs paid to non-government system owners in the case where utilities have been privatized.

(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 2008 Program Summary - Highlights

The requested amount in FY 2008 is \$521,482. This amount, together with estimated reimbursements of \$8,663 will fund the FY 2008 Operation and Maintenance program of \$530,145.

A summary of the funding program for FY 2008 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>
\$122,841	\$100,176	\$298,465	\$521,482	\$8,663	\$530,145

*This column reflects the FY 2007 President's Budget Request. The FY 2007 Annualize Continuing Resolution did not change the President's Budget Request.

DEPARTMENT OF THE AIR FORCE
 Family Housing Operation and Maintenance Reprogramming Actions
 Fiscal Year 2006
 (\$ in Thousands)

	FY 2006 Appropriation	Funds Reprogrammed	Percent Reprogrammed	FY 2006 End of Year
Utilities	115,779	48,360	41.77%	164,139
Operations				
Management	77,309	(7,613)	-9.85%	69,696
Services	25,482	8,638	33.90%	34,120
Furnishings	41,513	(480)	-1.16%	41,033
Miscellaneous	2,383	(155)	-6.50%	2,228
Leasing	153,357	(37,400)	-24.39%	115,957
Maintenance	307,374	(23,157)	-7.53%	284,217
Debt	1	0	0.00%	1
Privatization Support	36,072	(707)	-1.96%	35,365
Total	759,270	(12,514)		746,756

USAF FY2008 PB
Family Housing Operation and Maintenance, Summary
 Excludes Leased Units and Costs
Worldwide Summary

Fiscal Year: **2008**
 Command: **USAF**
 Exhibit: **FH-2**

Fiscal Year:	2006		2007		2008	
Inventory Data (Units)						
Units in Being Beginning of Year		83,234		70,612		37,336
Units in Being at End of Year		70,612		37,336		36,852
Average Inventory for Year		76,923		53,974		37,094
Historic Units		2,244		1,901		33
Units Requiring O&M Funding:						
a. Contiguous US		57,838		45,479		15,578
b. U. S. Overseas		3,618		3,592		1,806
c. Foreign		21,778		21,541		19,952
d. Worldwide		83,234		70,612		37,336
Funding Requirements (\$000)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)
OPERATIONS (DIRECT)						
Management	73,012	949	77,981	1,445	56,736	1,530
Services	35,691	464	25,888	480	20,673	557
Furnishings	41,328	537	44,545	825	43,472	1,172
Miscellaneous	2,177	18	1,914	35	1,960	53
Sub-Total Direct Operations	152,207	1,278	150,328	2,785	122,841	3,312
Anticipated Reimbursements	1,014	13	1,010	19	781	21
Gross Obligations, Operations	153,221	1,992	151,338	2,804	123,622	3,333
UTILITIES (DIRECT)						
Direct Utilities	125,459	1,631	103,250	1,913	100,176	2,701
Anticipated Reimbursements	3,247	42	2,993	55	2,309	62
Gross Obligations, Utilities	128,706	1,673	106,243	1,968	102,485	2,763
MAINTENANCE (DIRECT)						
M&R Dwelling	229,470	2,983	304,235	5,637	264,423	7,128
M&R Ext. Utilities	10,198	133	13,521	251	12,092	326
M&R Other Real Property	15,542	202	20,606	382	18,429	497
Alter & Add.	2,969	2,983	3,937	73	3,521	95
Sub-Total Direct Maintenance	258,179	3,356	342,298	6,342	298,465	8,046
Anticipated Reimbursements	7,435	97	7,991	148	5,573	150
Gross Obligations, Maintenance	265,614	5,388	350,289	6,490	304,038	8,196
GRAND TOTAL, O&M - Direct	535,845	6,966	595,876	11,040	521,482	14,058
Anticipated Reimbursements	11,696	152	11,994	222	8,663	234
GRAND TOTAL, O&M - TOA	547,541	7,118	607,870	11,262	530,145	14,292

USAF FY2008 PB
Family Housing Operation and Maintenance, Summary
 Excludes Leased Units and Costs
 Conterminous US

Fiscal Year: **2008**
 Command: **USAF**
 Exhibit: **FH-2**

Fiscal Year:	2006		2007		2008	
Inventory Data (Units)						
Units in Being Beginning of Year	57,838		45,479		15,578	
Units in Being at End of Year	45,479		15,578		15,207	
Average Inventory for Year	51,659		30,529		15,393	
Historic Units	2,209		1,866		0	
	Total Cost	Unit	Total Cost	Unit	Total Cost	Unit
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)	Cost (\$)
OPERATIONS (DIRECT)						
Management	50,934	986	46,697	1,530	23,057	1,498
Services	17,255	334	7,645	250	6,104	397
Furnishings	3,370	65	2,457	80	2,398	156
Miscellaneous	815	16	685	22	700	45
Sub-Total Direct Operations	72,374	1,401	57,484	1,883	32,259	2,096
Anticipated Reimbursements	681	13	506	17	403	26
Gross Obligations, Operations	73,055	1,414	57,990	1,900	32,662	2,122
UTILITIES (DIRECT)						
Direct Utilities	106,617	2,064	47,809	1,566	46,386	3,014
Anticipated Reimbursements	2,770	54	2,558	84	1,192	77
Gross Obligations, Utilities	109,387	2,117	50,367	1,650	47,578	3,091
MAINTENANCE (DIRECT)						
M&R Dwelling	99,967	1,935	132,537	4,341	118,535	7,701
M&R Ext. Utilities	4,443	86	5,890	193	5,268	342
M&R Other Real Property	6,771	131	8,977	294	8,029	522
Alter & Add.	1,293	25	1,715	56	1,534	100
Sub-Total Direct Maintenance	112,474	2,177	149,119	4,885	133,366	8,664
Anticipated Reimbursements	1,778	34	1,735	57	2,876	187
Gross Obligations, Maintenance	114,252	2,212	150,854	4,941	136,242	8,851
GRAND TOTAL, O&M - Direct	291,464	5,642	254,413	8,334	212,010	13,774
Anticipated Reimbursements	5,229	101	4,799	157	4,471	290
GRAND TOTAL, O&M - TOA	296,693	5,743	259,212	8,491	216,481	14,064

