



Department of the Air Force

Military Family Housing

Fiscal Year (FY) 2017

Budget Estimate

Justification Data Submitted to Congress

February 2016

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

Table of Contents

FAMILY HOUSING NARRATIVE	339
FINANCIAL SUMMARY	341
Summary of Inadequate Housing FH-11	342
Air Force Inadequate Housing Units Eliminated FH-8	347
LEGISLATIVE LANGUAGE	
Authorization	351
Appropriation.....	352
NEW CONSTRUCTION	
New/Current Mission Activities	353
New Construction Purpose and Scope.....	354
CONSTRUCTION IMPROVEMENTS	
Purpose and Scope	355
PLANNING AND DESIGN.....	371
OPERATION AND MAINTENANCE SUMMARY	
Narrative (Purpose and Scope)	373
Inventory and Funding Summary FH-2.....	377
Historic Housing FH-6.....	381
Family Housing Operation and Maintenance Reprogramming Actions.....	382
OPERATIONS	
Operations OP-5	383
Management OP-5	384
Services OP-5	385
Furnishings OP-5	386
Miscellaneous OP-5	388
UTILITIES OP-5	389
MAINTENANCE OP-5.....	391
MAINTENANCE AND REPAIR OVER \$20,000 PER UNIT	395
GENERAL AND FLAG OFFICERS' QUARTERS OVER \$35,000 PER UNIT	397
REIMBURSABLE PROGRAM OP-5.....	401

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2016 BUDGET REQUEST**

Cont'd Table of Contents

LEASING

Purpose and Scope	403
Leasing OP-5	405
Exhibit FH-4, Analysis of Leased Units (Other than Section 801).....	406
Exhibit FH-4A, Analysis of High Cost Leased Units (Other than Section 801)	407
Exhibit FH-4B, Section 801 Family Housing Summary	408

FAMILY HOUSING PRIVATIZATION (HP)

Purpose and Scope	409
HP OP-5	411
Exhibit FH-6, Family Housing Privatization	413

FOREIGN CURRENCY

PB-18 Exhibit, Foreign Currency Exchange Data	417
---	-----

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

NARRATIVE SUMMARY

This Military Family Housing budget request reflects the Air Force's commitment to ensure military personnel and their families have access to excellent housing facilities and services. The Air Force relies on the local community to support military family housing needs. When community housing is unavailable or inadequate, we construct, replace, improve, or repair and maintain military family housing that meets contemporary standards.

The Air Force created the Family Housing Master Plan (FHMP) as the strategic planning and programming investment tool for government-owned, leased and privatized military family housing. This request funds the AF FHMP recommendations to sustain and maintain military family housing overseas, support privatized family housing, and lease family housing when necessary and fiscally appropriate.

Consistent with AF FHMP priorities, this budget provides a program that supports daily operations and the maintenance and repair of assets to sustain and prevent deterioration of adequate inventory. The operations, maintenance and leasing accounts predominantly support "must pay" requirements. These costs include service contracts, lease contracts, utilities, and essential maintenance to operate the units and contract funding to correct life safety, health, and facility preservation issues that cannot wait for Family Housing Construction funding.

We respectfully request full support for the Air Force family housing needs presented herein.

This Page Intentionally Left Blank

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FY 2017 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2017:

	<u>(\$000)</u>
<u>FUNDING REQUEST FY 2017</u>	
Construction	\$0
Construction Improvements	\$56,984
Planning and Design	\$4,368
<u>Appropriation Request: Construction</u>	\$61,352
Operations, Utilities and Maintenance	\$212,090
Operating Expenses	\$89,380
Utilities	\$37,241
Maintenance	\$85,469
Housing Privatization	\$41,809
Leasing - Worldwide	\$20,530
<u>Appropriation Request: O&M, Leasing, Housing Privatization</u>	\$274,429
<u>Appropriation Request</u>	\$335,781
Reimbursement Request	\$5,715
 FY 2017 FAMILY HOUSING REQUEST	 \$341,496

DEPARTMENT OF AIR FORCE
FH-11 Inventory and Condition of Government-Owned, Family Housing Units
WORLDWIDE
(Number of Dwelling Units in Inventory)
Fiscal Year 2017

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Beginning of FY Adequate Inventory Total	11,907	12,083	11,891	11,851	12,200	12,103	11,949
FCI of 90% to 100% (Good Condition)	10,143	10,262	9,862	9,800	9,985	9,700	9,979
FCI of 80% to 89% (Fair Condition)	1,764	1,821	2,029	2,051	2,215	2,403	1,970
Beginning of FY Inadequate Inventory Total	6,531	6,287	5,827	5,704	5,134	4,799	4,803
FCI of 60% to 79% (Poor Condition)	2,921	2,793	2,380	2,107	1,603	630	963
FCI of 59% and below (Failing Condition)	3,610	3,494	3,447	3,597	3,531	4,169	3,840
Beginning of FY Total Inventory	18,438	18,370	17,718	17,555	17,334	16,902	16,752
Percent Adequate - Beginning of FY Inventory	65%	66%	67%	68%	70%	72%	71%
Inadequate Inventory Reduced Through:	(244)	(460)	(123)	(570)	(335)	4	(22)
Construction (FHCON)	-	(53)	(218)	(130)	(185)	(179)	(214)
Maintenance & Repair (FHO&M)	(136)	(291)	(287)	(204)	(100)	(100)	(100)
Privatization	-	-	-	(100)	-	-	-
Demolition/Divestiture/Diversion/Conversion	(117)	(338)	(151)	(145)	(252)	(150)	(83)
Funded by Host Nation	-	-	-	-	-	-	-
Additional Inadequate Units Identified	9	222	533	9	202	433	375
Adequate Inventory Changes:	176	(192)	(40)	349	(97)	(154)	(379)
Construction (FHCON)	-	53	218	130	185	211	214
Maintenance & Repair (FHO&M)	136	291	287	204	100	100	100
Privatization	-	-	-	-	-	-	-
Demolition/Divestiture/Diversion/Conversion	49	(314)	(12)	-	(234)	(88)	(372)
Funded by Host Nation	-	-	-	24	54	56	54
Additional Adequate Units Identified	(9)	(222)	(533)	(9)	(202)	(433)	(375)
End of FY Adequate Inventory Total	12,083	11,891	11,851	12,200	12,103	11,949	11,570
FCI of 90% to 100% (Good Condition)	10,262	9,862	9,800	9,985	9,700	9,979	9,975
FCI of 80% to 89% (Fair Condition)	1,821	2,029	2,051	2,215	2,403	1,970	1,595
End of FY Inadequate Inventory Total	6,287	5,827	5,704	5,134	4,799	4,803	4,781
FCI of 60% to 79% (Poor Condition)	2,793	2,380	2,107	1,603	630	963	1,155
FCI of 59% and below (Failing Condition)	3,494	3,447	3,597	3,531	4,169	3,840	3,626
End of FY Total Inventory	18,370	17,718	17,555	17,334	16,902	16,752	16,351
Percent Adequate - End of FY Inventory	66%	67%	68%	70%	72%	71%	71%
DoD Performance Goal - 90% of world-wide family housing inventory at FCI of at least 80% (Good or Fair Condition)	90%						

NOTES:

1 - Facility Condition Index (FCI) is a general measure at a specific point in time with respect to physical condition and ability to support the current occupant or mission. FCI is calculated as the ratio of Plant Replacement Value (PRV) minus the estimated cost of maintenance and repair requirements, divided by PRV. This provides a FCI from 0% to 100% with 100% representing good condition.

2 - The majority of the inadequate units are in Japan, many of which are surplus to the requirement. Divestiture of units constructed by the Government of Japan must be pursued in accordance with the 1960 Japan Status of Forces Agreement (SOFA). On-going Housing Community Profiles (HCP) at the 3 Japan bases will provide an investment and divestiture strategy to improve adequacy at the Japan installations. Improvements in percent adequate during the FYDP reflect preliminary investment and divestiture plans impacting Okinawa housing. On-going FY16 HCPs at USAFE bases will incorporate changes due to the European Infrastructure Consolidation.

DEPARTMENT OF AIR FORCE
FH-11 Inventory and Condition of Government-Owned, Family Housing Units
UNITED STATES (CONUS plus Hawaii and Alaska)
(Number of Dwelling Units in Inventory)
Fiscal Year 2017

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Beginning of FY Adequate Inventory Total	-	-	-	-	-	-	-
FCI of 90% to 100% (Good Condition)	-	-	-	-	-	-	-
FCI of 80% to 89% (Fair Condition)	-	-	-	-	-	-	-
Beginning of FY Inadequate Inventory Total	109	109	109	109	-	-	-
FCI of 60% to 79% (Poor Condition)	109	109	109	109	-	-	-
FCI of 59% and below (Failing Condition)	-	-	-	-	-	-	-
Beginning of FY Total Inventory	109	109	109	109	-	-	-
Percent Adequate - Beginning of FY Inventory	0%						
Inadequate Inventory Reduced Through:	-	-	-	(109)	-	-	-
Construction (FHCON)	-	-	-	-	-	-	-
Maintenance & Repair (FHO&M)	-	-	-	-	-	-	-
Privatization	-	-	-	(100)	-	-	-
Demolition/Divestiture/Diversion/Conversion	-	-	-	(9)	-	-	-
Funded by Host Nation	-	-	-	-	-	-	-
Additional Inadequate Units Identified:	-	-	-	-	-	-	-
Adequate Inventory Changes:	-	-	-	-	-	-	-
Construction (FHCON)	-	-	-	-	-	-	-
Maintenance & Repair (FHO&M)	-	-	-	-	-	-	-
Privatization	-	-	-	-	-	-	-
Demolition/Divestiture/Diversion/Conversion	-	-	-	-	-	-	-
Funded by Host Nation	-	-	-	-	-	-	-
Additional Inadequate Units Identified	-	-	-	-	-	-	-
End of FY Adequate Inventory Total	-	-	-	-	-	-	-
FCI of 90% to 100% (Good Condition)	-	-	-	-	-	-	-
FCI of 80% to 89% (Fair Condition)	-	-	-	-	-	-	-
End of FY Inadequate Inventory Total	109	109	109	-	-	-	-
FCI of 60% to 79% (Poor Condition)	109	109	109	-	-	-	-
FCI of 59% and below (Failing Condition)	-	-	-	-	-	-	-
End of FY Total Inventory	109	109	109	-	-	-	-
Percent Adequate - End of FY Inventory	0%						

NOTES:

1 - Facility Condition Index (FCI) is a general measure at a specific point in time with respect to physical condition and ability to support the current occupant or mission. FCI is calculated as the ratio of Plant Replacement Value (PRV) minus the estimated cost of maintenance and repair requirements, divided by PRV. This provides a FCI from 0% to 100% with 100% representing good condition.

2 - Privatization of the 100 historic-eligible units at Wright-Patterson AFB is still under review and therefore delayed to FY18. The 9 Eglin units are planned for divestiture in FY18.

