



Department of the Air Force

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# **Military Construction and Family Housing Program**

**Fiscal Year (FY) 2001  
Budget Estimates**

**Justification Data Submitted to Congress  
February 2000**

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**Family Housing**

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**FAMILY HOUSING**

**PART 6**

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**G&FOQ OVER \$25K**

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS  
(EXCEEDING \$25,000 THRESHOLD)

This information complies with the 1984 House Appropriations Committee language requiring the Services to report any expenditures from the maintenance account for General or Flag Officer housing projected to exceed \$25,000 per unit. The number of maintenance projects over this threshold has increased over previous years, which reflects a growing deterioration of the inventory and growing inflationary pressure on the threshold. This is primarily due to the growing number of units that are waiting for improvement and renovation with investment funding. Since over 60 percent of the average investment project includes major maintenance and repair actions, we can mitigate some of these problems through the O&M program. While these projects are shown as line items, the maintenance budget estimate includes these problems among overall requirements for the entire inventory.

As with the non-GOQ units exceeding the \$20,000 threshold, inflation plays a role in driving repair costs beyond the \$25,000 threshold. Eventually relatively routine repairs will exceed the specified thresholds if no upward adjustment to the threshold is made to account for inflation.

Each project described below includes maintenance and repair, alterations, asbestos and lead based paint abatement and operations costs anticipated for FY 2001 to present a complete picture of the spending projected for the quarters.

CONUS

<u>Location</u>	<u>Qtrs</u> <u>ID</u>	<u>Size</u> <u>NSM</u>	<u>Year</u> <u>Built</u>	<u>Oper</u> <u>Total</u> <u>(\$000)</u>	<u>Util</u> <u>Total</u> <u>(\$000)</u>	<u>Maint</u> <u>Total</u> <u>(\$000)</u>	<u>Total</u> <u>O&amp;M</u> <u>(\$000)</u>	<u>Unit</u> <u>Maint</u> <u>Limit</u> <u>(\$000)</u>	<u>Improvements</u> <u>Non-Routine</u> <u>FY1996-2000</u> <u>(\$000)</u>
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CALIFORNIA

<u>Beale</u>	2306	219	1960	3	2.5	75	80.5	75	0
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Narrative: Installs new windows and doors. Replaces deteriorated siding, installs insulation and performs all necessary asbestos and lead-based paint abatement. Upgrades kitchen and bathroom cabinets.

<u>Los Angeles</u>	1	238	1918	6	3	96	105	96	29
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Narrative: Replaces the west wing family room due to the foundation settling and the room pulling away from the main house structure. The room needs to be demolished, the soil excavated, reinstalled, and compacted and then the room rebuilt.

COLORADO

<u>USAF</u> <u>Academy</u>	6950	1073	1895	10	8.1	46.5	64.6	46.5	0
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Provides routine maintenance and repair for the "Otis House", an 11,553 square foot home. The amount is based on historical records. No single item is planned to exceed the \$25K limit.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS  
(EXCEEDING \$25,000 THRESHOLD)

<u>Location</u>	<u>Qtrs ID</u>	<u>Size NSM</u>	<u>Year Built</u>	<u>Oper Total (\$000)</u>	<u>Util Total (\$000)</u>	<u>Maint Total (\$000)</u>	<u>Total O&amp;M (\$000)</u>	<u>Unit Maint Limit (\$000)</u>	<u>Improvements Non-Routine FY1996-2000 (\$000)</u>
<u>USAF Academy</u>	6776	1008	1935	20	3	55	78	55	2

Narrative: Provides routine maintenance and repair (M&R) for the "Carlton House", a 10,846 square foot residence which is home of the Air Force Academy Superintendent. The M&R amount is based on historical records. No single item is planned to exceed the \$25K limit.

<u>Peterson</u>	7108	194	1965	1	2.0	37.4	40.4	37.4	3.2
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Narrative: Replaces existing window with energy conservative windows to reduce long-term utility costs.

<u>Peterson</u>	7111	194	1965	1	2.8	34.3	38.1	34.3	0
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Narrative: Replaces existing window with energy conservative windows to reduce long-term utility costs.