USAF FY2008 PB
Family Housing Operation and Maintenance, Summary
 Excludes Leased Units and Costs
US Overseas

Fiscal Year: **2008**
 Command: **USAF**
 Exhibit: **FH-2**

Fiscal Year:	2006		2007		2008	
Inventory Data (Units)						
Units in Being Beginning of Year		3,618		3,592		1,806
Units in Being at End of Year		3,592		1,806		1,806
Average Inventory for Year		3,605		2,699		1,806
Historic Units		35		35		33
Funding Requirements (\$000)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)
OPERATIONS (DIRECT)						
Management	3,876	1,075	4,317	1,599	3,056	1,692
Services	1,430	397	908	336	725	401
Furnishings	1,552	431	1,193	442	1,165	645
Miscellaneous	20	6	22	8	22	0
Sub-Total Direct Operations	6,878	1,908	6,439	2,386	4,967	2,750
Anticipated Reimbursements	0	0	0	0	0	0
Gross Obligations, Operations	6,878	1,908	6,439	2,386	4,967	2,750
UTILITIES (DIRECT)						
Direct Utilities	21,778	6,041	9,589	3,553	9,303	5,151
Anticipated Reimbursements	0	0	0	0	0	0
Gross Obligations, Utilities	21,778	6,041	9,589	3,553	9,303	5,151
MAINTENANCE (DIRECT)						
M&R Dwelling	10,854	3,011	14,391	5,332	12,870	7,126
M&R Ext. Utilities	482	134	640	237	572	317
M&R Other Real Property	735	204	975	361	872	483
Alter & Add.	140	39	186	69	167	92
Sub-Total Direct Maintenance	12,212	3,388	16,191	5,999	14,481	8,018
Anticipated Reimbursements	898	249	1,095	406	0	0
Gross Obligations, Maintenance	13,110	3,637	17,286	6,405	14,481	8,018
GRAND TOTAL, O&M - Direct	40,868	11,337	32,219	11,937	28,751	15,920
Anticipated Reimbursements	898	249	1,095	406	0	0
GRAND TOTAL, O&M - TOA	41,766	11,586	33,314	12,343	28,751	15,920

USAF FY2008 PB
Family Housing Operation and Maintenance, Summary
 Excludes Leased Units and Costs
Foreign

Fiscal Year: **2008**
 Command: **USAF**
 Exhibit: **FH-2**

Fiscal Year:	2006		2007		2008	
Inventory Data (Units)						
Units in Being Beginning of Year	21,778		21,541		19,952	
Units in Being at End of Year	21,541		19,952		19,839	
Average Inventory for Year	21,660		20,747		19,896	
Historic Units	0		0		0	
	Total Cost	Unit	Total Cost	Unit	Total Cost	Unit
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)	Cost (\$)
OPERATIONS (DIRECT)						
Management	18,202	840	26,967	1,300	30,624	1,539
Services	17,006	785	17,336	530	13,844	696
Furnishings	36,405	1,681	40,894	1,971	39,909	2,006
Miscellaneous	1,342	62	1,207	58	1,238	62
Sub-Total Direct Operations	72,955	3,368	86,404	4,165	85,614	4,303
Anticipated Reimbursements	481	22	504	24	378	19
Gross Obligations, Operations	73,436	3,390	86,908	4,189	85,992	4,322
UTILITIES (DIRECT)						
Direct Utilities	42,123	1,945	45,852	2,210	44,487	2,236
Anticipated Reimbursements	415	19	435	21	1,117	56
Gross Obligations, Utilities	42,538	1,964	46,287	2,231	45,604	2,292
MAINTENANCE (DIRECT)						
M&R Dwelling	118,649	5,478	157,307	7,582	133,017	6,686
M&R Ext. Utilities	5,273	243	6,991	337	6,252	314
M&R Other Real Property	8,036	371	10,655	514	9,529	292
Alter & Add.	1,535	71	2,035	98	1,820	91
Sub-Total Direct Maintenance	133,493	6,163	176,988	8,531	150,619	7,570
Anticipated Reimbursements	4,759	220	5,161	249	2,697	136
Gross Obligations, Maintenance	138,252	6,383	182,149	8,780	153,316	7,706
GRAND TOTAL, O&M - Direct	248,571	11,476	309,244	14,906	280,721	14,110
Anticipated Reimbursements	5,655	261	6,100	294	4,192	211
GRAND TOTAL, O&M - TOA	254,226	11,737	315,344	15,200	284,913	14,320