DEPARTMENT OF AIR FORCE
FH-11 Inventory and Condition of Government-Owned, Family Housing Units
FOREIGN (includes U.S. Territories)
(Number of Dwelling Units in Inventory)
Fiscal Year 2017

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Beginning of FY Adequate Inventory Total	11,907	12,083	11,891	11,851	12,200	12,103	11,949
FCI of 90% to 100% (Good Condition)	10,143	10,262	9,862	9,800	9,985	9,700	9,979
FCI of 80% to 89% (Fair Condition)	1,764	1,821	2,029	2,051	2,215	2,403	1,970
Beginning of FY Inadequate Inventory Total	6,422	6,178	5,718	5,595	5,134	4,799	4,803
FCI of 60% to 79% (Poor Condition)	2,812	2,684	2,271	1,998	1,603	630	963
FCI of 59% and below (Failing Condition)	3,610	3,494	3,447	3,597	3,531	4,169	3,840
Beginning of FY Total Inventory	18,329	18,261	17,609	17,446	17,334	16,902	16,752
Percent Adequate - Beginning of FY Inventory	65%	66%	68%	68%	70%	72%	71%
Inadequate Inventory Reduced Through:	(244)	(460)	(123)	(461)	(335)	4	(22)
Construction (FHCON)	-	(53)	(218)	(130)	(185)	(179)	(214)
Maintenance & Repair (FHO&M)	(136)	(291)	(287)	(204)	(100)	(100)	(100)
Privatization	-	-	-	-	-	-	-
Demolition/Divestiture/Diversion/Conversion	(117)	(338)	(151)	(136)	(252)	(150)	(83)
Funded by Host Nation	-	-	-	-	-	-	-
Additional Inadequate Units Identified:	9	222	533	9	202	433	375
Adequate Inventory Changes:	176	(192)	(40)	349	(97)	(154)	(379)
Construction (FHCON)	-	53	218	130	185	211	214
Maintenance & Repair (FHO&M)	136	291	287	204	100	100	100
Privatization	-	-	-	-	-	-	-
Demolition/Divestiture/Diversion/Conversion	49	(314)	(12)	-	(234)	(88)	(372)
Funded by Host Nation	-	-	-	24	54	56	54
Additional Inadequate Units Identified:	(9)	(222)	(533)	(9)	(202)	(433)	(375)
End of FY Adequate Inventory Total	12,083	11,891	11,851	12,200	12,103	11,949	11,570
FCI of 90% to 100% (Good Condition)	10,262	9,862	9,800	9,985	9,700	9,979	9,975
FCI of 80% to 89% (Fair Condition)	1,821	2,029	2,051	2,215	2,403	1,970	1,595
End of FY Inadequate Inventory Total	6,178	5,718	5,595	5,134	4,799	4,803	4,781
FCI of 60% to 79% (Poor Condition)	2,684	2,271	1,998	1,603	630	963	1,155
FCI of 59% and below (Failing Condition)	3,494	3,447	3,597	3,531	4,169	3,840	3,626
End of FY Total Inventory	18,261	17,609	17,446	17,334	16,902	16,752	16,351
Percent Adequate - End of FY Inventory	66%	68%	68%	70%	72%	71%	71%

NOTES:

1 - Facility Condition Index (FCI) is a general measure at a specific point in time with respect to physical condition and ability to support the current occupant or mission. FCI is calculated as the ratio of Plant Replacement Value (PRV) minus the estimated cost of maintenance and repair requirements, divided by PRV. This provides a FCI from 0% to 100% with 100% representing good condition.

2 - Host Nation construction beginning in FY18 is at Okinawa, Japan.

DEPARTMENT OF AIR FORCE
FH-11 Inventory and Condition1 of Government-Owned, Family Housing Units
TRANSITIONAL
(Number of Dwelling Units in Inventory)
Fiscal Year 2017

	Number of Units - Foreign						
	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>
Beginning of FY Adequate Inventory Total	548	548	234	234	234	-	-
FCI of 90% to 100% (Good Condition)	-	-	-	-	-	-	-
FCI of 80% to 89% (Fair Condition)	548	548	234	234	234	-	-
Beginning of FY Inadequate Inventory Total	319	319	116	116	116	-	-
FCI of 60% to 79% (Poor Condition)	116	116	116	116	116	-	-
FCI of 59% and below (Failing Condition)	203	203	-	-	-	-	-
Beginning of FY Total Inventory	867	867	350	350	350	-	-
Percent Adequate - Beginning of FY Inventory	61%	61%	100%	100%	100%	100%	100%
Inadequate Inventory Reduced Through:	-	(203)	-	-	(116)	-	-
Construction (FHCON)	-	-	-	-	-	-	-
Maintenance & Repair (FHO&M)	-	-	-	-	-	-	-
Privatization	-	-	-	-	-	-	-
Demolition/Divestiture/Diversion/Conversion	-	(203)	-	-	(116)	-	-
Funded by Host Nation	-	-	-	-	-	-	-
Adequate Inventory Changes:	-	(314)	-	-	(234)	-	-
Privatization	-	-	-	-	-	-	-
Demolition/Divestiture/Diversion/Conversion	-	(314)	-	-	(234)	-	-
End of FY Adequate Inventory Total	548	234	234	234	-	-	-
FCI of 90% to 100% (Good Condition)	-	-	-	-	-	-	-
FCI of 80% to 89% (Fair Condition)	548	234	234	234	-	-	-
End of FY Inadequate Inventory Total	319	116	116	116	-	-	-
FCI of 60% to 79% (Poor Condition)	116	116	116	116	-	-	-
FCI of 59% and below (Failing Condition)	203	-	-	-	-	-	-
End of FY Total Inventory	867	350	350	350	-	-	-
Percent Adequate - End of FY Inventory	63%	67%	67%	67%	100%	100%	100%

NOTES:

1 - Facility Condition Index (FCI) is a general measure at a specific point in time with respect to physical condition and ability to support the current occupant or mission. FCI is calculated as the ratio of Plant Replacement Value (PRV) minus the estimated cost of maintenance and repair requirements, divided by PRV. This provides a FCI from 0% to 100% with 100% representing good condition.

2 - Bitburg housing is being returned to the host nation.

3 - Okinawa housing divestiture includes units that are unoccupied, surplus, and inadequate.

Department of The Air Force
FH-11 Inventory and Condition of Government-owned, Family Housing Units
Transitional Unit Details by Location
FY 2017

State/Country	Installation	N/E¹	Number of Transitional Units	Condition (FCI)²	Explanation
Japan	Kadena AB	E	203	4	102 units Camp Foster and 101 units at Kadena AB are unoccupied surplus inadequate
Germany	Spangdahlem (Bitburg)	E	314	2	Unoccupied Bitburg units to host nation in 2016
Portugal	Lajes	N	350		234 units are adequate and 116 are inadequate
Total			867		

Notes:

1 - Non-enduring locations annotated by use of "N", while Enduring locations annotated by use of "E".

2 - Facility Condition Index bands:

1 - FCI of 90% to 100% (Good Condition)

2 - FCI of 80% to 89% (Fair Condition)

3 - FCI of 60% to 79% (Poor Condition)

4 - FCI of 59% and below (Failing Condition)

The definition of transitional FH are units that are at enduring and non-enduring sites: 1) as a result of organizational deactivations (e.g., Brigade Combat Team (BCT), etc.), consolidation (e.g., Europe Installation Consolidation (EIC), etc.) and relocation efforts (e.g., Yongson Relocation, etc.); 2) where FH units have been identified by the Services as surplus and not currently occupied; and 3) in both cases, the Service has planned, documented, funded and/or announced the divestiture, demolition or transfer of these units in the FYDP.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FH-8 Air Force Inadequate Family Housing Units Eliminated in FY2015

MAJCOM	Project Type	Base	Total Inventory Minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2015			18,438	6,531	
Additional Inadequate Units Identified			0	9	0
PACAF	Cond Adjust	Okinawa	0	1	0
USAFE	Cond Adjust	Spangdahlem	0	8	0
FY2015 traditional construction, improvement, and O&M projects to eliminate inadequate units			0	(136)	136
PACAF	RPMC	Okinawa	0	(136)	136
Privatization projects executed to eliminate inadequate housing			0	0	0
Units demolished/permanently removed from family housing			(68)	(117)	117
USAFE	Divestiture	Alconbury	(18)	0	0
USAFE	Demo Units	Incirlik	(112)	(112)	112
USAFE	Divestiture	Lakenheath/Mildenhall	(15)	0	0
USAFE	Correction	Fairford	84	0	0
USAFE	Demo Units	Moron	(4)	(2)	2
PACAF	Divestiture	Okinawa	(3)	(3)	3
Host Nation Construction projects			0	0	0
Units at end of FY2015			18,370	6,287	253
Notes: Changes from the previous budget year include delay in divestitures at Lajes Field, Yokota, and Misawa. In reviewing inventory against the Real Property records it was discovered that Fairford MFH is still on the books and these 84 units are added to the inventory.					

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FH-8 Air Force Inadequate Family Housing Units Eliminated in FY2016

MAJCOM	Project Type	Base	Total Inventory Minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2016			18,370	6,287	
Additional Inadequate Units Identified			0	222	0
PACAF	Cond Adjust	Okinawa	0	42	0
USAFE	Cond Adjust	Lakenheath/Mildenhall	0	130	0
USAFE	Cond Adjust	KMC	0	16	0
USAFE	Cond Adjust	Spangdahlem	0	34	0
FY2016 traditional construction, improvement, and O&M projects to eliminate inadequate units			0	(344)	344
PACAF	RPMC	Okinawa	0	(291)	291
PACAF	FHCON	Yokota	0	(53)	53
Privatization projects executed to eliminate inadequate housing			0	0	0
Units demolished/permanently removed from family housing			(517)	(338)	338
USAFE	Divestiture	Spangdahlem	(314)	0	0
USAFE	Conversion	Lajes Field	(106)	(106)	106
USAFE	Demolition	Ramstein	(4)	(4)	4
PACAF	Divestiture	Okinawa	(86)	(86)	86
PACAF	Conversion	Yokota	(70)	(70)	70
PACAF	Demolition	Yokota	(4)	(4)	4
PACAF	Conversion	Misawa	(68)	(68)	68
Host Nation Construction projects			0	0	0
Units at end of FY2016			17,718	5,827	682
Notes: Changes from the previous budget year includes delays in divestiture at Alconbury and Eglin. Investment and divestiture at Kadena based on preliminary HCP results.					

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FH-8 Air Force Inadequate Family Housing Units Eliminated in FY2017

MAJCOM	Project Type	Base	Total Inventory Minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2017			17,718	5,827	
Additional Inadequate Units Identified			0	533	0
PACAF	Cond Adjust	Yokota	0	358	0
USAFE	Cond Adjust	Lakenheath/Mildenhall	0	6	0
USAFE	Cond Adjust	KMC	0	168	0
USAFE	Cond Adjust	Croughton	0	1	0
FY2017 traditional construction, improvement, and O&M projects to eliminate inadequate units			0	(505)	505
USAFE	FHCON	Moron	0	(2)	2
PACAF	RPMC	Okinawa	0	(287)	287
PACAF	FHCON	Okinawa	0	(216)	216
Privatization projects executed to eliminate inadequate housing			0	0	0
Units demolished/permanently removed from family housing			(163)	(151)	151
PACAF	Divestiture	Okinawa	(126)	(126)	126
USAFE	Divestiture	Moron	(12)	0	0
USAFE	Divestiture	Menwith Hill	(25)	(25)	25
				0	0
Host Nation Construction projects			0	0	0
Units at end of FY2017			17,555	5,704	656
Notes: Assumes completion of divestiture of surplus Menwith Hill inventory. Investment and divestiture at Kadena based on preliminary HCP results.					

This Page Intentionally Left Blank

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FY 2017 AUTHORIZATION LANGUAGE

SEC. 2302. FAMILY HOUSING

Using amounts appropriate 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 [\$9,849,000] \$4,368,000.

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 [\$150,649,000] \$56,984,000.

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS, AIR FORCE

(a) IN GENERAL

(5) For Military Family Housing functions –

(A) For planning and design, and improvement of military family housing and facilities, [\$160,498,000] \$61,352,000.

(B) For support of military family housing (including functions described in section 2831 of Title 10, United States Code), [\$331,232,000] \$274,429,000.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FY 2017 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, [\$160,498,000] \$61,352,000 to remain available until September 30, 2021.

Family Housing Operations and Maintenance, Air Force

For expenses of family housing for the Air Force for operations and maintenance, including, leasing, minor construction, principal and interest charges, and insurance premiums, as authorized by law [\$331,232,000] \$274,429,000.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FY 2017 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>SUMMARY:</u>			<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
NEW MISSION TOTAL			\$ 0
CURRENT MISSION TOTAL			\$ 0
IMPROVEMENTS			\$ 56,984
PLANNING AND DESIGN			<u>\$ 4,368</u>
GRAND TOTAL			\$ 61,352

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FY 2017 NEW CONSTRUCTION

Budget Request (\$000)

FY 2017 Budget Request \$ 0
FY 2016 Budget Request \$ 0

Purpose and Scope

This program provides for the construction of new homes where the local community cannot provide adequate housing and the 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 compete and useable facilities.