<u>Peterson</u>	7112	194	1965	1	2.8	34.3	38.1	34.3	0
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Narrative: Replaces existing window with energy conservative windows to reduce long-term utility costs.

<u>Peterson</u>	7485	194	1969	5	2.7	33.1	40.8	33.1	0
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Narrative: Replaces existing window with energy conservative windows to reduce long-term utility costs.

DISTRICT OF COLUMBIA

<u>Bolling AFB</u>	22	225	1933	7	1.5	75	83.5	75	0
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Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.

<u>Bolling AFB</u>	23	225	1933	7	1.5	75	83.5	75	0
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Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS  
(EXCEEDING \$25,000 THRESHOLD)

<u>Location</u>	<u>Qtrs ID</u>	<u>Size NSM</u>	<u>Year Built</u>	<u>Oper Total (\$000)</u>	<u>Util Total (\$000)</u>	<u>Maint Total (\$000)</u>	<u>Total O&amp;M (\$000)</u>	<u>Unit Maint Limit (\$000)</u>	<u>Improvements Non-Routine FY1996-2000 (\$000)</u>
<u>Bolling AFB</u>	24	225	1933	7	1.5	75	83.5	75	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	25	225	1933	7	1.5	75	83.5	75	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	26	225	1933	7	1.5	75	83.5	75	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	27	225	1933	7	1.5	75	83.5	75	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	28	225	1933	7	1.5	75	83.5	75	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	29	225	1933	7	1.5	75	83.5	75	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	30	225	1933	7	1.5	75	83.5	75	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	31	225	1933	7	1.5	75	83.5	75	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	32	225	1933	7	1.5	75	83.5	75	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS  
(EXCEEDING \$25,000 THRESHOLD)

<u>Location</u>	<u>Qtrs ID</u>	<u>Size NSM</u>	<u>Year Built</u>	<u>Oper Total (\$000)</u>	<u>Util Total (\$000)</u>	<u>Maint Total (\$000)</u>	<u>Total O&amp;M (\$000)</u>	<u>Unit Maint Limit (\$000)</u>	<u>Improvements Non-Routine FY1996-2000 (\$000)</u>
<u>Bolling AFB</u>	62	284	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	63	284	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	64	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	65	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	66	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	67	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	68	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	69	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	70	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS  
(EXCEEDING \$25,000 THRESHOLD)

<u>Location</u>	<u>Qtrs ID</u>	<u>Size NSM</u>	<u>Year Built</u>	<u>Oper Total (\$000)</u>	<u>Util Total (\$000)</u>	<u>Maint Total (\$000)</u>	<u>Total O&amp;M (\$000)</u>	<u>Unit Maint Limit (\$000)</u>	<u>Improvements Non-Routine FY1996-2000 (\$000)</u>
<u>Bolling AFB</u>	71	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	72	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	73	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	74	226	1933	7	2	79	88	79	0
Narrative: Repair foundation walls to prevent basement flooding: excavate near foundations, seal foundation walls, provide drainage system, and install sump pumps in basements.									
<u>Bolling AFB</u>	75	141	1975	7	2	64	73	64	0
Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace façade siding.									
<u>Bolling AFB</u>	77	141	1975	7	2	64	73	64	0
Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace façade siding.									
<u>Bolling AFB</u>	80	141	1975	7	2	64	73	64	0
Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace façade siding.									
<u>Bolling AFB</u>	81	141	1975	7	2	64	73	64	0
Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace façade siding.									
<u>Bolling AFB</u>	84	141	1975	7	2	64	73	64	0
Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace façade siding.									

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS  
(EXCEEDING \$25,000 THRESHOLD)

<u>Location</u>	<u>Qtrs ID</u>	<u>Size NSM</u>	<u>Year Built</u>	<u>Oper Total (\$000)</u>	<u>Util Total (\$000)</u>	<u>Maint Total (\$000)</u>	<u>Total O&amp;M (\$000)</u>	<u>Unit Maint Limit (\$000)</u>	<u>Improvements Non-Routine FY1996-2000 (\$000)</u>
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<u>Bolling AFB</u>	85	141	1975	7	2	64	73	64	0
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Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace façade siding.

<u>Bolling AFB</u>	86	141	1975	7	2	64	73	64	0
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Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace façade siding.