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

FY08 President's Budget Summary of Historic Housing Detail		Fiscal Year: 2008		
		MAJCOM: USAF		
		Exhibit: FH-6		
Fiscal Year:		2006	2007	2008
1. Historic Housing Costs, Non-GOQ Data				
a. Number of Non-GOQ units on NHRP (Inventory)		2,157	1,837	33
b. Improvement Costs (\$000)		503	503	0
c. Maintenance and Repair Costs (\$000)		11,141	9,174	500
d. Total Historic Maintenance, Repair, Improvements (\$000)		11,644	9,677	500
e. Average Cost Per Unit (\$000)		5	5	15
2. Historic Housing Costs, GOQ Data				
a. Number of GOQ units on NHRP (Inventory)		87	64	0
b. Improvement Costs (\$000)		17	10	0
c. Maintenance and Repair Costs (\$000)		4,128	4,007	0
d. Total Historic Maintenance, Repair, Improvements (\$000)		4,145	4,017	0
e. Average Cost Per Unit (\$000)		48	63	0
3. Total Historic Inventory & Costs (Non-GOQ & GOQ)				
a. Number of Non-GOQ and GOQ units on NHRP (Inventory)		2,244	1,901	33
b. Improvement Costs (\$000)		520	513	0
c. Maintenance and Repair Costs (\$000)		15,269	13,181	500
d. Total Historic Maintenance, Repair, Improvements (\$000)		15,789	13,694	500
e. Average Cost Per Unit (\$000)		7	7	15

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

(Program In Thousands)
FY 2008 Program \$122,841
FY 2007 Program \$150,328*

The FY 2008 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:

*This column reflects the FY 2007 President's Budget Request. The FY 2007 Annualize Continuing Resolution did not change the President's Budget Request.

February 2007

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 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 unknown impacts on civilian pay due to the changeover to the National Security Personnel System (NSPS), for both privatized and government owned housing installations, and allows for limited utilities and maintenance on housing office facilities at privatized only installations.

(\$ in Thousands)

1.	FY 2007 President's Budget	\$77,981
2.	Congressional Adjustments:	
a.	Congressional Rescission	None
3.	FY 2007 Appropriated Amount:	\$77,981
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2007 Current Estimate	\$77,981
10.	Price Growth:	
a.	General Inflation (2.4%)	+\$1,872
11.	Program Transfer:	None
a.	Manpower Cost Realignment	-\$13,725
12.	Program Increases:	None

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

13.	Program Decreases:	
	a. Manpower Reductions	-\$9,392
14.	FY 2008 Budget Request:	\$56,736

Analysis of Change in Management

The FY 2008 Management account reflects the reduced inventory level of government owned units, primarily at CONUS locations, as the Air Force completes its housing privatization program. The requirement for the FY 2008 program was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for changes within the installation housing offices due to housing privatization. These amounts were then adjusted for a standard inflation rate of 2.4%.

The Management sub-account program will transfer \$13.7M to the Privatization account as we realign a portion of our manpower costs for those bases that are privatized. Non-privatized bases will remain fully funded in this sub-account.

In addition, Management will decrease by another \$9.4 million to account for a reduction of 103 manpower positions in the restructured housing flights at privatized bases. This reduction effort supports Air Force transformation to operate in a more efficient environment.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 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 2007 President's Budget	\$25,888
2. Congressional Adjustments:	None
3. FY 2007 Appropriated Amount:	\$25,888
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2007 Current Estimate	\$25,888
10. Price Growth:	
a. General Inflation (2.4%)	+\$621
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	
a. FHMP Baseline Adjustment	-\$5,836
14. FY 2008 Budget Request:	\$20,673

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

Analysis of Changes in Services

The Services sub-account will see a reduction due to adjusted inventory levels. The requirement for FY 2008 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 2.4%.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 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 2007 President's Budget	\$44,545
2. Congressional Adjustments:	None
3. FY 2007 Appropriated Amount:	\$44,545
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2007 Current Estimate	\$44,545
10. Price Growth:	
a. General Inflation (2.4%)	+\$1,069

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

11.	Functional Program Transfer:	None
12.	Program Increase:	None
13.	Program Decreases:	
	a. FHMP Baseline Adjustment	-\$2,142
14.	FY 2008 Budget Request:	\$43,472

Analysis of Changes in Furnishings

Inventory reductions due to privatization drive decreases in the funds required for furnishings. Since our stateside furniture program is limited to primarily stoves and refrigerators, and in limited situations household furniture, the savings from reduced housing inventory is not very extensive. A large requirement still remains at our foreign locations as furniture is used to reduce household goods shipments and temporary lodging stays overseas, and thus savings in PCS costs.

FY 2008 President's Budget
Family Housing Summary of Furnishings Detail (\$Thousands)

Fiscal Year: **2008**
 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
FY06															
CONUS	1	6	80	0	87	31	280	302	38	651	32	286	382	38	738
US Overseas	192	208	51	0	451	360	51	81	0	492	552	259	132	0	943
Foreign	3,475	3,046	4,385	4,669	15,574	2,453	17,532	2,687	1,008	23,680	5,928	20,577	7,073	5,677	39,254
Public	2,265	1,943	3,140	4,669	12,017	1,475	16,491	1,551	1,008	20,524	3,740	18,433	4,691	5,677	32,541
Private	1,209	1,103	1,245	0	3,557	978	1,041	1,137	0	3,156	2,187	2,144	2,382	0	6,713
Total	3,668	3,259	4,516	4,669	16,112	2,844	17,863	3,071	1,046	24,823	6,512	21,122	7,587	5,715	40,935
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

DEPARTMENT OF THE AIR FORCE
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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 2007 President's Budget	\$1,914
2. Congressional Adjustments:	None
3. FY 2007 Projected Appropriated Amount:	\$1,914
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2007 Current Estimate	\$1,914
10. Price Growth:	
a. General Inflation (2.4%)	+\$46
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	None
14. FY 2008 Budget Request:	\$1,960