Program Summary

A summary of the budget request for FY 2017 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>
<u>AUTHORIZATION:</u>			<u>REQUESTED</u> <u>AMOUNT (\$000)</u>
NEW MISSION TOTAL			\$ 0
CURRENT MISSION TOTAL			\$ 0
IMPROVEMENTS			\$ 56,984
PLANNING AND DESIGN			<u>\$ 4,368</u>
GRAND TOTAL			\$ 61,352

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FY 2017 CONSTRUCTION IMPROVEMENTS

Budget Request (\$000)

FY 2017 Budget Request \$ 56,984

FY 2016 Budget Request \$ 150,649

Purpose and Scope

The Air Force has approximately 17,800 owned units and 53,300 privatized units in the beginning of FY 2017. The average age of housing units in the Air Force's inventory is close to 30 years.

The Air Force developed the "whole house" revitalization concept for construction improvement projects. 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 construction improvement projects to detail past projects on these units and any future work being programmed within a three year period. This information is provided as part of this submittal.

Budget Request Summary

Authorization is requested for:

- (1) Various improvements to existing public quarters as described on DD Form 1391
- (2) Appropriation of \$56,984,000 to fund projects in FY 2017

1. COMPONENT AIR FORCE	FY 2017 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 1 FEB 2016	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			4. PROJECT TITLE FAMILY HOUSING CONSTRUCTION IMPROVEMENTS		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-000	7. PROJECT NUMBER	8. PROJECT COST (\$000) 56,984		
9. COST ESTIMATE					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
CONSTRUCTION IMPROVEMENTS PROJECTS TO IMPROVE HOUSING UNITS		UN	218		56,984
TOTAL REQUEST					56,984
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Provide whole house interior and exterior modernization, renovation, and repair of 218 family housing units (3 family housing towers and 14 units). Upgrades interior and exterior utility and communication infrastructure to meet current standards. Removes units and towers from the central plant and provides energy efficient mini-splits and electric water heaters in units cooling/dehumidifier systems as needed. Upgrades kitchen, bathrooms, and floor coverings, and improves the overall floor plan as per 2012 Housing Community Profile report. Improves playgrounds and recreational areas. Installs radon mitigation system, and includes demolition and asbestos/lead-based paint removal/disposal.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$56.984 million to accomplish improvements in family housing at Kadena AB, Japan and Moron AB, Spain.</p> <p><u>REQUIREMENT</u>: To provide modern and efficient housing for military members and their families in Okinawa, Japan and Moron, Spain. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living conditions. All units will meet the "whole house" standards are programmed in accordance with the Housing Community Profile. 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>: These projects update and modernize housing that was either built or last renovated in the 1990s. These houses require major renovation and repair to correct system deterioration, meet modern standards, and provide major home improvements. 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 2017 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 1 FEB 2016														
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES																
4. PROJECT TITLE CONSTRUCTION IMPROVEMENTS	5. PROJECT NUMBER															
<p>10. Description of work to be accomplished</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <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 style="vertical-align: top;"> KADENA AB CAMP FOSTER IMPROVE FAMILY HOUSING (NORTH FOSTER TOWERS) EVKP174535 Provide whole house interior and exterior modernization, renovation and repair of three family housing towers (204 total units). Upgrades interior and exterior utility and communication infrastructure to meet current standards. Removes towers from the central plant and provides energy efficient mini-splits and electric water heaters in all units and cooling/dehumidifier system for the common areas and hallways. Upgrades units (e.g. kitchen, bathrooms, floor coverings, fixtures/finishes) and improves overall floor plan as per 2012 Housing Community Profile report. Upgrades building systems, common areas, and hallways. Installs radon mitigation system. Improves playgrounds and recreation areas. Includes demolition and asbestos/lead based paint removal/disposal. (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;">52,307</td> </tr> <tr> <td style="vertical-align: top;"> KADENA AB IMPROVE FAMILY HOUSING (KADENA HEIGHTS) LXEZ174536 Provide whole house interior and exterior modernization, renovation and repair of twelve (12) housing units. Upgrades interior and exterior utility and communication infrastructure to meet current standards. Removes units from the central plant. Upgrades kitchen, bathrooms, and floor coverings and improves overall floor plan as per 2012 Housing Community Profile report. Improves playgrounds and recreation areas. Installs radon mitigation system. Includes demolition and asbestos/lead based paint removal/disposal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: LXEZ1845536, Improve Family Housing (Kadena Heights) (FY18) </td> <td style="text-align: right; vertical-align: top;">4,179</td> </tr> <tr> <td colspan="2"><u>SPAIN</u></td> </tr> <tr> <td style="vertical-align: top;"> MORON AB RENOVATE MFH UNITS 650 AND 658 QUUG064001 - Unit renovation includes additions and improvements such as, but not limited to, replacement of closet doors, bathrooms (tiles, sanitary ware and cabinets), kitchen (casework, countertops, plumbing fixtures, sink, tiles), flooring, electrical, mechanical and plumbing systems, HVAC, sanitary sewer, and gutters. Provide new CMU fencing for garage, exterior paving as required, stucco finish, new foundation for addition, repair chimney stack and fire place as needed, interior and exterior painting. Doors and windows will be replaced as required. Roof will be repaired. (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;">498</td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>OVERSEAS</u>		<u>JAPAN</u>		KADENA AB CAMP FOSTER IMPROVE FAMILY HOUSING (NORTH FOSTER TOWERS) EVKP174535 Provide whole house interior and exterior modernization, renovation and repair of three family housing towers (204 total units). Upgrades interior and exterior utility and communication infrastructure to meet current standards. Removes towers from the central plant and provides energy efficient mini-splits and electric water heaters in all units and cooling/dehumidifier system for the common areas and hallways. Upgrades units (e.g. kitchen, bathrooms, floor coverings, fixtures/finishes) and improves overall floor plan as per 2012 Housing Community Profile report. Upgrades building systems, common areas, and hallways. Installs radon mitigation system. Improves playgrounds and recreation areas. Includes demolition and asbestos/lead based paint removal/disposal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	52,307	KADENA AB IMPROVE FAMILY HOUSING (KADENA HEIGHTS) LXEZ174536 Provide whole house interior and exterior modernization, renovation and repair of twelve (12) housing units. Upgrades interior and exterior utility and communication infrastructure to meet current standards. Removes units from the central plant. Upgrades kitchen, bathrooms, and floor coverings and improves overall floor plan as per 2012 Housing Community Profile report. Improves playgrounds and recreation areas. Installs radon mitigation system. Includes demolition and asbestos/lead based paint removal/disposal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: LXEZ1845536, Improve Family Housing (Kadena Heights) (FY18)	4,179	<u>SPAIN</u>		MORON AB RENOVATE MFH UNITS 650 AND 658 QUUG064001 - Unit renovation includes additions and improvements such as, but not limited to, replacement of closet doors, bathrooms (tiles, sanitary ware and cabinets), kitchen (casework, countertops, plumbing fixtures, sink, tiles), flooring, electrical, mechanical and plumbing systems, HVAC, sanitary sewer, and gutters. Provide new CMU fencing for garage, exterior paving as required, stucco finish, new foundation for addition, repair chimney stack and fire place as needed, interior and exterior painting. Doors and windows will be replaced as required. Roof will be repaired. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	498
Location and Project	Current Working Estimate (\$000)															
<u>OVERSEAS</u>																
<u>JAPAN</u>																
KADENA AB CAMP FOSTER IMPROVE FAMILY HOUSING (NORTH FOSTER TOWERS) EVKP174535 Provide whole house interior and exterior modernization, renovation and repair of three family housing towers (204 total units). Upgrades interior and exterior utility and communication infrastructure to meet current standards. Removes towers from the central plant and provides energy efficient mini-splits and electric water heaters in all units and cooling/dehumidifier system for the common areas and hallways. Upgrades units (e.g. kitchen, bathrooms, floor coverings, fixtures/finishes) and improves overall floor plan as per 2012 Housing Community Profile report. Upgrades building systems, common areas, and hallways. Installs radon mitigation system. Improves playgrounds and recreation areas. Includes demolition and asbestos/lead based paint removal/disposal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	52,307															
KADENA AB IMPROVE FAMILY HOUSING (KADENA HEIGHTS) LXEZ174536 Provide whole house interior and exterior modernization, renovation and repair of twelve (12) housing units. Upgrades interior and exterior utility and communication infrastructure to meet current standards. Removes units from the central plant. Upgrades kitchen, bathrooms, and floor coverings and improves overall floor plan as per 2012 Housing Community Profile report. Improves playgrounds and recreation areas. Installs radon mitigation system. Includes demolition and asbestos/lead based paint removal/disposal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: LXEZ1845536, Improve Family Housing (Kadena Heights) (FY18)	4,179															
<u>SPAIN</u>																
MORON AB RENOVATE MFH UNITS 650 AND 658 QUUG064001 - Unit renovation includes additions and improvements such as, but not limited to, replacement of closet doors, bathrooms (tiles, sanitary ware and cabinets), kitchen (casework, countertops, plumbing fixtures, sink, tiles), flooring, electrical, mechanical and plumbing systems, HVAC, sanitary sewer, and gutters. Provide new CMU fencing for garage, exterior paving as required, stucco finish, new foundation for addition, repair chimney stack and fire place as needed, interior and exterior painting. Doors and windows will be replaced as required. Roof will be repaired. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	498															

This Page Intentionally Left Blank

1. COMPONENT AIR FORCE	FY 2017 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE 1 FEB 2016	
3. INSTALLATION, SITE AND LOCATION KADENA AIR BASE CAMP FOSTER FAMILY HOUSING ANX SITE # 1 JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING (NORTH FOSTER TOWER)		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. RPSUID/PROJECT NUMBER 1635/EVKP174535	8. PROJECT COST (\$000) 52,307		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					44,943
WHOLE HOUSE IMPROVEMENTS		UN	204	220,307	(44,943)
SUPPORTING FACILITIES					1,833
INFRASTRUCTURE		LS			(1,318)
PAVEMENTS		LS			(213)
RECREATION FACILITIES		LS			(110)
DEMOLITION		LS			(192)
SUBTOTAL					46,775
CONTINGENCY (5.0%)					2,339
TOTAL CONTRACT COST					49,114
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					3,192
TOTAL REQUEST					52,307
AREA COST FACTOR		1.77			
MOST EXPENSIVE UNIT		220,307			
10. Description of Proposed Work: Provide whole house interior and exterior modernization, renovation and repair of three family housing towers (204 total units). Upgrades interior and exterior utility and communication infrastructure to meet current standards. Removes towers from the central plant and provides energy efficient mini-splits and electric water heaters in all units and cooling/dehumidifier system for the common areas and hallways. Upgrades units (e.g. kitchen, bathrooms, floor coverings, fixtures/finishes) and improves overall floor plan as per 2012 Housing Community Profile report. Upgrades building systems, common areas, and hallways. Installs radon mitigation system. Improves playgrounds and recreation areas. Includes demolition and asbestos/lead based paint removal/disposal. Facilities will be designed as permanent construction in accordance with the DoD Unified Facilities Criteria (UFC) 1-200-01. Design and work shall conform in accordance with UFC 1-200-02 High Performance and Sustainable Buildings. This project will comply with DoD antiterrorism/force protection requirements per UFC 4-101-01.					
11. Requirement: 7859 Adequate: 4618 Substandard: 3241 PROJECT: Improve military family housing (North Foster Towers) 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. 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 bedroom and bath configuration. Dwelling units will be reconfigured per 2012 Housing Community Profile report. Interior and exterior utility and communication infrastructure, parking, community and neighborhood improvements are required and will include playgrounds and					

