

# HOUSING PRIVATIZATION

## *Other Eligible Tenants*



### *Who can live in Peterson AFB housing?*

Active-duty military personnel and their families authorized to reside on the installation are the target tenants for privatized housing.\* However, as part of the transaction closing documents, if the project occupancy falls below 95%, the Project Owner will open up a priority placement list of Other Eligible Tenants (OETs). This is done to ensure the housing privatization project stays financially viable. A crucial element contributing to the 50-year sustainability for each project is the impact of occupancy rates on the Net Operating Income. Priorities and trigger points for implementing the list are shown at right.

#### **Eligible Tenant Waterfall**

Immediately, with occupancy below 95%, rental is permitted to:
1. Other Active Duty Members/Families: Ft Carson, USAFA and Schriever AFB.
2. Guard and Reserve Military Members/Families
Upon 30 consecutive days of low occupancy, rental is permitted to:
3. Federal civil service employees
4. retired military members and families
5. retired federal civil service
Upon 60 consecutive days of low occupancy, rental is permitted to:
6. DoD contractor/permanent employees (US citizens)
Upon 90 consecutive days of low occupancy rental is permitted to:
7. General Public

Please contact the Tierra Vista Housing Office, (719) 597-7200, or the Government Housing Office, (719) 556-4777 to see what level of the waterfall (if any) has been implemented.

### **Eligible Tenant Priority List**

**Target Tenants**  
 – Active Duty Military Members: Full time, accompanied active duty members assigned to Peterson AFB and Cheyenne Mountain AFS

**Category 1**  
 – Other Active Duty Members/Families: Full time, active duty military members from other branches, i.e. members assigned to Ft Carson, USAFA and Schriever AFB.

**Category 2**  
 – Guard and Reserve Military Members/Families: National Guard and Reserve military members and their families

**Category 3, 4 and 5**  
 – Federal civil service employees, retired military members and retired federal civil service

**Category 6**  
 – DoD Contractor/Permanent Employees: DoD contractor/permanent employees (US citizens) that are contracted by the DoD

**Category 7**  
 – General Public