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 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
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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 2007 President's Budget	\$103,250
2. Congressional Adjustments:	None
3. FY 2007 Appropriated Amount:	\$103,250
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2007 Current Estimate	\$103,250
10. Price Growth:	
a. Fuel Price Inflation	+\$7,552
b. General Inflation (2.4%)	+\$2,478
11. Functional Program Transfer:	None
12. Program Increases:	None
a. Sustainment Funding for Fuel Facilities	+\$696

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13.	Program Decreases:	
	a. FHMP Baseline Adjustment	-\$13,800
14.	FY 2008 Budget Request:	\$100,176

Analysis of Changes in Utilities

Recent world events have resulted in significant increases in the price of energy. Even allowing for the rise in worldwide energy prices, this program will still experience a reduction due to adjusted inventory levels. The requirement for FY 2008 was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for increases in fuel, natural gas, and electricity costs, primarily for our overseas locations, and reductions due to housing privatizations, solely at U.S. bases. Historical amounts were increased, after allowing for a reduction in inventory, for a standard inflation rate of 2.4%, and for a revised estimate of crude oil purchase inflation provided by OMB. Additionally, \$0.7M was added to centrally align execution of Defense Logistics Agency sustainment funding.

DEPARTMENT OF THE AIR FORCE
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FY 2008 President's Budget		Fiscal Year:		2008
Family Housing Summary of Utility Detail		Command:		USAF
		Exhibit:		FH-10
	Fiscal Year:	2006	2007	2008
TOTAL COST OF UTILITIES (\$000)		170,517	103,250	100,176
UTILITY QUANTITIES				
Electricity (KwH)		1,004,771,685	914,360,789	548,434,762
Heating				
Gas (CF)		2,159,999,798	1,799,226,771	913,333,878
Fuel Oil				
Residuals (BBLs)		443	450	0
Distillates (BBLs)		330,627	493,721	488,784
Purchased Steam (MBTU)		894,117	936,830	927,264
Heat Plants Coal Fired (MBTU)		0	0	0
Heat Plants Other Than Gas, Oil, Coal (MBTU)		2,856	2,856	2,856
Propane (BBLs)		19,922	9,857	9,795
Water (Kgal)		10,057,372	9,704,557	5,963,757
Sewage (Kgal)		7,226,236	6,916,139	4,470,189

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 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
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	(\$ in Thousands)
1. FY 2007 President's Budget	\$342,298
2. Congressional Adjustments:	None
3. FY 2007 Appropriated Amount:	\$342,298
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2007 Current Estimate	\$342,298
10. Price Growth:	
a. Inflation (2.4%)	+\$8,215
11. Functional Program Transfers	None
12. Program Increases:	None
a. Facility Energy Initiatives	\$150
13. Program Decreases	
a. FHMP Baseline Adjustment	-\$52,198
14. FY 2008 Budget Request	\$298,465

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 inventory. This funding amount is necessary to prevent deterioration of current housing at those installations that have not

DEPARTMENT OF THE AIR FORCE
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FISCAL YEAR 2008 BUDGET REQUEST

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 2.4%. This account is funded to continue to keep "good houses good" and to address life, safety, and health issues. Additionally, \$150,000 was added to supply our Self-Help stores with energy efficient light bulbs. This initiative will make the bulbs available to housing residents for them to self-install, thus saving money on service calls and to reduce future energy costs.

The FY 2008 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 16 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 2008, we estimate 55% 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
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FY 2008 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 FY2002-2006 (\$000)
CONUS								
No Request								
Overseas								
No Request								

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**DEPARTMENT OF THE AIR FORCE MILITARY FAMILY HOUSING
FISCAL YEAR 2008 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 2008
 (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. Assumes 6776 Carlton (6814 NSF) and 6950Otis (7840 NSF) at the USAF Academy privatized as scheduled in FY07. Congressional notification of award completed 14 Nov 06.

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DEPARTMENT OF THE AIR FORCE
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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 2007 President's Budget	\$11,994
2. Congressional Adjustments:	None
3. FY 2007 Projected Appropriated Amount:	\$11,994
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2007 Current Estimate	\$11,994
10. Price Growth:	
a. Inflation (2.4%)	+\$288
11. Functional Program Transfer	None
12. Program Increases:	None
13. Program Decreases:	
a. Reduced Requirement	-\$3,619
14. FY 2008 Budget Request:	\$8,663

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

LEASING

Program (\$ in Thousands)
FY 2008 Program \$114,394
FY 2007 Program \$121,295*

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 2008. The FY 2008 request for family housing leasing points is summarized as follows:

	<u>Lease Pts</u>	<u>FY 06</u>		<u>FY 07</u>		<u>FY 08</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	2,505	\$49,954	2,459	\$57,671	2,527	\$57,420
Section 801	3,372	3,672	\$64,831	3,372	\$55,757	3,372	\$55,063
Domestic	3,333	521	\$3,576	435	\$7,867	134	\$1,911

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
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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, and Hanscom AFB, MA. The lease covering 300 units at Eielson AFB, AK terminated on 6 August 2006, and converted to a domestic lease under Section 2828 authority. The lease at Goodfellow AFB, TX is scheduled to terminate in December 2007. 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 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.