1. COMPONENT AIR FORCE	FY 2017 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE 1 FEB 2016
3. INSTALLATION, SITE AND LOCATION KADENA AIR BASE CAMP FOSTER FAMILY HOUSING ANX SITE # 1 JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING (NORTH FOSTER TOWER)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. RPSUID/PROJECT NUMBER 1635/EVKP174535	8. PROJECT COST (\$000) 52,307	
<p>recreation facilities.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes most housing that was built by the Government of Japan in 1990s. 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 require repair and windows, doors and frames require replacement. Parking and recreation areas dedicated for housing residents are deficient. Utilities systems are deficient and old.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operation, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality.</p> <p><u>ADDITIONAL:</u> The project is for North Foster Towers 376, 377, and 378 (Unit Type TJ3-90) located on Camp Foster. Total number of units is 204 (68 units each).</p>				

1. COMPONENT AIR FORCE	FY 2017 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 1 FEB 2016
3. INSTALLATION AND LOCATION KADENA AIR BASE, CAMP FOSTER FAMILY HOUSING ANX SITE #1, JAPAN		
4. PROJECT TITLE IMPROVE FAMILY HOUSING (NORTH FOSTER TOWERS)	5. PROJECT NUMBER EVKPI74535	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: (1) Status: (a) Date Design Started 15 Jul 15 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2015 35 (d) Date 35% Designed 28 Sep 15 (e) Date Design Complete 30 Sep 16 (f) Energy Study/Life-Cycle analysis was performed; (2) Basis: (a) Standard or Definitive Design - NO (b) Where design was most recently used - N/A (3) Total Cost (c) = (a) + (b) or (d) + (e): (\$000) (a) Production of Plans and Specifications 3,139 (b) All other Design Costs 1,569 (c) Total 4,708 (d) Contract 3,923 (e) In-house 785 (4) Construction Contract Award 15 Mar 17 (5) Construction Start 20 Jul 17 (6) Construction Completion 20 Jan 20 b. Equipment associated with this project will be provided from other appropriations: N/A		

This Page Intentionally Left Blank

1. COMPONENT AIR FORCE	FY 2017 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE 1 FEB 2016	
3. INSTALLATION, SITE AND LOCATION KADENA AIR BASE KADENA AIR BASE SITE # 1 JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING (KADENA HEIGHTS)		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. RPSUID/PROJECT NUMBER 2405/LXEZ174536	8. PROJECT COST (\$000) 4,179		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					3,329
WHOLE HOUSE IMPROVEMENTS		UN	12	277,400	(3,329)
SUPPORTING FACILITIES					408
INFRASTRUCTURE		LS			(192)
LANDSCAPE		LS			(3)
PAVEMENT		LS			(137)
RECREATION FACILITIES		LS			(13)
DEMOLITION		LS			(63)
SUBTOTAL					3,737
CONTINGENCY (5.0%)					187
TOTAL CONTRACT COST					<u>3,924</u>
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					255
TOTAL REQUEST					<u>4,179</u>
AREA COST FACTOR		1.77			
MOST EXPENSIVE UNIT		307,542			
10. Description of Proposed Work: Provide whole house interior and exterior modernization, renovation and repair of twelve (12) housing units. Upgrades interior and exterior utility and communication infrastructure to meet current standards. Removes units from the central plant. Upgrades kitchen, bathrooms, and floor coverings and improves overall floor plan as per 2012 Housing Community Profile report. Improves playgrounds and recreation areas. Installs radon mitigation system. Includes demolition and asbestos/lead based paint removal/disposal. Facilities will be designed as permanent construction in accordance with the DoD Unified Facilities Criteria (UFC) 1-200-01. Design and work shall conform in accordance with UFC 1-200-02 High Performance and Sustainable Buildings. This project will comply with DoD antiterrorism/force protection requirements per UFC 4-101-01 and DoD fire protection requirements per UFC 3-600-01.					
11. Requirement: 7859 EA Adequate: 4618 EA Substandard: 3241 EA <u>PROJECT:</u> Improve military family housing (Kadena Heights) <u>REQUIREMENT:</u> 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. 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 bedroom and bath configuration. Dwelling units will be reconfigured per 2012 Housing Community Profile report. Interior and exterior utility and communication infrastructure, parking, community and neighborhood improvements are required and will include playgrounds and recreation facilities.					

1. COMPONENT AIR FORCE	FY 2017 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE 1 FEB 2016
3. INSTALLATION, SITE AND LOCATION KADENA AIR BASE KADENA AIR BASE SITE # 1 JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING (KADENA HEIGHTS)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. RPSUID/PROJECT NUMBER 2405/LXEZ174536	8. PROJECT COST (\$000) 4,179	
<p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was built by the Government of Japan in 1990s. These units require major renovation and repair to correct system deterioration, meet modern standards, and provide major home improvements. They have had no major home improvements or 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 required repair and windows, doors and frames require replacement. Parking and recreation areas dedicated for housing residents are deficient. Utilities systems are deficient and old.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operation, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality.</p> <p><u>ADDITIONAL:</u> The project is for Kadena Heights, buildings 2445 (4 units, type JB4-90), 2391 (6 units, type JC3-90), and 5458 (2 units, type OC4-97).</p>				

1. COMPONENT AIR FORCE	FY 2017 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 1 FEB 2016																																																									
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN																																																											
4. PROJECT TITLE IMPROVE FAMILY HOUSING (KADENA HEIGHTS)	5. PROJECT NUMBER LXEZ174536																																																										
<p>12. SUPPLEMENTAL DATA:</p> <p>a. Estimated Design Data:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3">(1) Status:</td> </tr> <tr> <td style="padding-left: 20px;">(a) Date Design Started</td> <td style="text-align: right;">15 Jul 15</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(b) Parametric Cost Estimate used to develop costs</td> <td style="text-align: right;">N</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(c) Percent Complete as of Jan 2015</td> <td style="text-align: right;">35</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(d) Date 35% Designed</td> <td style="text-align: right;">28 Sep 15</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(e) Date Design Complete</td> <td style="text-align: right;">30 Sep 16</td> <td></td> </tr> <tr> <td colspan="3" style="padding-left: 20px;">(f) Energy Study/Life-Cycle analysis was performed;</td> </tr> <tr> <td colspan="3">(2) Basis:</td> </tr> <tr> <td style="padding-left: 20px;">(a) Standard or Definitive Design -</td> <td style="text-align: right;">NO</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(b) Where design was most recently used -</td> <td style="text-align: right;">N/A</td> <td></td> </tr> <tr> <td colspan="3">(3) Total Cost (c) = (a) + (b) or (d) + (e):</td> </tr> <tr> <td style="padding-left: 20px;">(a) Production of Plans and Specifications</td> <td style="text-align: right;">251</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td style="padding-left: 20px;">(b) All other Design Costs</td> <td style="text-align: right;">125</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(c) Total</td> <td style="text-align: right;">376</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(d) Contract</td> <td style="text-align: right;">313</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(e) In-house</td> <td style="text-align: right;">63</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(4) Construction Contract Award</td> <td></td> <td style="text-align: right;">15 Mar 17</td> </tr> <tr> <td style="padding-left: 20px;">(5) Construction Start</td> <td></td> <td style="text-align: right;">20 Jul 17</td> </tr> <tr> <td style="padding-left: 20px;">(6) Construction Completion</td> <td></td> <td style="text-align: right;">20 Jan 19</td> </tr> </table> <p>b. Equipment associated with this project will be provided from other appropriations: N/A</p>			(1) Status:			(a) Date Design Started	15 Jul 15		(b) Parametric Cost Estimate used to develop costs	N		(c) Percent Complete as of Jan 2015	35		(d) Date 35% Designed	28 Sep 15		(e) Date Design Complete	30 Sep 16		(f) Energy Study/Life-Cycle analysis was performed;			(2) Basis:			(a) Standard or Definitive Design -	NO		(b) Where design was most recently used -	N/A		(3) Total Cost (c) = (a) + (b) or (d) + (e):			(a) Production of Plans and Specifications	251	(\$000)	(b) All other Design Costs	125		(c) Total	376		(d) Contract	313		(e) In-house	63		(4) Construction Contract Award		15 Mar 17	(5) Construction Start		20 Jul 17	(6) Construction Completion		20 Jan 19
(1) Status:																																																											
(a) Date Design Started	15 Jul 15																																																										
(b) Parametric Cost Estimate used to develop costs	N																																																										
(c) Percent Complete as of Jan 2015	35																																																										
(d) Date 35% Designed	28 Sep 15																																																										
(e) Date Design Complete	30 Sep 16																																																										
(f) Energy Study/Life-Cycle analysis was performed;																																																											
(2) Basis:																																																											
(a) Standard or Definitive Design -	NO																																																										
(b) Where design was most recently used -	N/A																																																										
(3) Total Cost (c) = (a) + (b) or (d) + (e):																																																											
(a) Production of Plans and Specifications	251	(\$000)																																																									
(b) All other Design Costs	125																																																										
(c) Total	376																																																										
(d) Contract	313																																																										
(e) In-house	63																																																										
(4) Construction Contract Award		15 Mar 17																																																									
(5) Construction Start		20 Jul 17																																																									
(6) Construction Completion		20 Jan 19																																																									

This Page Intentionally Left Blank

1. COMPONENT AIR FORCE	FY 2017 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE 1 FEB 2016	
3. INSTALLATION, SITE AND LOCATION MORON AIR BASE MORON AB SITE # 1 SPAIN			4. PROJECT TITLE RENOVATE MFH UNITS 650 AND 658		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-151	7. RPSUID/PROJECT NUMBER 3025/QUUG064001	8. PROJECT COST (\$000) 498		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					431
INTERIOR RENOVATIONS		EA	2	94,205	(188)
EXTERIOR RENOVATIONS AND GARAGE		EA	2	73,165	(146)
UTILITY SYSTEMS		EA	2	48,140	(96)
SUPPORTING FACILITIES					17
LANDSCAPING		LS			(5)
PAVEMENTS		LS			(12)
SUBTOTAL					448
CONTINGENCY (5.0%)					22
TOTAL CONTRACT COST					470
SUPERVISION, INSPECTION AND OVERHEAD (6.0%)					28
TOTAL REQUEST					498
MOST EXPENSIVE UNIT			215,996		
10. Description of Proposed Work: Unit renovations include additions and improvements such as, but not limited to, replacement of closet doors, bathrooms (tiles, sanitary ware and cabinets), kitchen (casework, countertops, plumbing fixtures, sink, tiles), flooring, electrical, mechanical and plumbing systems, HVAC, sanitary sewer, and gutters. Provide new CMU fencing for garage, exterior paving as required, stucco finish, new foundation for addition, repair chimney stack and fire place as needed, interior and exterior painting. Doors and windows will be replaced as required. Roofs will be repaired.					
11. Requirement: 4335 SF Adequate: SF Substandard: 3888 SF <u>PROJECT:</u> Renovate MFH Units 650 (B1-4) and 658 (B2-4) Provides general interior and exterior modernization and renovation of two (2) housing units, 650 and 658. Includes utility upgrades and additions to the existing footprint to meet current AFFHG standards. Execution of this project will provide modern and efficient housing for military members and their dependents. One unit is for the installation commander while the other is a prestige E-9 billet. <u>REQUIREMENT:</u> This project upgrades and modernizes housing that was constructed in 1959 and partially renovated in 1996. The units will be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment to meet space authorizations and "whole house" standards IAW The Housing Community Profile (2008). <u>CURRENT SITUATION:</u> This unit was not upgraded during the last Family Housing construction project at Moron. Major renovation and repair is required to correct deficiencies resulting from age and use. The existing footprints do not meet family needs. The recommendation is to add a two car garage and include external storage space, a family room, expand the kitchen, and add square footage to the master bedroom by creating a small addition to the back of the units. <u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in					