<u>Bolling AFB</u>	89	141	1975	7	2	64	73	64	0
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Narrative: Replace deteriorated, leaking windows with energy-conserving windows. Repair water damaged interior walls and surfaces, insulation, wiring, and trim. Replace façade siding.

ILLINOIS

<u>Scott</u>	227	261	1940	1	5	235	241	235	0
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Narrative: Upgrades and modifies these historic units to contemporary standards by repairing the kitchen areas, living rooms, baths, and outdated mechanical, electrical, and plumbing systems. Repairs interior finishes to include carpet, wall covering, paint, and flooring.

<u>Scott</u>	231	261	1940	1	5	235	241	235	0
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Narrative: Upgrades and modifies these historic units to contemporary standards by repairing the kitchen areas, living rooms, baths, and outdated mechanical, electrical, and plumbing systems. Repairs interior finishes to include carpet, wall covering, paint, and flooring.

NORTH

CAROLINA

<u>Pope</u>	218	273	1933	2	4	250	256	250	25
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Narrative: Replaces the original utilities (1933) of this historic unit, updating them to current building codes. Replaces interior fixtures and finishes which are deteriorated and have multiple layers of peeling lead-based paint. Repairs kitchens, bathrooms, wall and floor coverings, windows, and exterior walls.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS  
(EXCEEDING \$25,000 THRESHOLD)

<u>Location</u>	<u>Qtrs ID</u>	<u>Size NSM</u>	<u>Year Built</u>	<u>Oper Total (\$000)</u>	<u>Util Total (\$000)</u>	<u>Maint Total (\$000)</u>	<u>Total O&amp;M (\$000)</u>	<u>Unit Maint Limit (\$000)</u>	<u>Improvements Non-Routine FY1996-2000 (\$000)</u>
<u>OHIO</u>									
<u>Wright-Patterson</u>	10518	184	1935	2	2	50	54	50	0
Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.									
<u>Wright-Patterson</u>	10520A	221	1935	1	3	63	67	63	0
Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.									
<u>Wright-Patterson</u>	10520B	221	1935	1	3	63	67	63	0
Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.									
<u>Wright-Patterson</u>	10522A	221	1935	2	3	72	77	72	0
Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.									
<u>Wright-Patterson</u>	10522B	221	1935	1	4	68	73	68	0
Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.									
<u>Wright-Patterson</u>	10524	184	1935	1	2	54	57	54	0
Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.									
<u>Wright-Patterson</u>	10702A	221	1935	6	8	73	87	73	0
Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.									

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS  
(EXCEEDING \$25,000 THRESHOLD)

<u>Location</u>	<u>Qtrs ID</u>	<u>Size NSM</u>	<u>Year Built</u>	<u>Oper Total (\$000)</u>	<u>Util Total (\$000)</u>	<u>Maint Total (\$000)</u>	<u>Total O&amp;M (\$000)</u>	<u>Unit Maint Limit (\$000)</u>	<u>Improvements Non-Routine FY1996-2000 (\$000)</u>
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<u>Wright-Patterson</u>	10702B	221	1935	6	2	69	77	69	0
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Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.

<u>Wright-Patterson</u>	10704	184	1935	2	2	47	51	47	0
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Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.

<u>Wright-Patterson</u>	10716	184	1935	6	2	45	53	45	0
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Narrative: Repairs/restores windows with energy efficient windows meeting historic criteria, reconstructs parapets and bay windows, replaces built-up roof and awnings.

WYOMING

<u>F.E. Warren</u>	92	494	1910	3.6	3.2	183.2	190	183.2	0
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Narrative: Repairs deteriorated and broken exterior woodwork, replaces an antiquated heating system with new plumbing and boiler, repairs the leaking roof, and accomplishes normal repair and maintenance. Provides adequate heating, repairs external woodworking per NHPA, safeguards historic facilities against water damage due to leaking, and accomplishes routine maintenance and repair required due to normal wear and tear.

OVERSEAS

HAWAII

<u>Hickam</u>	549	196	1939	9	6	95	110	95	286
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Narrative: Replaces roof and installs hose bib vacuum breaker. Painting and change of occupancy maintenance is also included.