*This column reflects the FY 2007 President's Budget Request. The FY 2007 Annualize Continuing Resolution did not change the President's Budget Request.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

<u>Leasing</u>	(\$ in Thousands)
1. FY 2007 President's Budget	\$121,295
2. Congressional Adjustments:	None
3. FY 2007 Appropriated Amount:	\$121,295
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2007 Current Estimate	\$121,295
10. Price Growth:	
a. Inflation (2.4%)	+\$2,911
b. Foreign Currency Exchange Rate Revision	+\$723
11. Functional Program Transfer:	None
a. Singapore Transfer to U.S. Navy	-\$3,008
12. Program Increases:	None
13. Program Decreases:	
a. FHMP Baseline Adjustment	-\$7,527
14. FY 2008 Budget Request:	\$114,394

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 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 mission, changes in accompanied / unaccompanied requirements, and other housing needs.

Beginning in FY 2007, funds for military family housing leases at Singapore were transferred to the U. S. Navy, as host support mission responsibilities transfer. The Air Force no longer needs a large forward presence in Singapore, while the Navy agreed to accept responsibility for real property assets in the area.

**ANALYSIS OF LEASED UNITS (Other than Section 801)
FY 2008**

LOCATION	FY 06			FY 07			FY 08		
	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)
DOMESTIC LEASES									
Buckley, CO	30	360	\$40	30	360	\$40	30	360	\$41
Denver, CO	75	900	\$1,418	0	0	\$0	0	0	\$0
Eielson AFB, AK	300	3,600	\$75	300	3,600	\$6,000	0	0	\$0
Los Angeles, CA (AFRTS)	22	264	\$462	18	216	\$366	18	216	\$375
New Boston, MA	2	24	\$40	0	0	\$0	0	0	\$0
Pinedale, WY	4	48	\$48	4	48	\$50	4	48	\$51
San Antonio, TX (AFROTC)	18	216	\$303	18	216	\$306	14	168	\$295
San Antonio, TX (AFRS)	70	840	\$1,190	65	780	\$1,105	68	816	\$1,149
Unassigned	2,812			2,898			3,199		
TOTAL DOMESTIC LEASES	3,333	6,252	3,576	3,333	5,220	7,867	3,333	1,608	1,911
FOREIGN LEASES									
Amman, Jordan	2	24	\$30	4	48	\$67	4	48	\$71
Asmara, Eritrea	1	12	\$24	1	12	\$20	0	0	\$0
Aviano, Italy	707	8,484	\$17,392	720	8,640	\$18,504	726	8,712	\$20,328
Bangkok, Thailand	1	12	\$33	1	12	\$35	1	12	\$37
Bonn, Germany	1	12	\$30	1	12	\$30	1	12	\$32
Brussels, Belgium	0	0	\$0	1	12	\$41	1	12	\$44
Cairo, Egypt	5	60	\$160	2	24	\$66	2	24	\$70
Chaing Mai, Thailand	4	48	\$135	4	48	\$140	4	48	\$149
Classified Location	1	12	\$46	1	12	\$50	1	12	\$53
Classified Location	C	C	\$1,400	0	0	\$0	0	0	\$0
Copenhagen, Denmark	4	48	\$201	4	48	\$219	4	48	\$233
Djibouti	1	12	\$29	0	0	\$0	0	0	\$0
Doha, Qatar	16	192	\$874	8	96	\$194	1	12	\$39
Geilenkirchen, Germany	1	12	\$55	1	12	\$58	1	12	\$61
Islamabad, Pakistan	2	24	\$64	1	12	\$32	0	0	\$0
Izmir, Turkey	2	24	\$53	2	24	\$53	2	24	\$57
Manama, Bahrain	1	12	\$24	1	12	\$25	1	12	\$27
Muscat, Oman	1	12	\$25	0	0	\$0	0	0	\$0
Nairobi, Kenya	1	12	\$20	2	24	\$43	2	24	\$46
Osan, Korea	199	2,388	\$3,582	199	2,388	\$3,700	199	2,388	\$3,978
Paris, France (11WG)	7	84	\$602	7	84	\$618	7	84	\$658
Paris, France (USAFE)	2	24	\$110	2	24	\$110	2	24	\$117
RAF Lakenheath / Mildenhall, UK	1,223	14,676	\$18,345	1,293	15,516	\$18,987	1,325	15,900	\$22,128
RAF Menwith Hill, UK	0	0	\$0	0	0	\$0	15	180	\$340
Sembawang, Singapore ¹	117	1,404	\$2,923	0	0	\$3,078	0	0	\$0
Spangdahlem, Germany	200	2,400	\$2,556	200	2,400	\$2,881	225	2,700	\$3,825
Stavenger, Norway	1	12	\$46	1	12	\$49	1	12	\$52
United Arab Emirates	1	12	\$50	1	12	\$54	1	12	\$58
Vienna, Austria	1	12	\$45	1	12	\$50	1	12	\$53
Yemen	3	36	\$61	1	12	\$21	0	0	\$0
Unassigned	6,696		\$1,039	6,625		\$8,546	6,557		\$4,964
TOTAL FOREIGN LEASES	9,201	30,060	49,954	9,084	29,508	57,671	9,084	30,324	57,420
GRAND TOTAL FH-4	12,534	36,312	53,530	12,417	34,728	65,538	12,417	31,932	59,331

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.

