

# HOUSING PRIVATIZATION

## *Myths & Realities*



### MYTH:

Privatized housing is inadequate for my family's needs.

### REALITY:

The Air Force's Housing Goal is to provide Airmen and their families with access to safe, quality, affordable and well-maintained housing where they will choose to live. New and renovated homes provided through privatized housing advances this goal—over 23,000 new and renovated homes have been delivered to date.

### MYTH:

Better amenities are offered by non-privatized housing locations.

### REALITY:

Privatized housing communities may offer amenities comparable to or better than off-base rental communities, including:

- Modern floor plans; pre-wired for phone, cable, and internet
- Covered patios and fenced yards
- Garages with door openers
- Modern appliances, large laundry rooms
- Community clubhouses and pools
- Parks, playgrounds, jogging/walking trails
- Lawn care service

### MYTH:

There's a waiting list? I'll never be able to live in Privatized Housing!

### REALITY:

The Air Force's ability to partner with private developers produces quality homes faster than traditional military construction programs. Occupancy assessments are also performed to ensure an adequate amount of housing. To date, more than 15,000 new homes have been built for Airmen and their families!



### MYTH:

I can't afford to live in privatized housing.

### REALITY:

BAH is the key that opens the door to housing choices. You receive BAH (based on your rank and the local market) when government housing is not provided. Every year, the BAH rates may fluctuate based on how your local economy changes. Individual rate protection prevents the decrease of a BAH rate as long as the status of a service member remains unchanged. The service member, who is already attached to a unit and receiving BAH, will receive any published BAH increases, but no decrease.

### MYTH:

Anybody, military or civilian, can move into Privatized Housing.

### REALITY:

There are established procedures, both in AF policy and in the transaction documents, for allowing non-military tenants. In fact, only 1% of the tenants residing at privatized housing are not associated with military service. Installation Commanders' or Directors' authority to control access at an installation remains unimpaired. DTM 09-012

**IF YOU HAVE ADDITIONAL  
QUESTIONS ABOUT  
PRIVATIZED HOUSING,  
E-MAIL:**

**HPinfo@us.af.mil**



# HOUSING PRIVATIZATION

## *Myths & Realities*



### MYTH:

I have to live in privatized housing whether I want to or not.

### REALITY:

You choose where to live, whether it be in privatized housing affiliated with your base or in privately-owned housing available elsewhere in the community. Privatized housing is similar to off-base housing as far as leasing agreements and amenities are concerned. However, with privatized housing, you still retain the sense of community that you get with on-base housing. If your position is "Mission or Key Essential", you may be required to live on base.



Wright-Patterson AFB



Sheppard AFB

### MYTH:

There is no one to talk to if there are problems with my privatized home or community.

### REALITY:

All privatized housing projects have an on-site Property Manager working for the Project Owner, who should be your first point of contact. In addition, many installations have a Tenant Representative who communicates regularly with the Project Owner. Also, the Air Force Housing Management Office works concurrently with the Project Owner to ensure compliance with their agreement and can function as a liaison between you and the Property Manager in the unlikely event that this becomes necessary.

## *Building thriving Air Force communities...*

Quality housing strengthens our families and is important to the readiness and retention of our Airmen.

- Through the Housing Privatization program, the Air Force, in partnership with private industry, is creating the thriving communities and quality homes Air Force families deserve
- Quality housing helps ensure deployed personnel do not have to worry about their families while they are away

The program has significantly improved housing choices for Airmen.

- Nearly 38,000 homes have been privatized at 44 bases to Airmen and their families since the first homes were privatized at Lackland AFB, Texas, in 1998
- Air Force goal is to select highest ranked private developer offerors for remaining projects as well as negotiate and close these projects by the end of FY2011
- As of 28 February 2011, we have provided our Airmen more than 15,000 new and 8,000 renovated homes for a total of more than 23,000 homes

Privatized housing enhances the sense of community military families depend upon.

- Community amenities can include community centers, swimming pools, playgrounds, ball fields, jogging trails, and picnic shelters
- Homes can include amenities such as fenced yards, automatic garage doors, upgraded appliances, and more storage
- Families are still close to work, support services, shopping, and other necessities of daily life