<u>Hickam</u>	551	196	1939	10	5	106	121	106	286
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Narrative: Replaces roof on quarters and on termite-damaged gazebo. Installs hose bib vacuum breaker. Painting and change of occupancy maintenance is also included.

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FY 2001 BUDGET REQUEST

GENERAL OFFICER QUARTERS  
(EXCEEDING \$25,000 THRESHOLD)

<u>Location</u>	<u>Qtrs ID</u>	<u>Size NSM</u>	<u>Year Built</u>	<u>Oper Total (\$000)</u>	<u>Util Total (\$000)</u>	<u>Maint Total (\$000)</u>	<u>Total O&amp;M (\$000)</u>	<u>Unit Maint Limit (\$000)</u>	<u>Improvements Non-Routine FY1996-2000 (\$000)</u>
<u>JAPAN</u>									
<u>Kadena</u>	4200	213	1957	17	2	89	108	89	0
Narrative: Repairs electrical system and HVAC, replaces water heater, repairs roof, bath #3 and utility rooms. Adds smoke detectors and change of occupancy maintenance.									
<u>Kadena</u>	4210	187	1956	12	2	81	95	81	0
Narrative: Repairs electrical system and HVAC, replaces water heater, repairs roof, bath #3 and utility rooms. Adds smoke detectors and change of occupancy maintenance.									
<u>Yokota</u>	691	305	1975	5	12	288	305	288	0
Narrative: Repair HVAC system including replacement of compressor, air handler, heat exchangers, domestic hot water coil and circulation pump and ductwork cleaning. Replaces existing windows with double-paned glass windows. Paints entire exterior of facility.									

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# **REIMBURSABLE PROGRAM**

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2001 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES  
Exhibit OP-5

Reimbursement. Includes collections received from rental of Air Force family housing 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 6 months after separation.

		(\$ in Thousands)
1.	FY 2000 President's Budget:	\$10,648
2.	Congressional Adjustments:	None
3.	FY 2000 Appropriated Amount:	\$10,648
4.	Proposed Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	\$0
8.	FY 2000 Current Estimate:	\$10,648
9.	Price Growth: Inflation	\$160
10.	Functional Program Transfers:	None
11.	Program Increases: Financial documents and small jobs increase.	\$32
12.	Program Decreases:	None
13.	FY 2001 Budget Request:	\$10,840

Analysis of Changes in Reimbursements

The FY 2001 request includes a modest program adjustment and inflationary increase from FY 2000 program.

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# LEASING

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2001 BUDGET REQUEST

LEASING

Program (\$ in Thousands)  
FY 2001 Program \$114,628  
FY 2000 Program \$118,509

Purpose and Scope

Provides leasing of 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 rent, operations, 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 areas and overseas to obtain adequate housing to meet critical needs.

Program Summary - Highlights

Authorization is requested for appropriation of \$114,628 to fund leases and related expenses in FY 2001. FY 2001 request for family housing leasing points is summarized as follows:

- (1) 9,201 Foreign lease points
- (2) 5,800 Section 801 lease points
- (3) 3,333 Domestic lease points

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. As overseas bases close, foreign leases are terminated as soon as economically possible. Air Force strategy during the remaining drawdown in overseas areas is to continue to maximize the use of government-controlled assets, thereby providing more affordable housing for our personnel and avoiding expensive off-base housing entitlements. The Air Force has been able to retain some housing areas from closing bases for use by families at remaining nearby bases. In fact, the percentage of Air Force members assigned to foreign locations who are able to reside in government-controlled quarters has increased. As the Air Force has drawn down in Europe, the order of the release of housing assets has been, where possible, (1) private rentals (which are usually

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MILITARY FAMILY HOUSING  
FISCAL YEAR 2001 BUDGET REQUEST

the most expensive), (2) Government Rental Housing Program (GRHP) and build-to-lease units, and (3) government owned. The exact mix of types of housing has depended upon available assets in each locality. Where possible the Air Force has made renewals of leases on a year-to-year basis to reduce costs by limiting termination liability. Full authorization is required to allow for sufficient flexibility during mission realignments to maximize cost effective solutions.

Section 801 Leasing

This program is helping to reduce our CONUS family housing deficit at bases where Air Force families are seriously affected by housing shortages and high housing costs.