ANALYSIS OF HIGH COST LEASED UNITS
(Other than Section 801)
FY 2008

LOCATION	FY 08 TOTAL LEASES Per Country	FY06			FY07			FY08		
		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										
Los Angeles, CA (AFRTS)		19	\$20,076	\$420	0	\$21,457	0	0	\$21,457	0
San Antonio, TX (AFROTC)		1	\$20,076	\$21	0	\$21,457	0	0	\$21,457	0
San Antonio, TX (AFRS)		7	\$20,076	\$148	0	\$21,457	0	0	\$21,457	0
Sub-Total Domestic	134	27		\$589	0		\$0	0		\$0
FOREIGN LEASES										
Abu Dhabi, UAE	1	1	\$35,057	\$50	1	\$35,057	\$54	1	\$35,057	\$58
Bangkok, Thailand	1	1	\$35,057	\$33	1	\$35,057	\$35	1	\$35,057	\$37
Brussels, Belgium	1	0	\$35,057	\$0	1	\$35,057	\$41	1	\$35,057	\$44
Cairo, Egypt	2	5	\$35,057	\$160	2	\$35,057	\$66	2	\$35,057	\$70
Chaing Mai, Thailand	4	4	\$35,057	\$135	4	\$35,057	\$140	4	\$35,057	\$149
Classified Location	1	1	\$35,057	\$46	1	\$35,057	\$50	1	\$35,057	\$53
Copenhagen, Denmark	4	4	\$35,057	\$201	4	\$35,057	\$219	4	\$35,057	\$233
Doha, Qatar	1	1	\$35,057	\$36	1	\$35,057	\$36	1	\$35,057	\$39
Geilenkirchen, Germany	1	1	\$35,057	\$55	1	\$35,057	\$58	1	\$35,057	\$61
Izmir, Turkey	2	1	\$35,057	\$53	1	\$35,057	\$35	1	\$35,057	\$37
Paris, France	9	9	\$35,057	\$712	9	\$35,057	\$728	9	\$35,057	\$775
RAF Mildenhall, UK	15	0	\$35,057	\$0	0	\$35,057	\$0	1	\$35,057	\$50
Stavanger, Norway	1	1	\$35,057	\$46	1	\$35,057	\$49	1	\$35,057	\$52
Vienna, Austria	1	1	\$35,057	\$45	1	\$35,057	\$50	1	\$35,057	\$53
Sub-Total Foreign	44	30		1,572	28		1,562	29		1,711
GRAND TOTAL FH-4A	178	57		\$2,161	28		\$1,562	29		\$1,711

Exhibit FH-4A

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

FY 2008

LOCATION	DATE OF AWARD	DATE OF FULL OCCUP			FY07 UNITS	FY07 COSTS	FY08 UNITS	FY08 COSTS
			FY06 UNITS	FY06 COSTS				
Goodfellow AFB, TX ¹	SEP 86	JAN 88	200	\$2,098	200	\$2,382	200	\$407
Andrews AFB, MD	AUG 91	OCT 95	828	\$12,238	828	\$12,238	828	\$12,532
Hurlburt AFB, FL	JAN 91	SEP 92	300	\$4,675	300	\$4,700	300	\$4,813
Travis AFB, CA	SEP 89	AUG 91	300	\$5,588	300	\$5,476	300	\$5,607
Ellsworth AFB, SD	AUG 89	JUN 91	1,028	\$14,819	1,028	\$14,654	1,028	\$15,006
Cannon AFB, NM	JUN 91	AUG 93	350	\$4,592	350	\$5,346	350	\$5,474
Eielson AFB, AK	SEP 91	JAN 96	666	\$20,821	366	\$10,961	366	\$11,224
ANNUAL REQUIREMENT			3,672	\$64,831	3,372	\$55,757	3,372	\$55,063

1. 801 Leased Housing at Goodfellow AFB terminates 4 Dec 07.

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2008 BUDGET REQUEST

HOUSING PRIVATIZATION

Overview: The Air Force estimates that, to date, they will have privatized family housing at 48 of the 50 bases planned. The Air Force accelerated its privatization effort through a series of process changes to meet the FY07 goal.

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	Jan-06

Base	Kirtland AFB	Patrick AFB	Moody AFB	Little Rock AFB	Buckley AFB
Location (City, State)	Albuquerque, NM	Cocoa Beach, FL	Valdosta, GA	Little Rock, AR	Aurora, CO
Award Date	Apr-03	Oct-03	Feb-04	Jul-04	Aug-04
# of units privatized	1,078	552	606	1,200	351
Type of Deal (debt, equity)	Debt w/Guarantee	Equity	Debt	Debt	Debt
Construction Status	Complete	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Sep-06	Dec-08	Mar-07	Dec-09	Mar-07

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Base	Elmendorf AFB (Ph 2)	Hickam AFB (Ph 1)	Hanscom AFB	Offutt AFB	Hill AFB
Location (City, State)	Anchorage, AK	Honolulu, HI	Boston, MA	Omaha, NE	Salt Lake City, UT
Award Date	Sep-04	Feb-05	Oct-04	Sep-05	Sep-05
# of units privatized	1,194	1,356	784	1,640	1,018
Type of Deal (debt, equity)	Debt W/ Guarantee	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Dec-07	Jan-10	Dec-08	Feb-13	Dec-11

Base	Dover AFB	Scott AFB	Nellis AFB	McGuire AFB Ft Dix	Lackland AFB (Ph 2)
Location (City, State)	Dover, DE	O'Fallon, IL	Las Vegas, NV	Wrightstown, NJ	San Antonio, TX
Award Date	Sep-05	Dec-05	May-06	Sep-06	Sep-06*
# of units privatized	980	1,593	1,178	2,083	462
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Not started
Construction Complete	Sep-09	Dec-09	Apr 13	Sep-12	Sep-11

Base	Altus AFB	Luke AFB	Sheppard AFB	Tyndall AFB	Beale AFB
Location (City, State)	Altus, OK	Phoenix, AZ	Wichita Falls, TX	Panama City, FL	Yuba City, CA
Award Date	Sep-06*	Sep-06*	Sep-06*	Sep 06*	Sep-06
# of units privatized	726	426	910	813	1,344
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Sep-14	Sep-14	Sep 14	Sep 14	Sep-13

* Project in solcitation/final negotiations. Actual closing scheduled within FY07.