1. COMPONENT AIR FORCE	FY 2017 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE 1 FEB 2016
3. INSTALLATION, SITE AND LOCATION MORON AIR BASE MORON AB SITE # 1 SPAIN		4. PROJECT TITLE RENOVATE MFH UNITS 650 AND 658	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-151	7. RPSUID/PROJECT NUMBER 3025/QUUG064001	8. PROJECT COST (\$000) 498
<p>increasing OMR to the Government and inconvenience to the residents. Additional items have been added to the project due to deterioration well past what was estimated in the HCP.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR .899</p>			

1. COMPONENT AIR FORCE	FY 2017 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 1 FEB 2016
3. INSTALLATION AND LOCATION MORON AIR BASE, SPAIN		
4. PROJECT TITLE RENOVATE MFH UNITS 650 and 658	5. PROJECT NUMBER QUUG064001	
12. SUPPLEMENTAL DATA: a. Estimated Design Data: (1) Status: (a) Date Design Started 15 Jul 15 (b) Parametric Cost Estimate used to develop costs N (c) Percent Complete as of Jan 2015 35 (d) Date 35% Designed 28 Sep 15 (e) Date Design Complete 30 Sep 16 (f) Energy Study/Life-Cycle analysis was performed; (2) Basis: (a) Standard or Definitive Design - NO (b) Where design was most recently used - N/A (3) Total Cost (c) = (a) + (b) or (d) + (e): (\$000) (a) Production of Plans and Specifications 30 (b) All other Design Costs 15 (c) Total 45 (d) Contract 37 (e) In-house 8 (4) Construction Contract Award 15 Mar 17 (5) Construction Start 20 Jul 17 (6) Construction Completion 20 Jan 19 b. Equipment associated with this project will be provided from other appropriations: N/A		

This Page Intentionally Left Blank

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FY 2017 PLANNING AND DESIGN

Budget Request (\$000)

FY 2017 Budget Request \$ 4,368

FY 2016 Budget Request \$ 9,849

Purpose and Scope

This program provides for preliminary studies to develop additional family housing facilities, on 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 facility housing construction projects. This includes the use of architectural and engineering services in connection with any family housing new construction or construction improvement program.

Budget Request Summary

Authorization is requested for:

- (1) Planning and design for future year housing programs;
- (2) FY 2017 Authorization and Appropriation of \$4,368,000 to fund this effort as outlined in the following exhibit:

1. COMPONENT AIR FORCE		FY 2017 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 1 FEB 2016	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			4. PROJECT TITLE FAMILY HOUSING PLANNING AND DESIGN			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-000	7. PROJECT NUMBER	8. PROJECT COST (\$000) 4,368		
9. COST ESTIMATE						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
FAMILY HOUSING PLANNING AND DESIGN			LS			4,368
SUBTOTAL						4,368
TOTAL CONTRACT COST						4,368
TOTAL REQUEST						
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Architect-engineer services, survey, fees, etc., in connection with advance planning and design of family housing dwelling units and properties included in or proposed for the Air Force Family Housing Construction Account.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$4.368 million to provide planning and design costs in connection with family housing new construction or construction improvements 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 construction or construction improvements 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 construction and construction improvements programs. Without the requested funds, housing community profiles cannot be developed and the new construction and construction improvements programs cannot be designed and constructed.</p>						

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

OPERATIONS, UTILITIES AND MAINTENANCE

(Excludes Leasing and Privatization)

Budget Request (\$ in Thousands)

FY 2017 Budget Request \$212,090

FY 2016 Budget Request \$260,811

Purpose and Scope: Provides operations and maintenance resources to fund property management, utilities, and maintenance of Air Force owned units. The Air Force requests essential resources to provide military families with housing either in the private market through assistance from a housing office, or by providing government housing. The Air Force's Military Family Housing Operation and Maintenance program emphasizes the following goals:

- * Identify suitable, affordable housing for military members. Where shortages exist, identify alternative solutions, to include privatization, new construction or leased housing.
- * Reduce utility consumption to increase energy efficiency and conservation.
- * Provide government appliances and furniture as required.
- * Invest wisely in maintenance and repairs to sustain the existing adequate housing inventory worldwide. The top priorities are life, safety, and health issues and divestiture of surplus housing.

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

(1) Management. Includes installation-level management such as housing office operations, quality assurance evaluators, administrative support, and community liaison. It supports the AF Family Housing Master Plan (FHMP) and General Officer Quarters' Master Plan efforts. It also supports the housing referral and relocation program to assist military families in locating housing in the community or with privatized housing and to implement the Fair Housing Act of 1968. Management efforts at privatized installations include duties that are inherently governmental such as asset management, housing support services, and fiscal oversight.

(2) Services. Includes basic support services comprising 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.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

(3) Furnishings. Includes household equipment (primarily stoves and refrigerators) and furniture (in limited circumstances and mainly in overseas locations). It includes costs associated with procurement, management, and repairs of furnishings and appliance inventories.

(4) Miscellaneous. Includes payments to other Federal agencies or foreign governments (i.e., United Kingdom and Australia) to operate housing units occupied by military personnel.

b. Utilities. Includes all purchased and base-produced heat, electricity, water, sewer, and gas commodities serving family housing. Residents purchase their own telephone, internet 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 the following:

(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.

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

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

(4) Alterations and Additions. 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 2017 Budget Request Summary – Highlights

The requested amount in FY 2017 is \$212,090,000. This amount, together with estimated reimbursements of \$5,715,000 will fund the FY 2017 Operation and Maintenance program of \$217,805,000.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

A summary of the budget request for FY 2017 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>
\$89,380	\$37,241	\$85,469	\$212,090	\$5,715	\$217,805

This Page Intentionally Left Blank

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

USAF FY2017 PB		Fiscal Year:		2017		
Family Housing Operation and Maintenance, Summary		Command:		USAF		
Excludes Leased Units and Costs		Exhibit:		FH-2		
Worldwide Summary						
Inventory Data (Units)	Fiscal Year:	2015		2016		2017
Units in Being Beginning of Year		18,438		18,370		17,718
Units in Being at End of Year		18,370		17,718		17,555
Average Inventory for Year		18,404		18,044		17,637
Historic Units		99		99		99
Units Requiring FHO&M Funding:						
a. Contiguous US		109		109		109
b. U. S. Overseas		0		0		0
c. Foreign		18,329		18,261		17,609
d. Worldwide		18,438		18,370		17,718
Funding Requirements (\$000)		Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)
OPERATIONS (DIRECT)						
Management		32,609	1,772	52,153	2,890	42,919
Services		10,504	571	12,940	717	13,026
Furnishings		28,698	1,559	38,746	2,147	31,690
Miscellaneous		1,716	93	2,032	113	1,745
Sub-Total Direct Operations		73,527	3,995	105,871	5,867	89,380
Anticipated Reimbursements		457	25	457	25	457
Gross Obligations, Operations		73,984	4,020	106,328	5,893	89,837
UTILITIES (DIRECT)						
Direct Utilities		49,442	2,686	40,811	2,262	37,241
Anticipated Reimbursements		1,507	82	1,507	84	1,507
Gross Obligations, Utilities		50,949	2,768	42,318	2,345	38,748
MAINTENANCE (DIRECT)						
M&R Dwelling		45,967	2,498	94,508	5,238	71,369
M&R Ext. Utilities		3,057	166	11,373	630	7,100
M&R Other Real Property		4,035	219	8,248	457	7,000
Alter & Add.		56,088	3,048	0	0	0
Sub-Total Direct Maintenance		109,147	5,931	114,129	6,325	85,469
Anticipated Reimbursements		3,751	204	3,751	208	3,751
Gross Obligations, Maintenance		112,898	6,134	117,880	6,533	89,220
GRAND TOTAL, FHO&M - Direct		232,116	12,612	260,811	14,454	212,090
Anticipated Reimbursements		5,715	311	5,715	317	5,715
GRAND TOTAL, FHO&M - TOA		237,831	12,923	266,526	14,771	217,805

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

USAF FY2017 PB		Fiscal Year:		2017	
Family Housing Operation and Maintenance, Summary		Command:		USAF	
Excludes Leased Units and Costs		Exhibit:		FH-2	
Contiguous US					
Inventory Data (Units)	Fiscal Year:	2015	2016	2017	
Units in Being Beginning of Year		109	109	109	109
Units in Being at End of Year		109	109	109	109
Average Inventory for Year		109	109	109	109
Historic Units		99	99	99	99
Funding Requirements (\$000)		(\$000) Cost (\$)	(\$000) Cost (\$)	(\$000) Cost (\$)	(\$000) Cost (\$)
OPERATIONS (DIRECT)					
Management		16,027 N/A	14,415 N/A	18,000 N/A	N/A
Services		151 N/A	3 N/A	70 N/A	N/A
Furnishings		340 N/A	1,138 N/A	560 N/A	N/A
Miscellaneous		373 N/A	48 N/A	370 N/A	N/A
Sub-Total Direct Operations		16,891 N/A	15,604 N/A	19,000 N/A	N/A
Anticipated Reimbursements		0 N/A	0 N/A	0 N/A	N/A
Gross Obligations, Operations		16,891 N/A	15,604 N/A	19,000 N/A	N/A
UTILITIES (DIRECT)					
Direct Utilities		146 N/A	180 N/A	180 N/A	N/A
Anticipated Reimbursements		0 N/A	0 N/A	0 N/A	N/A
Gross Obligations, Utilities		146 N/A	180 N/A	180 N/A	N/A
MAINTENANCE (DIRECT)					
M&R Dwelling		1,214 N/A	500 N/A	500 N/A	N/A
M&R Ext. Utilities		4 N/A	100 N/A	100 N/A	N/A
M&R Other Real Property		80 N/A	0 N/A	0 N/A	N/A
Alter & Add.		0 N/A	0 N/A	0 N/A	N/A
Sub-Total Direct Maintenance		1,298 N/A	600 N/A	600 N/A	N/A
Anticipated Reimbursements		0 N/A	0 N/A	0 N/A	N/A
Gross Obligations, Maintenance		1,298 N/A	600 N/A	600 N/A	N/A
GRAND TOTAL, FHO&M - Direct		18,335 N/A	16,384 N/A	19,780 N/A	N/A
Anticipated Reimbursements		0 N/A	0 N/A	0 N/A	N/A
GRAND TOTAL, FHO&M - TOA		18,335 N/A	16,384 N/A	19,780 N/A	N/A

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

USAF FY2017 PB		Fiscal Year:		2017	
Family Housing Operation and Maintenance, Summary		Command:		USAF	
Excludes Leased Units and Costs		Exhibit:		FH-2	
US Overseas		Fiscal Year:		2015	
Inventory Data (Units)		2016		2017	
Units in Being Beginning of Year	0	0	0	0	0
Units in Being at End of Year	0	0	0	0	0
Average Inventory for Year	0	0	0	0	0
Historic Units	0	0	0	0	0
Funding Requirements (\$000)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)
OPERATIONS (DIRECT)					
Management	1,200	N/A	9,080	N/A	7,926
Services	0	N/A	0	N/A	0
Furnishings	539	N/A	982	N/A	982
Miscellaneous	0	N/A	0	N/A	0
Sub-Total Direct Operations	1,739	N/A	10,062	N/A	8,908
Anticipated Reimbursements	0	N/A	0	N/A	0
Gross Obligations, Operations	1,739	N/A	10,062	N/A	8,908
UTILITIES (DIRECT)					
Direct Utilities	0	N/A	0	N/A	0
Anticipated Reimbursements	0	N/A	0	N/A	0
Gross Obligations, Utilities	0	N/A	0	N/A	0
MAINTENANCE (DIRECT)					
M&R Dwelling	0	N/A	0	N/A	0
M&R Ext. Utilities	0	N/A	0	N/A	0
M&R Other Real Property	0	N/A	0	N/A	0
Alter & Add.	0	N/A	0	N/A	0
Sub-Total Direct Maintenance	0	N/A	0	N/A	0
Anticipated Reimbursements	0	N/A	0	N/A	0
Gross Obligations, Maintenance	0	N/A	0	N/A	0
GRAND TOTAL, FHO&M - Direct	1,739	N/A	10,062	N/A	8,908
Anticipated Reimbursements	0	N/A	0	N/A	0
GRAND TOTAL, FHO&M - TOA	1,739	N/A	10,062	N/A	8,908