In FY 1984, Congress authorized the testing of a new leasing program for U.S. installations in P.L. 98-115, Section 801. Subsequently, nine housing communities were constructed:

Eielson AFB, AK, 300 units and 366 units  
Hanscom AFB, MA, 163 units  
Goodfellow AFB, TX, 200 units  
March AFB, CA, 200 units (base closed in FY96)  
Summerfield Housing, MD 1242 units (828 Air Force funded, 414 Navy funded)  
Travis AFB, CA 300 units  
Ellsworth AFB, SD, 200 units and 828 units  
Hurlburt AFB, FL, 300 units  
Cannon AFB, NM, 350 units

The Air Force contracted to have Centennial Estates Housing (828 units) constructed by Hunt Building Corporation (HBC) in 1990 and 1991 at Ellsworth AFB. Poor construction caused many units to become uninhabitable. A settlement agreement was signed by HBC on 1 Mar 99 and by the Air Force and Department of Justice on 2 Mar 99. HBC will pay the United States \$8M over a 5 year period. The settlement includes an allocation of funds to Ellsworth AFB for real property and facility maintenance which will be funded through the regular O&M appropriation versus the Military Family Housing O&M appropriation. The Air Force estimates Ellsworth AFB will receive \$485K in FY2001.

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Domestic Leasing

Domestic leasing provides temporary housing for Air Force families pending availability of permanent housing. For example, the Air Force is supporting OSD's requests for domestic lease units for personnel assigned to the Armed Forces Radio and Television Service in Los Angeles, CA, and for units supporting the Defense Finance and Accounting System reorganization. This has been an excellent transition procedure to support families in high cost areas while preparing for long-term solutions. Also, affordable housing in high cost locations for recruiters is giving vital support to recruiting.

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FISCAL YEAR 2001 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

<u>Leasing</u>	(\$ in Thousands)
1. FY 2000 President's Budget	\$118,509
2. Congressional Adjustments:	None
3. FY 2000 Appropriated Amount:	\$118,509
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY00 Current Estimate	\$118,509
10. Price Growth:	
a. Inflation	\$1,896
b. Foreign Currency Fluctuation Rate Adjustment	\$0
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	
a. Termination of Ramstien AB, Germany Lease	-\$698

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FISCAL YEAR 2001 BUDGET REQUEST

b. Termination of San Vito AB, Italy lease and delay in schedules for build-lease at Aviano and Lakenheath	-\$5,079
14. FY 2001 Budget Request:	\$114,628

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 beddowns and other housing needs.