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Base	Hickam AFB (Ph 2)	Davis-Monthan AFB	Holloman AFB	US Air Force Academy	Robins AFB (Ph2)
Location (City, State)	Honolulu, HI	Tucson, AZ	Alamogordo, NM	Colorado Springs, CO	Warner-Robins, GA
Award Date	Dec-06*	Jan-07	Jan-07	Mar-07	Jan-07
# of units privatized	1,118	929	1,136	427	403
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Dec-13	Oct 14	Oct 14	Jan-13	Jan-10

Base	Bolling AFB	Barksdale AFB	Langley AFB	Andrews AFB	MacDill AFB
Location (City, State)	Washington, DC	Bossier City, LA	Hampton, VA	Camp Springs, MD	Tampa, FL
Award Date	Mar-07	Mar-07	Mar-07	May-07	May-07
# of units privatized	626	1,090	1,430	886	448
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Mar-14	Mar-14	Mar-14	May-13	May-13

Base	Peterson AFB Schriever AFB	Los Angeles AFB	F.E. Warren AFB	Columbus AFB	Goodfellow AFB
Location (City, State)	Colorado Springs, CO	Los Angeles, CA	Cheyenne, WY	Columbus, MS	San Angelo, TX
Award Date	Jul-07	Jul-07	Jul-07	Sep-07	Sep-07
# of units privatized	992	572	941	453	298
Type of Deal (debt, equity)	Debt	Debt	Debt	Equity	Equity
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Jul-13	Jul-13	May -13	Jun-17	Jun 17

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Base	Laughlin AFB	Maxwell AFB	Randolph AFB	Vance AFB	Vandenberg AFB
Location (City, State)	Del Rio, TX	Montgomery, AL	San Antonio, TX	Enid, OK	Lompoc, CA
Award Date	Sep-07	Sep-07	Sep-07	Sep-07	Sep-07
# of units privatized	516	501	341	229	1,577
Type of Deal (debt, equity)	Equity	Equity	Equity	Equity	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Jun 17	Jun 17	Jun-17	Jun-17	Aug-12

Base	Fairchild AFB	McChord AFB	Tinker AFB	Travis AFB	Wright-Patterson AFB (Ph 2)
Location (City, State)	Spokane, WA	Seattle, WA	Oklahoma City, OK	Fairfield, CA	Dayton, OH
Award Date	Sep-07	Sep-07	Sep-07	Sep-07	Sep-07
# of units privatized	596	439	729	1179	459
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Aug-14	Aug-14	Sep-14	Aug-14	Nov 12

Base	Eglin AFB Hurlburt AFB	Shaw AFB	Cannon AFB
Location (City, State)	Fort Walton Beach, FL	Sumter, SC	Clovis, NM
Award Date	Sep-07	Sep-08	Sep-08
# of units privatized	2,155	TBD	TBD
Type of Deal (debt, equity)	Debt	Debt	Debt
Construction Status	Not started	Not started	Not started
Construction Complete	Feb-17	TBD	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 2007 President's Budget:	\$37,899
2. Congressional Adjustments:	None
3. FY 2007 Appropriated Amount:	\$37,899
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2007 Current Estimate	\$37,899
10. Price Growth:	
a. Inflation (2.4%)	\$910
11. Program Transfer:	None
a. Manpower Cost Realignment	\$13,725
12. Program Increases:	None

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|-----|-----------------------------|----------|
| 13. | Program Decreases: | |
| | a. FHMP Baseline Adjustment | -\$76 |
| 14. | FY 2008 Budget Request: | \$52,458 |

Analysis of Changes in Privatization:

Program Transfer: The Privatization account will increase by \$13,725 as we realign our manpower costs from the Management sub-account for those bases that are privatized. Non-privatized bases will remain fully funded in the Management sub-account.

Baseline Adjustment: The Privatization Baseline was reduced slightly for FY 2008 during the Family Housing Master Plan (FHMP) development process from historical expenditures allowing for changes in scope and requirements for construction surveillance and portfolio management.

Executive Summary:

The Air Force requests \$52.5M in the FY 2008 Budget Request for Housing Privatization. These funds are required for Air Staff, AFCEE, MAJCOMs and Installations to manage and oversee 36 closed privatization initiatives at 50 Installations, to execute future housing privatization projects (solicitation, concept development or undergoing a privatization feasibility study), 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 housing 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, about \$3.75M is required during the life of the project to execute each privatization initiative. This includes \$125K for land surveys, \$100K for minimal environmental studies and approximately \$1.3M in privatization consultant fees. The required initial concept development includes data gathering, feasibility analyses and possible alternatives as well as recommendations (\$250K), with full spectrum RFP development, solicitation and award (\$1.1M). The remaining \$2.2M per project is for project management and construction surveillance/oversight at the Installation (\$900K), yearly in-house manpower expenses at AFCEE (\$120K), the dedicated manpower expenses at the bases and MAJCOMs (\$1.1M), and one-time portfolio management services during the transition and transaction closing phase (\$60K).