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

USAF FY2017 PB		Fiscal Year:		2017		
Family Housing Operation and Maintenance, Summary		Command:		USAF		
Excludes Leased Units and Costs		Exhibit:		FH-2		
Foreign						
Fiscal Year:	2015		2016		2017	
Inventory Data (Units)						
Units in Being Beginning of Year	18,329		18,261		17,609	
Units in Being at End of Year	18,261		17,609		17,446	
Average Inventory for Year	18,295		17,935		17,528	
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	15,382	841	28,658	1,598	16,993	970
Services	10,353	566	12,937	721	12,956	739
Furnishings	27,819	1,521	36,626	2,042	30,148	1,720
Miscellaneous	1,343	73	1,984	111	1,375	78
Sub-Total Direct Operations	54,897	3,001	80,205	4,472	61,472	3,507
Anticipated Reimbursements	457	25	457	25	457	26
Gross Obligations, Operations	55,354	3,026	80,662	4,497	61,929	3,533
UTILITIES (DIRECT)						
Direct Utilities	49,296	2,695	40,631	2,265	37,061	2,114
Anticipated Reimbursements	1,507	82	1,507	84	1,507	86
Gross Obligations, Utilities	50,803	2,777	42,138	2,349	38,568	2,200
MAINTENANCE (DIRECT)						
M&R Dwelling	44,753	2,446	94,008	5,242	70,869	4,043
M&R Ext. Utilities	3,053	167	11,273	629	7,000	399
M&R Other Real Property	3,955	216	8,248	460	7,000	399
Alter & Add.	56,088	3,066	0	0	0	0
Sub-Total Direct Maintenance	107,849	5,895	113,529	6,330	84,869	4,842
Anticipated Reimbursements	3,751	205	3,751	204	3,751	5,641
Gross Obligations, Maintenance	111,600	6,100	117,280	6,539	88,620	5,056
GRAND TOTAL, FHO&M - Direct	212,042	11,590	234,365	13,067	183,402	10,464
Anticipated Reimbursements	5,715	312	5,715	319	5,715	326
GRAND TOTAL, FHO&M - TOA	217,757	11,903	240,080	13,386	189,117	10,790

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

Summary of Historic Housing Detail					
		Fiscal Year:	2015	2016	2017
1. Historic Housing Costs, Non-GOQ Data					
a.	Number of Non-GOQ units on NHRP (Inventory)		81	81	81
b.	Improvement Costs (\$000)		0	0	0
c.	Maintenance and Repair Costs (\$000)		830	830	830
d.	Total Historic Maintenance, Repair, Improvements (\$000)		830	830	830
e.	Average Cost Per Unit (\$000)		10	10	10
2. Historic Housing Costs, GOQ Data					
a.	Number of GOQ units on NHRP (Inventory)		18	18	18
b.	Improvement Costs (\$000)		0	0	0
c.	Maintenance and Repair Costs (\$000)		270	270	270
d.	Total Historic Maintenance, Repair, Improvements (\$000)		270	270	270
e.	Average Cost Per Unit (\$000)		15	15	15
3. Total Historic Inventory & Costs (Non-GOQ & GOQ)					
a.	Number of Non-GOQ and GOQ units on NHRP (Inventory)		99	99	99
b.	Improvement Costs (\$000)		0	0	0
c.	Maintenance and Repair Costs (\$000)		1,100	1,100	1,100
d.	Total Historic Maintenance, Repair, Improvements (\$000)		1,100	1,100	1,100
e.	Average Cost Per Unit (\$000)		11	11	11

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

**Family Housing Operation and Maintenance Reprogramming Actions
(\$ in Thousands)
as of 30 Sep 2015**

	FY 2015 Appropriation	Funds Reprogrammed	Percent Reprogrammed	FY 2015 End of Year
Utilities	42,322	8,322	19.66%	50,644
Operations				
Management	47,834	-15,015	-31.39%	32,819
Services	12,709	-2,198	-17.30%	10,511
Furnishings	38,543	-9,386	-24.35%	29,157
Miscellaeous	1,993	-326	-16.38%	1,667
Leasing	43,651	-24,509	-56.15%	19,142
Maintenance	99,934	48,942	48.97%	148,876
Debt	0	0	0.00%	0
Privatization Support	40,761	-5,829	-14.30%	34,932
Foreign Currency	0	18,000	N/A	18,000
Total	327,747	18,000		345,747

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

<u>Budget Request</u>	<u>(\$ in Thousands)</u>
FY 2017 Budget Request	\$89,380
FY 2016 Budget Request	\$105,871

The FY 2017 program represents Air Force family housing requirements and was developed using published inflation and foreign currency fluctuation rates. Adjustments have been made for force structure changes and mission realignments. All program sub-accounts are described in detail in the following analyses.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

Management. The Management account supports housing operations to include management office personnel; supplies, equipment and custodial services; community liaison and housing support services; and housing information technology software and support. It supports studies such as the housing requirements and market analyses, preliminary studies, and engineering construction plans. It includes concept development, acquisition, and portfolio management supporting housing privatization.

For government owned housing units, funding is based on historical obligations. The majority of installations' privatized family housing funding is based on reduced civilian manpower and contractor support requirements.

	(\$ in Thousands)
1. FY 2016 President's Budget Request:	\$52,153
2. Congressional Adjustments:	None
3. FY 2016 Appropriated Amount:	\$52,153
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2016 Current Amount:	\$52,153
10. Price Growth: General Inflation (1.9%)	\$991
11. Functional Program Transfer:	None
12. Program Increase:	None
13. Program Decrease: Reduced Requirements	-\$10,225
14. FY 2017 Budget Request:	\$42,919

Analysis of Changes in Management

The requirement for the FY 2017 program was developed from historical expenditures and adjusted for a standard inflation rate of 1.9%. Program decrease aligns closer to FY15 management obligations and post-privatization manpower normalization and contractual support.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 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, installations with privatized housing have no requirements for funding. Services at remaining government-owned housing units are based on historical obligations.

	(\$ in Thousands)
1. FY 2016 President's Budget	\$12,940
2. Congressional Adjustments:	None
3. FY 2016 Appropriated Amount:	\$12,940
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2016 Current Estimate	\$12,940
10. Price Growth: General Inflation (1.9%)	\$246
11. Functional Program Transfer:	None
12. Program Increase:	\$0
13. Program Decrease: Reduced Requirements	-\$160
14. FY 2017 Budget Request:	\$13,026

Analysis of Changes in Services

The requirement for FY 2017 is based on historical expenditures allowing for adjustments in service contracts due to CONUS housing privatization and for standard inflation rate of 1.9%. Program decrease in Services aligns with reduction in FH inventory.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

Furnishings. The Air Force provides furnishings support to members in overseas locations and for general officers residing in government-provided and privatized housing. This request includes the procurement for initial issue and replacement of household equipment, domestic appliances (primarily stoves and refrigerators) and for furniture in limited circumstances. It 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 for residents of general officers' quarters.

Loaner furniture is provided to military families overseas so they may occupy permanent quarters prior to the arrival of their personally-owned furniture. "Loaner kits" consisting of beds, sofas, dining tables, etc., allows members to set up their household faster while reducing the cost of temporary quarters. In addition, there are some furnishings normally built into CONUS houses that are often limited or nonexistent in foreign private rentals, such as wardrobes (clothes closets), kitchen cabinets, sideboards and appliances. These items are provided to families as required.

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 2016 President's Budget	\$38,746
2.	Congressional Adjustments:	None
3.	FY 2016 Appropriated Amount:	\$38,746
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2016 Current Estimate	\$38,746
10.	Price Growth: General Inflation (1.9%)	\$736
11.	Functional Program Transfer:	None
12.	Program Increase:	None

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

13.	Program Decrease: Foreign Currency Adjustments	-\$7,792
14.	FY 2017 Budget Request:	\$31,690

Analysis of Changes in Furnishings

The requirement for FY 2017 was developed from historical expenditures allowing for adjustments in service contracts, and for a standard inflation rate of 1.9%. The stateside program is limited to providing furniture for general officers residing in privatized housing. A large requirement, however, still remains at our foreign locations as furnishings allows families to occupy permanent quarters faster and avoids higher costs in other accounts such as military allowances and other support appropriations. Funding decrease in the furnishings account results from positive foreign currency fluctuation and an analysis of the most economical way to fulfill service requirements.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

Miscellaneous. Includes payments to other Federal agencies or foreign governments (i.e. United Kingdom and Australia) to operate housing units occupied by Air Force personnel.

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

		(\$ in Thousands)
1.	FY 2016 President's Budget Request:	\$2,032
2.	Congressional Adjustments:	None
3.	FY 2016 Appropriated Amount:	\$2,032
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2016 Current Estimate:	\$2,032
10.	Price Growth: General Inflation (1.9%)	\$39
11.	Functional Program Transfer:	None
12.	Program Increase:	None
13.	Program Decrease: Reduced Requirements	-\$326
14.	FY 2017 Budget Request:	\$1,745

Analysis of Changes in Miscellaneous

This account funds accommodation charges in the United Kingdom for renting Ministry of Defense housing and payment to the U.S. Coast Guard to house Air Force personnel. Program decrease reflects reduced requirements.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

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

		(\$ in Thousands)
1.	FY 2016 President's Budget Request:	\$40,811
2.	Congressional Adjustments:	None
3.	FY 2016 Appropriated Amount:	\$40,811
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2016 Current Estimate:	\$40,811
10.	Price Growth: General Inflation (1.9%)	\$775
11.	Functional Program Transfer:	None
12.	Program Increase:	None
13.	Program Decrease: Foreign Currency Adjustments	-\$4,345
14.	FY 2017 Budget Request:	\$37,241

Analysis of Changes in Utilities

The FY 2017 requirement was developed using historical expenditures allowing for increases in fuel, natural gas, and electricity costs reflected in a standard inflation rate of 1.9%. Most homes in the AF inventory are now located at overseas locations, where utility costs are generally higher than the U.S. average for the equivalent commodity. Program decrease is driven by positive foreign currency fluctuation.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

Family Housing Summary of Utility Detail FH-10 Exhibit			
Fiscal Year:	2015	2016	2017
TOTAL COST OF UTILITIES (\$000)	49,681	40,811	37,241
UTILITY QUANTITIES			
Electricity (KwH)	311,995,545	239,471,000	290,473,963
Heating			
Gas (CF)	525,389,402	218,000	264,430
Fuel Oil			
Residuals (BBLs)	0	19,000	23,047
Distillates (BBLs)	281,553	69,000	83,696
Purchased Steam (MBTU)	532,089	423,000	513,091
Heat Plants Coal Fired (MBTU)	0	138,000	167,391
Heat Plants Other Than Gas, Oil, Coal (MBTU)	0	0	0
Propane (BBLs)	5,641	3,000	3,639
Water (Kgal)	2,844,354	1,732,000	2,100,884
Sewage (Kgal)	2,993,498	2,102,000	2,549,688

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Maintenance. Maintenance provides for sustainment of family housing assets through service calls, change of occupancy rehabilitation, routine maintenance, preventive maintenance, interior and exterior painting, and major repairs. Past maintenance funding limitations and a high resident turnover have accelerated deterioration of the Air Force housing inventory. Housing condition assessments conducted for the AF FHMP substantiate that the maintenance and repair funding profile represents a balanced, fiscally constrained program, while ensuring sufficient Real Property Maintenance by Contract (RPMC) funds are available to maintain the existing adequate inventory.