**ANALYSIS OF LEASED UNITS (Other than Section 801)  
FY 2001**

LOCATION	FY 99			FY 00			FY 01		
	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)
<b>DOMESTIC LEASES</b>									
Los Angeles, CA	35	420	\$438	35	420	\$443	35	420	\$449
Ontario, CA (Det 4)	4	48	\$50	4	48	\$50	4	48	\$50
Los Angeles, CA (AFRTS)	20	240	\$250	20	240	\$252	20	240	\$255
Los Angeles, CA (DFAS)	40	480	\$501	40	480	\$506	40	480	\$510
Recruiter/R.O.T.C.	160	1,920	\$2,186	180	2,160	\$2,461	185	2,220	\$2,527
Unassigned	3,074	0	\$0	3,054	0	\$0	3,049	0	\$0
<b>TOTAL DOMESTIC LEASES</b>	<b>3,333</b>	<b>3,108</b>	<b>\$3,425</b>	<b>3,333</b>	<b>3,348</b>	<b>\$3,712</b>	<b>3,333</b>	<b>3,408</b>	<b>\$3,791</b>
<b>FOREIGN LEASES</b>									
Aman, Jordan	4	48	\$95	4	48	\$96	4	48	\$97
Cairo, Egypt	3	36	\$75	3	36	\$75	3	36	\$75
Manama, Bahrain	2	24	\$48	2	24	\$49	2	24	\$50
Nairobi, Kenya	1	12	\$32	1	12	\$33	1	12	\$33
Asmara, Eritea	1	12	\$24	1	12	\$24	1	12	\$25
Islamabad, Pakistan	1	12	\$21	1	12	\$21	1	12	\$21
Doha, Qatar	1	12	\$35	1	12	\$35	1	12	\$35
Abu Dhabi, UAE	1	12	\$60	1	12	\$60	1	12	\$60
Bangkok, Thailand	5	60	\$150	7	84	\$151	7	84	\$153
Classified Location	5	60	\$180	5	60	\$182	5	60	\$184
Osan, Korea	276	3,312	\$4,137	276	3,312	\$4,199	276	3,312	\$4,265
Sembawang, Singapore	117	1,404	\$3,435	117	1,404	\$3,455	117	1,404	\$3,503
Ankara, Turkey	18	216	\$315	18	216	\$352	18	216	\$357
Aviano, Italy	315	3,780	\$6,401	700	8,400	\$13,883	700	8,400	\$13,885
Brussels, Belgium	0	0	\$0	1	12	\$25	1	12	\$25
Bentwaters, UK	294	3,528	\$925	0	0	\$0	0	0	\$0
Geilenkirchen, Germany	1	12	\$17	1	12	\$17	1	12	\$17
Izmir, Turkey	6	72	\$232	6	72	\$235	6	72	\$236
Kalkar, Germany	23	276	\$343	23	276	\$388	23	276	\$393
Lakenheath, UK	735	8,820	\$9,543	1,295	15,540	\$20,426	1,343	16,116	\$20,578
Stavanger, Norway	1	12	\$44	1	12	\$44	1	12	\$44
Paris, France	7	84	\$341	7	84	\$345	7	84	\$349
Ramstein, Germany	34	408	\$672	34	408	\$698	0	0	\$0
San Vito, Italy	150	1,800	\$3,305	150	1,800	\$4,408	0	0	\$0
Spangdahlem, Germany	501	6,012	\$6,305	501	6,012	\$6,392	501	6,012	\$6,410
Vienna, Austria	1	12	\$65	1	12	\$70	1	12	\$71
Upper Heyford, UK	50	600	\$193	0	0	\$0	0	0	\$0
Ascension Island	1	12	\$20	1	12	\$21	1	12	\$21
Copenhagen, Denmark	5	60	\$126	5	60	\$128	5	60	\$129
Unassigned	6,642	N/A		6,038	N/A		6,174	N/A	
<b>TOTAL FOREIGN LEASES</b>	<b>9,201</b>	<b>30,708</b>	<b>\$37,139</b>	<b>9,201</b>	<b>37,956</b>	<b>\$55,813</b>	<b>9,201</b>	<b>36,324</b>	<b>\$51,016</b>
<b>GRAND TOTAL FH-4</b>	<b>12,534</b>	<b>33,816</b>	<b>\$40,564</b>	<b>12,534</b>	<b>41,304</b>	<b>\$59,525</b>	<b>12,534</b>	<b>39,732</b>	<b>\$54,807</b>