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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 deal is awarded, MAJCOMs and Installations provide supervision and inspection oversight of the 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. The mixed staff, four contract and civilian employees, conducts annual CONUS resident satisfaction surveys and provides a comprehensive AF portfolio report. The 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 key 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 management is

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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 may require an additional position to support the expected coordination and correlation workload.

FY 08 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
Apr-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
Feb-04	Moody AFB, GA	303	606	9.700	01,02	Improvement	1,4
Jul-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
Sep-04	Elmendorf AFB, AK (Ph II)	985	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
Sep-05	Hill AFB, UT	1,138	1,018	11.280	01,05	Improvement	1,4
Sep-05	Dover AFB, DE	1,488	980	12.425	04,05	Construction & Improvement	1,4
Dec-05	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	Construction & Improvement	1,4
Sep-06	McGuire AFB/Ft. Dix, NJ	2,364	2,083	7.600	02	Improvement	1,4
Sep-06 (E)*	Lackland AFB, TX (Ph II)	375	462	16.610	03	Improvement	1,4
Nov-06 (E)*	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				
Dec-06 (E)*	Hickam AFB, HI (Ph II)	1,303	1,118	0.000	N/A	N/A	1,4
Jan-07 (E)	Davis-Monthan AFB, AZ	1,256	929	32.960	05	Construction & Improvement	1,4
	Holloman AFB, NM	1,413	1,136				
	D-M/Holloman Total:	2,669	2,065				
Jan-07 (E)	Robins AFB, GA (Ph II)	807	245	4.790	05	Improvement	1,4
Mar-07 (E)	US Air Force Academy, CO	1,208	427	2.219	06	Improvement	1,4

FY 08 Air Force Family Housing Privatization

Mar-07 (E)	Bolling AFB, MD Langley AFB, VA Barksdale AFB, LA BLB Total:	729 1,343 <u>1,489</u> 3,561	1,090 626 <u>1,430</u> 3,146	23.400	05	Construction & Improvement	1,4
May-07 (E)	Andrews AFB, MD MacDill AFB, FL AMC East Total:	1,500 <u>649</u> 2,149	886 <u>448</u> 1,334	0.000	N/A	N/A	1,4
Jul-07 (E)	F.E. Warren AFB, WY	827	941	12.500	06	Improvement	1,4
Jul-07 (E)	Peterson AFB, CO Schriever AFB, CO Los Angeles AFB, CA Tri-Group Total:	493 0 <u>618</u> 1,111	723 269 <u>572</u> 1,564	20.900	06	Improvement	1,4
Sep-07 (E)	Wright-Patterson AFB, OH (PH II)	476	459	15.340	03,04	Improvement	1,4
Sep-07 (E)	Colombus AFB, MS Goodfellow AFB, TX Laughlin AFB, TX Maxwell AFB, AL Randolph AFB, TX Vance AFB, OK AETC Group II Total:	539 98 534 764 421 <u>230</u> 2,586	453 298 516 501 341 <u>229</u> 2,338	59.000	03,05,06	Construction & Improvement	1,4
Sep-07 (E)	Fairchild AFB, WA McChord AFB, WA Travis AFB, CA Tinker AFB, OK AMC West Total:	1,345 980 2,427 <u>694</u> 5,446	596 439 1,179 <u>729</u> 2,943	48.300	04,05,06	Construction & Improvement	1,4
Sep-07 (E)	Eglin AFB, FL Hurlburt AFB, FL Eglin/Hurlburt Total:	 2,739	 2,155	47.977	03,04	Construction & Improvement	1,4
Sep-07 (E)	Vandenburg AFB, CA	1,969	1,340	15.900	05	Construction	1,4
Sep-07 (E)	Beale AFB, CA	1,553	1,344	15.700	03,04,06	Construction & Improvement	1,4
Sep-08 (E)	Cannon AFB, NM	1,704	TBD	32.912	03,05,06	Construction & Improvement	1,3,4
Sep-08 (E)	Shaw AFB, SC	1,596	TBD	30.400	04,05,06	Construction & Improvement	1,4

* Project in solicitation/final negotiations. Actual closing scheduled within FY07.

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DEBT PAYMENT

Program (in Thousands)
FY 2008 Program \$1
FY 2007 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.

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FOREIGN CURRENCY EXCHANGE DATA
FY 2008 Budget Request
(\$ in Thousands)

Country	Local Currency	FY 2006		FY 2007		FY 2008	
		Approved Exchange Rates	\$ U.S. Requiring Conversion	Approved Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Denmark	Krone	6.0170	\$233	6.4710	\$3,178	6.2523	\$225
European Comm	Euro	0.8785	\$68,455	0.8530	\$70,718	0.8259	\$72,272
Japan	Yen	115.0000	\$34,023	113.3000	\$38,185	114.7781	\$40,553
Norway	Krone	6.7510	\$154	6.7680	\$156	6.5827	\$159
Singapore	Dollar	1.7410	\$2,795	1.7040	\$0	1.6202	\$0
South Korea	Won	1,205	\$3,030	1,151	\$3,118	1,026	\$3,187
Turkey	Lira	1,514,427	\$2,962	1,491,817	\$3,215	1.449289	\$3,285
United Kingdom	Pound	0.5930	\$43,991	0.5750	\$49,360	0.5528	\$50,443
Thailand	Baht	0.0260	\$152	0.0260	\$155	0.0260	\$158
Classified	Classified	Classified	\$71	Classified	\$70	Classified	\$72
Total			\$155,866		\$168,155		\$170,354

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