MFH maintenance is broken into two types of service. The first is routine recurring work done as service calls and repairs necessary to keep a house habitable, like repairing leaking faucets, replacing broken windows, or replacing furnace filters. It includes maintenance performed during 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 including 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 family housing 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 family housing 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 units at privatized bases. Maintenance of privatized housing is the responsibility of the privatization property owner.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

		(\$ in Thousands)
1.	FY 2016 President's Budget Amount:	\$114,129
2.	Congressional Adjustments:	None
3.	FY 2016 Appropriate Amount:	\$114,129
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2016 Current Estimate:	\$114,129
10.	Price Growth: General Inflation (1.9%)	\$2,168
11.	Functional Program Transfer:	None
12.	Program Increase:	None
13.	Program Decrease: Foreign Currency Adjustments	-\$30,828
14.	FY 2017 Budget Request:	\$85,469

Analysis of Changes in Maintenance:

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

The requirement for the FY 2017 program was developed through the AF FHMP process from historical expenditures and scheduled demolition projects. These amounts were then adjusted for a standard inflation rate of 1.9%. This account supports requirements to maintain and repair assets to prevent deterioration of the adequate inventory.

Maintenance funding is also required to sustain and repair government-owned housing referral offices to include those that support the privatized housing at CONUS installations. Overseas adequate units not requiring conversion or suitability corrections will not be replaced nor

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

improved. They will be retained within the inventory and sustained using Family Housing O&M funds. Program decrease is driven by positive foreign currency fluctuation.

This Page Intentionally Left Blank

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2017 BUDGET REQUEST
Non-GOQ Units Exceed \$20,000 Threshold**

This information complies with the House of Representatives, Military Construction Appropriations Bill (Conference Report 106-221) 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 FHCON 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)	Significant O&M FY2012-2016 (\$000)
OVERSEAS								
Japan	Kadena	68	1990	179	88	5,984	12,190	641
Repair 68 units in Tower 871 in Camp Kinser to include kitchen, bathrooms, replace windows and doors, install minisplit A/C, electric water heater, hard wired smoke alarms and fire sprinklers. Repair common areas (hallways and stairwells) to include replacement of ceilings, flooring, windows, doors, paint, light fixtures, hard wired smoke alarms, sprinklers, and cooling/dehumidifier system. Perform remediation testing and abatement of mold, asbestos and lead plus necessary electrical upgrades to meet code to provide safe and adequate housing.								
Japan	Kadena	68	1990	179	129	8,772	12,190	927
Repair 68 units in Tower 872 in Camp Kinser to include kitchen, bathrooms, replace windows and doors, install minisplit A/C, electric water heater, hard wired smoke alarms and fire sprinklers. Repair common areas (hallways and stairwells) to include replacement of ceilings, flooring, windows, doors, paint, light fixtures, hard wired smoke alarms, sprinklers, and cooling/dehumidifier system. Perform remediation testing and abatement of mold, asbestos and lead plus necessary electrical upgrades to meet code to provide safe and adequate housing.								
Japan	Kadena	44	1986	48	86	3,784	2,141	0
All electrical, mechanical, plumbing, and interior repair work required to replace existing central plant air conditioning system and boiler with split type units and electric water heaters in Building 10182 (44 units) Kadena, AB. Perform necessary electrical upgrades, install cooling/dehumidifier system for common areas and hallways inside the building, and perform remediation testing/abatement of mold, asbestos and lead. Install wired smoke detection system in each unit.								
Japan	Kadena	44	1986	48	86	3,784	2,141	0
All electrical, mechanical, plumbing, and interior repair work required to replace existing central plant air conditioning system and boiler with split type units and electric water heaters in Building 10184 (44 units) Kadena, AB. Perform necessary electrical upgrades, install cooling/dehumidifier system for common areas and hallways inside the building, and perform remediation testing/abatement of mold, asbestos and lead. Install wired smoke detection system in each unit.								
Japan	Kadena	44	1986	48	86	3,784	2,141	0
All electrical, mechanical, plumbing, and interior repair work required to replace existing central plant air conditioning system and boiler with split type units and electric water heaters in Building 10186 (44 units) Kadena, AB. Perform necessary electrical upgrades, install cooling/dehumidifier system for common areas and hallways inside the building, and perform remediation testing/abatement of mold, asbestos and lead. Install wired smoke detection system in each unit.								
Japan	Kadena	44	1986	48	86	3,784	2,141	0
All electrical, mechanical, plumbing, and interior repair work required to replace existing central plant air conditioning system and boiler with split type units and electric water heaters in Building 10188 (44 units) Kadena, AB. Perform necessary electrical upgrades, install cooling/dehumidifier system for common areas and hallways inside the building, and perform remediation testing/abatement of mold, asbestos and lead. Install wired smoke detection system in each unit.								

This Page Intentionally Left Blank

Department of the Air Force
General and Flag Officers' Homes
Anticipated Operations and Maintenance Expenditures Exceeding \$35K per Unit for for Fiscal Year 2017
(Dollars in Thousands)

State/Country	Installation	Quarters Address	Year Built	Size NSF	Operations Cost	Maintenance Cost	Total OMR > \$35K Cost	Utility Cost	Leasing Cost	Hist. Preservation Cost	Total FH O&M Cost	Significant O&M FY2012-2016
OVERSEAS												
Germany	Ramstein AFB	Alabama Street	2008	2,752	\$5.7	\$45.3	\$51.0	\$10.2	\$0.0	\$0.0	\$61.2	\$0.0
		Comment: Replacement of the carpet with granite and parquet is required because of the unremovable stains and age of the carpet. Granite and parquet will have better life-cycle costs in the out-years and is in compliance with governing GOQ and local Host Nation living standards.										
TOTAL:	1 GOQ Unit				\$5.7	\$45.3	\$51.0	\$10.2	\$0.0	\$0.0	\$61.2	\$0.0

DEPARTMENT OF THE AIR FORCE
General and Flag Officers' Quarters
6,000 Net Square Feet Units for Fiscal Year 2017
(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								
TOTAL:							\$.	\$.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

**United States Air Force
Privatized General and Flag Officers' Quarters
Operation, Maintenance and Repair Costs Incurred by Private Sector Developer/Partner/Owner
for Fiscal Year 2015
(Dollars in Thousands)
Exhibit FH-12 Privatized GFOQ Private Sector Costs Exceeding \$50K**

State/Country	Installation	Quarters ID	Year Built	Size NSF	Operation Cost (1)	Maintenance Cost (2)	Repair Cost (3)	Total PO O, M&R Cost
Colorado	USAF Academy	6776 Carlton Drive*	1931	10,846	25.5	16.9	31.2	73.6
Hawaii	JBPHH	201 8th Street*	1938	2,529	18.7	1.1	115.1	134.9
Texas	JBSA-Randolph	1 Circle Dr	1931	4,859	3.9	51.7	0.0	55.6
Alaska	JBER	7436 Quesada*	1965	2,600	7.6	47.5	0	55.1

Notes:

- (1) (*) The GFOQ units where Utility Costs are included as part of Operation Costs.
- (2) Minor, Unscheduled Maintenance Costs.
- (3) Capital Repair and Recovery Costs.

This Page Intentionally Left Blank

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

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

(\$ in Thousands)

1.	FY 2016 President's Budget Request:	\$5,715
2.	Congressional Adjustments:	None
3.	FY 2016 Appropriated Amount :	\$0
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2016 Current Estimate:	\$0
10.	Price Growth:	
	a. Inflation (1.9%)	+\$109
11.	Functional Program Transfer:	None
12.	Program Increases:	None
13.	Program Decreases: Standardized based on historical data	-\$109
14.	FY 2017 Budget Request:	\$5,715

This Page Intentionally Left Blank

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

LEASING

Budget Request (\$ in Thousands)
FY 2017 Budget Request \$20,530
FY 2016 Budget Request \$28,867

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 United States Code (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 includes funds needed to pay for services such as utilities and refuse collection when these services are not part of the lease agreement. The Air Force (AF) also uses the authorities in 10 U.S.C. §2834 to participate in Department of State (DoS) embassy leased housing pools.

The AF 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 AF must use the leasing program in high cost and overseas areas to obtain adequate housing to meet critical needs and to avoid unacceptably high out-of-pocket costs for the member.

Program Summary - Highlights

Authorization is requested to fund leases and related expenses in FY 2017. The FY 2017 request for family housing leasing points is summarized as follows:

	<u>Lease Pts</u>	<u>FY 15</u>		<u>FY 16</u>		<u>FY 17</u>	
		<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>
Foreign	8,988	515	\$15,258	551	\$22,684	426	\$20,087
Section 801	0	1,242	\$3,741	1,242	\$2,400	0	\$0
Domestic	3,333	3	\$46	215	\$3,783	15	\$443
Total	12,321	1,760	\$19,045	2008	\$28,867	441	\$20,530

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

Foreign Leasing

Congress authorized leasing in foreign countries in 10 U.S.C. §2828 as amended, which limits the number of lease points authorized and funds appropriated, and as required, through notifications prior to execution of lease agreements exceeding \$1M annually. The AF strategy is to provide adequate housing for our personnel serving in other countries where military family housing is not available.

Foreign leases are primarily provided at Aviano, Italy; Lakenheath, UK; and in Southwest Asia. Most other overseas leases are provided to support accompanied AF members where military family housing is not available.

The AF also provides appropriate funding support to accompanied military members and DoD civilian assigned at the DoS embassies where their housing and related services are provided by the DoS embassies under the authority of 10 U.S.C. §2834. Although overall the FY17 foreign leasing program decreases, embassy leased housing requirements will increase world-wide to include additional International Cooperative Administrative Support Services (ICASS) administrative fees.

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 (codified as 10 U.S.C. Section §2835). This program was designed to reduce family housing deficit at bases in the continental U.S. (CONUS) and U.S. Territories where AF families were seriously affected by housing shortages and high housing costs. The AF completed the last Section 801 lease at Joint Base Andrews - Summerfield Housing in FY16.

Domestic Leasing (10 U.S.C. Section §2828)

Congress authorized domestic leasing program in 10 U.S.C. §2828 as amended, which limits the number of units authorized at any one time and specifies the maximum cost limitation.

The AF supports accompanied personnel of which their duty locations are outside of commuting distance from the nearest military installations and/or there is no government-owned family housing. Domestic leases are primarily used for personnel residing in high cost rental areas where rental housing costs significantly exceed member's housing allowances.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

<u>Leasing</u>	<u>(\$ in Thousands)</u>
1. FY 2016 President's Budget Request:	\$28,867
2. Congressional Adjustments:	None
3. FY 2016 Appropriated Amount:	\$28,867
4. Supplemental:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2016 Current Estimate:	\$28,867
10. Price Growth:	
a. General Inflation (1.9%)	\$548
11. Functional Program Transfer:	None
12. Program Increase:	None
13. Program Decreases: Reduced Requirements	-\$8,885
14. FY 2017 Budget Request:	\$20,530

Analysis of Changes in Leasing:

The attached leasing charts reflect changes to the program by locations and type of lease. These requirements are a direct result of changes to missions, changes in accompanied / unaccompanied requirements, and other housing needs. The program decrease in FY 2017 is the result of expiration of Section 801 lease and reduction of domestic and foreign FH lease requirements, as well as positive foreign currency fluctuation.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017
BUDGET REQUEST
FH-4 ANALYSIS OF LEASED UNITS
(Other than Section 801)**