DD Form 2458-2, JUN 86

Exhibit FH-4

ANALYSIS OF HIGH COST LEASED UNITS  
(Other than Section 801)  
FY 2001

LOCATION	FY 01 TOTAL LEASES Per Country	FY99			FY00			FY01		
		HIGH COST UNITS	HIGH COST Defined	EST COST	HIGH COST UNITS	HIGH COST Defined	EST COST	HIGH COST UNITS	HIGH COST Defined	EST COST
<b>DOMESTIC LEASES</b>										
Los Angeles, Ca	35	3	\$12,000	\$42,378	1	\$12,000	\$14,290	1	\$12,000	\$14,318
Los Angeles, CA/DFAS	40	8	to	\$111,215	8	to	\$111,275	8	to	\$111,410
Pinedale, WY	7	4	\$14,000	\$50,620	4	\$14,000	\$51,120	4	\$14,000	\$51,608
Recruiter/ROTC	178	25		\$375,185	35		\$540,375	38		\$570,445
Sub-Total Domestic	260	40		\$579,398	48		\$717,060	51		\$747,781
<b>FOREIGN LEASES</b>										
*Izmir, Turkey	24	6	\$295	\$232,000	6	\$295	\$235,000	6	\$14,000	\$236,000
*Stavanger, Norway	1	1	\$19,880	\$44,000	1	\$19,880	\$44,000	1	\$14,000	\$44,000
*Aviano, Italy	700	1	\$16,791	\$24,320	1	\$16,791	\$28,122	1	\$14,000	\$28,435
*Sembawang, Singapore	117	117	\$2,970,055	\$3,435,000	117	\$2,970,055	\$3,455,000	117	\$14,000	\$3,503,000
**Paris, France	7	N/A	N/A	\$341,000	N/A	N/A	\$345,000	N/A	N/A	\$349,000
**Copenhagen, Denmark	5	N/A	N/A	\$126,000	N/A	N/A	\$128,000	N/A	N/A	\$129,000
**Aman, Jordan	4	N/A	N/A	\$95,000	N/A	N/A	\$96,000	N/A	N/A	\$97,000
**Asmara, Eritrea	1	N/A	N/A	\$24,000	N/A	N/A	\$24,000	N/A	N/A	\$25,000
**Brussels, Belgium	1	N/A	N/A	\$0	N/A	N/A	\$25,000	N/A	N/A	\$25,000
**Manama, Bahrain	2	N/A	N/A	\$48,000	N/A	N/A	\$49,000	N/A	N/A	\$50,000
**Islamabad, Pakistan	1	N/A	N/A	\$21,000	N/A	N/A	\$21,000	N/A	N/A	\$21,000
**Doha, Qatar	1	N/A	N/A	\$35,000	N/A	N/A	\$35,000	N/A	N/A	\$35,000
**Abu Dhabi, UAE	1	N/A	N/A	\$60,000	N/A	N/A	\$60,000	N/A	N/A	\$60,000
**Cairo, Egypt	3	N/A	N/A	\$75,000	N/A	N/A	\$75,000	N/A	N/A	\$75,000
**Nairobi, Kenya	1	N/A	N/A	\$32,000	N/A	N/A	\$33,000	N/A	N/A	\$33,000
**Bangkok, Thailand	5	N/A	N/A	\$150,000	N/A	N/A	\$151,000	N/A	N/A	\$153,000
**Vienna, Austria	1	N/A	N/A	\$66,000	N/A	N/A	\$70,000	N/A	N/A	\$71,000
**Classified Location	5	N/A	N/A	\$180,000	N/A	N/A	\$182,000	N/A	N/A	\$184,000
Sub-Total Foreign	856	125		\$4,988,320	125		\$5,056,122	125		\$5,118,435
<b>GRAND TOTAL FH-4A</b>	<b>1,116</b>	<b>165</b>	<b>N/A</b>	<b>\$5,567,718</b>	<b>173</b>	<b>N/A</b>	<b>\$5,773,182</b>	<b>176</b>	<b>N/A</b>	<b>\$5,866,216</b>

Exhibit FH-4A

HIGH COST DOMESTIC LEASE approvals range between \$12k and \$14k per year with OSD approved inflation added per year. Thirty eight of the Recruiter and ROTC leases exceed \$12K per year and details of each new or renewed lease is approved by Congress.

\* HIGH COST FOREIGN LEASE criteria differs from domestic. Adjusted cost cap for overseas leases is determined by multiplying \$20k times the FY 88 exchange rate divided by the FY 01 exchange rate. Leases exceeding this cap are defined as HIGH COST and are part of the number of high cost leases allowed.

\*\* STATE DEPARTMENT pool leases do not count against the total number of high cost leases allowed.

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

FY 2001

LOCATION	NO. OF UNITS	DATE OF AWARD	DATE OF FULL OCCUP	FY99 COSTS	FY00 UNITS	FY00 COSTS	FY01 UNITS	FY01 COSTS
Hanscom AFB, MA	163	SEP 85	OCT 87	\$2,969	163	\$2,999	163	\$3,020
Goodfellow AFB, TX	200	SEP 86	JAN 88	\$1,913	200	\$1,919	200	\$1,919
Andrews AFB, MD	828	AUG 91	OCT 95	\$12,448	828	\$12,575	828	\$12,755
Hurlburt AFB, FL	300	JAN 91	SEP 92	\$3,552	300	\$3,605	300	\$3,655
Travis AFB, CA	300	SEP 89	AUG 91	\$3,968	300	\$4,010	300	\$4,055
Eielson AFB, AK	300	JAN 85	JULY 86	\$5,735	300	\$5,795	300	\$5,855
Eielson AFB, AK	366	SEP 91	JAN 96	\$9,952	366	\$9,998	366	\$10,110
Ellsworth AFB, SD	828	AUG 89	JUN 91	\$11,272	828	\$11,428	828	\$11,512
Ellsworth AFB, SD	200	JUN 89	JULY 90	\$2,664	200	\$2,706	200	\$2,745
Cannon AFB, NM	350	JUN 91	AUG 93	\$3,956	350	\$3,949	350	\$4,195
ANNUAL REQUIREMENT	3,835	N/A	N/A	\$58,429	3,835	\$58,984	3,835	\$59,821
Unused Lease Points	1,965			\$0	1,965	\$0	1,965	\$0
<b>GRAND TOTAL FH-4B</b>	<b>5,800</b>	<b>N/A</b>	<b>N/A</b>	<b>\$58,429</b>	<b>5,800</b>	<b>\$58,984</b>	<b>5,800</b>	<b>\$59,821</b>

# **DEBT PAYMENTS**

DEPARTMENT OF THE AIR FORCE  
MILITARY FAMILY HOUSING  
FISCAL YEAR 2001 BUDGET REQUEST

FY 2001 DEBT PAYMENT

Program (in Thousands)

FY 2001 Program \$34

FY 2000 Program \$33

Purpose and Scope

The Debt Payment program continues in name only, as the last of the Capehart and Wherry mortgages were liquidated in FY 1989. This program includes payment of Servicemen's Mortgage Insurance Premiums to FHA for mortgages assumed by active military personnel prior to FY 1980.

Program Summary - Highlights

Request authorization for the appropriation of \$34,000 for FY 2001. No additional budget authority is required for mortgages as noted above.

Servicemen's Mortgage Insurance Premiums

Servicemen's Mortgage Insurance Premiums, Section 124, Public Law 560, 83rd Congress, The Housing Act of 1954, aids in providing homes for members of the Armed Forces of the United States and their families through a system of FHA mortgage insurance, specially designed to assist such members in financing the construction or purchase of homes.

This program was discontinued through Public Law 93-130 (Military Construction Appropriation Act, 1980) which allowed coverage only on existing mortgages covered prior to FY 1980. The amount needed to continue funding premiums on mortgages existing prior to FY 1980 continues to slowly decrease, adjusted for inflation. The program for FY 2001 is as follows:

<u>Fiscal Year</u>	<u>Number</u>	<u>Average Payment/Yr</u>	<u>Amount (\$000)</u>
2001	181	\$189	\$34

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# **FOREIGN CURRENCY EXCHANGE DATA**

**FOREIGN CURRENCY EXCHANGE DATA**  
**FY 2001 Budget Estimate Submission**  
(\$ in Thousands)

Country	Local Currency	FY 1999		FY 2000		FY 2001	
		Approved Exchange Rates	\$ U.S. Requiring Conversion	Approved Exchange Rates	\$ U.S. Requiring Conversion	Approved Exchange Rates	\$ U.S. Requiring Conversion
Denmark	Krone	6.512	\$126	7.110	\$117	7.393	\$114
France	Franc	5.743	\$120	6.221	\$102	6.547	\$89
Germany	D Mark	1.713	\$53,519	1.855	\$56,492	1.952	\$54,060
Italy	Lira	1,695.000	\$11,744	1,836.370	\$14,861	1,932.190	\$12,599
Japan	Yen	123.050	\$42,743	111.670	\$52,555	102.670	\$46,215
Norway	Krone	7.565	\$91	7.888	\$130	8.072	\$92
Portugal	Escudo	175.610	\$1,036	190.680	\$938	198.830	\$1,019
Singapore	Dollar	1.649	\$3,435	1.664	\$3,424	1.685	\$3,428
South Korea	Won	1,242.500	\$4,423	1,199.100	\$4,705	1,149.800	\$4,768
Spain	Peseta	145.650	\$179	158.250	\$284	165.300	\$247
United Kingdom	Pound	0.605	\$31,329	0.608	\$32,113	0.625	\$34,897
<b>Total</b>			<b>\$148,745</b>		<b>\$165,721</b>		<b>\$157,528</b>