LOCATION	FY 15			FY 16			FY 17		
	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)
DOMESTIC LEASES (\$2828)									
Cannon, NM	0	0	\$0	200	2,400	\$3,360	0	0	\$0
CONUS-wide (AF Recruiters, ROTC staffs, & other)	3	23	\$46	15	180	\$423	15	180	\$443
Unassigned	3,330	0	\$0	3,118	0	\$0	3,318	0	\$0
TOTAL DOMESTIC LEASES	3,333	23	\$ 46	3,333	2,580	\$ 3,783	3,333	180	\$ 443
FOREIGN LEASES									
Department of State (\$2834):									
Abu Dhabi, UAE	1	12	\$185	1	12	\$100	22	264	\$2,384
Amman, Jordan	5	60	\$251	7	84	\$422	7	84	\$490
Bangkok, Thailand	1	12	\$43	1	12	\$60	1	12	\$60
Bogotá, Colombia	0	0	\$0	0	0	\$0	1	12	\$50
Brasilia, Brazil	0	0	\$0	0	0	\$0	1	12	\$150
Bucharest, Romania	1	12	\$60	1	12	\$75	1	12	\$70
Cairo, Egypt	3	36	\$137	5	60	\$300	5	60	\$432
Chiang Mai, Thailand	4	48	\$84	4	48	\$205	4	48	\$240
Classified Location	2	24	\$119	3	36	\$240	3	36	\$240
Copenhagen, Denmark	1	12	\$84	2	24	\$175	2	24	\$180
Doha, Qatar	2	24	\$152	1	12	\$85	1	12	\$100
Manama, Bahrain	0	0	\$0	1	12	\$65	1	12	\$80
Mexico City, Mexico	3	36	\$164	18	216	\$1,080	18	216	\$1,440
Muscat, Oman	1	8	\$44	0	0	\$0	1	12	\$84
Nassau, Bahamas	0	0	\$0	2	24	\$140	2	24	\$180
Oslo, Norway	1	12	\$65	1	12	\$80	1	12	\$90
Paris, France	6	72	\$505	6	72	\$630	7	84	\$815
Rabat, Morocco	0	0	\$0	1	12	\$85	1	12	\$85
Sofia, Bulgaria	0	0	\$0	0	0	\$0	3	36	\$350
Tel Aviv, Israel	3	36	\$248	2	24	\$150	3	36	\$302
Vienna, Austria	1	9	\$42	2	24	\$160	0	0	\$0
Vilnius, Lithuania	0	0	\$0	0	0	\$0	3	36	\$350
DoS Subtotal	35	413	\$ 2,183	58	696	\$ 4,052	88	1,056	\$ 8,172
Other Foreign Leases (\$2828):									
Doha, Qatar	29	326	\$2,002	60	720	\$4,500	36	432	\$3,060
Aviano, Italy	25	233	\$609	51	612	\$1,870	25	300	\$1,040
Geilenkirchen, Germany	1	9	\$52	1	12	\$85	2	24	\$165
Istanbul, Turkey	0	0	\$0	0	0	\$0	2	24	\$103
Izmir, Turkey	1	12	\$33	1	12	\$55	2	24	\$90
RAF Lakenheath UK	423	5,076	\$10,303	379	4,548	\$12,027	270	2,640	\$7,347
Stavanger, Norway	1	12	\$76	1	12	\$95	1	12	\$110
Other Foreign Leases Subtotal	480	5,668	\$ 13,075	493	5,916	\$ 18,632	338	3,456	\$ 11,915
Unassigned	8,473	0	\$0	8,437	0	\$0	8,562	0	\$0
TOTAL FOREIGN LEASES	8,988	6,081	\$ 15,258	8,988	6,612	\$ 22,684	8,988	4,512	\$ 20,087
GRAND TOTAL FH-4	12,321	6,104	\$ 15,304	12,321	9,192	\$ 26,467	12,321	\$ 4,692	\$ 20,530

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

**FH-4A ANALYSIS OF HIGH COST LEASED UNITS
(Other than Section 801)**

LOCATION	FY17 TOTAL LEASES PER LOCATION	FY15			FY16			FY17		
		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	0	0	\$29,514	\$0	0	\$29,646	\$0	0	\$29,646	\$0
Sub-Total Domestic High-cost	0	0		\$0	0		\$0	0		\$0
FOREIGN LEASES										
Doha, Qatar	36	28	\$51,161	\$1,959	60	\$51,161	\$4,500	36	\$51,161	\$3,060
Aviano, Italy	1	0 ¹	\$51,161	\$0	1	\$51,161	\$85	1	\$51,161	\$80
Geilenkirchen, Germany	2	0 ¹	\$51,161	\$0	1	\$51,161	\$85	2	\$51,161	\$165
Istanbul, Turkey	2				2	\$51,161		2	\$51,161	\$103
Izmir, Turkey	1	0 ¹	\$51,161	\$0	1	\$51,161	\$55	1	\$51,161	\$70
Stavanger, Norway	1	1	\$51,161	\$76	1	\$51,161	\$95	1	\$51,161	\$110
Sub-Total Foreign High-cost	43	29		\$2,035	64		\$4,820	43		\$3,588
GRAND TOTAL FH-4A	43	29		\$2,035	64		\$4,820	43		\$3,588

Notes:

1 - Did not meet high cost lease criteria.

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

**FH-4B SECTION 801 FAMILY HOUSING SUMMARY
(Dollars In Thousands)**

Location	Award	Full-Up	FY 2015 Units	FY 2015 Costs	FY 2016 Units	FY 2016 Costs	FY 2017 Units	FY 2017 Costs
Andrews AFB, MD	Aug-91	Oct-95	1,242	\$3,741	1,242	\$2,400	0	\$0
Annual Requirement			1,242	\$3,741	1,242	\$2,400	0	\$0

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

FAMILY HOUSING PRIVATIZATION

Budget Request (\$ in Thousands)
FY 2017 Budget Request \$41,809
FY 2016 Budget Request \$41,554

Purpose and Scope: The Department of the Air Force uses the Military Housing Privatization Initiative (MHPI) program to provide quality and affordable housing to military members and their families throughout the continental United States (U.S.) at locations where adequate housing in the local community is not readily available. The Air Force's program consists of an end state of 53,240 privatized homes at 63 installations within 32 privatization projects. This represents 99.8% of the total on-base family housing inventory in the U.S. The Air Force plans to complete the Initial Development Period for 100% of the projects by the end of FY19. To date, privatization has provided the Air Force with almost 21,000 new homes and 12,000 renovated homes for a total of 33,000 adequate homes in addition to the the 18,000 homes conveyed at closing to the projects. The remaining homes are on schedule to be replaced or renovated by FY19. The Air Force is focused on the long term success and oversight of the housing privatization program through a detailed portfolio and asset management process. The Air Force remains committed to providing members and their families access to safe and adequate housing facilities and services.

Program Summary: The FY2017 funding request provides \$41,809 for program portfolio and asset management, oversight and operation. This program provides essential resources for all Family Housing Operations & Maintenance funded costs related to family housing privatization to include civilian pay for portfolio and government housing office management personnel, travel, contracts for environmental assessments, financial consultant services, project construction oversight, and training. The budget request is based on staffing requirements and workload projections sufficient to oversee the current state of the housing privatization portfolio. This will ensure the Air Force maintains oversight and accountability reporting requirements outlined in 10 U.S. Code 2884. Long-term project oversight is essential to ensuring the Air Force continues to receive quality housing from the privatized housing project owners.

This Page Intentionally Left Blank

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

HOUSING PRIVATIZATION

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Budget Request (\$ in Thousands)
 FY 2017 Budget Request \$41,809
 FY 2016 Budget Request \$41,554

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

	(\$ in Thousands)
1. FY 2016 President's Budget:	\$41,554
2. Congressional Adjustments:	None
3. FY 2016 Appropriated Amount:	\$41,554
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2016 Current Estimate	\$41,554
10. Price Growth: General Inflation (1.9%)	\$790
11. Functional Program Transfer:	None
12. Program Increases:	None

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2017 BUDGET REQUEST**

13. Program Decreases: Privatization Streamlining	-\$535
14. FY 2017 Budget Request:	\$41,809

Executive Summary

The Air Force requests \$41,809 in the FY 2017 Budget Request for Housing Privatization. These funds are required to manage and oversee 32 closed privatization initiatives at 63 installations, and to pay manpower costs previously expensed out of the Management sub-account. These funds are programmed for portfolio management, project construction oversight and management support, and installation asset management manpower. The Air Force is committed to long-term project oversight to ensure program accountability and compliance. Program decrease is attributed to completion of the initial development period at 25 of the 32 projects.

DEPARTMENT OF THE AIR FORCE
Exhibit FH-6 Family Housing Privatization Comparison
FISCAL YEAR 2017

Privatization Date ¹	Project Name and/or Installation/State ²	Actual/Current ⁴						Authori-ties ⁷
		Units Conveyed ⁵	End State Units ⁵	Funding Source ⁶				
				Amount (\$M)	Budget Year(s)	Type	Project	
Aug-98	Lackland AFB, TX (Ph I)	272	420	6.161	96 97	Construction Construction	Lackland Lackland SIOH	1, 4
Sep-00	Robins AFB, GA (Ph I)	666	670	12.624	98 97	Construction Construction	Robins Replace MFH Ph 4 (60) Dyess Construct MFH Ph 1 (70)	1, 4
Sep-00	Dyess AFB, TX	0	402	16.269	99 98	Construction Construction	Dyess-Construct MFH Ph 2 (64) Dyess-Construct MFH Ph 1 (70)	1
Mar-01	Elmendorf AFB, AK (Ph I)	584	828	23.304	98	Improvement	Elmendorf-Improve MFH Ph 9 (82 units) HRSO to FIFH	1, 4
Aug-02	Wright-Patterson AFB, OH (Ph I)	1,733	1,536	10.820	02 99	Improvement Construction	Hickam-Privatize MFH Wright Patterson-Replace 40 Units	1, 4
Apr-03	Kirtland AFB, NM	1,783	1,078	24.013	02 02 99	Construction Construction Construction	Travis - Replace MFH Ph 1 Mountain Home-Replace MFH 56 Units Kirtland-Replace MFH Ph 5 (37)	1, 4
Aug-04	Buckley AFB, CO	0	351	17.893	04 02	Improvement Construction	Hickam - Improve 190 MFH Buckley-Privatize MFH	1, 4
Sep-04	Elmendorf AFB, AK (Ph II)	986	1,194	41.496	03 02	Improvement Improvement	Elmendorf-192 Ph 11 Improve Elmendorf-Privatize MFH	1, 3, 4
Feb-05	Hickam AFB, HI (Ph I)	1,356	1,356	4.185	02	Improvement	Hickam Privatize MFH	1, 4
Sep-05	Offutt AFB, NE	2,600	1,640	12.568	01	Improvement	Offutt Privatize MFH	1, 4
Sep-05	Hill AFB, UT	1,138	1,018	11.656	05 01	Improvement Improvement	Davis-Monthan, Repair MFH Ph 6 Hill, Privatize MFH	1, 4
Sep-05	Dover AFB, DE	1,488	980	12.278	05 04	Improvement Construction	Fairchild AFB - Privatize MFH Dover, Repl 112 MFH Ph 3	1, 4
Jan-06	Scott AFB, IL	1,430	1,593	0.000	N/A	N/A	N/A	1, 4
May-06	Nellis AFB, NV	1,278	1,178	1.827	05 02	Improvement Improvement	Holloman - Privatize MFH Nellis - Privatize MFH	1, 4
Sep-06	McGuire AFB/Ft. Dix, NJ	2,364	2,084	5.270	02	Improvement	McGuire Privatize MFH	1, 4
Feb-07	Altus AFB, OK	883	530	6.244	04	Improvement	Sheppard Privatize 1,288 MFH	1, 4
	Luke AFB, AZ	690	550					
	Sheppard AFB, TX	1,167	714					
	Tyndall AFB, FL	848	813					
	AETC Group I Total:	3,588	2,607					
May-07	US Air Force Academy, CO	1,207	427	2.219	06	Improvement	AF Academy Privatize 445 Units	1, 4

DEPARTMENT OF THE AIR FORCE
Exhibit FH-6 Family Housing Privatization Comparison
FISCAL YEAR 2017

Privatization Date ¹	Project Name and/or Installation/State ²	Actual/Current ⁴						Authori- ties ⁷
		Units Conveyed ⁵	End State Units ⁵	Funding Source ⁶				
				Amount (\$M)	Budget Year(s)	Type	Project	
Jul-07	Davis-Monthan AFB, AZ	1,256	961	27.922	05	Construction	Davis-Monthan AFB - Replace FH Ph 6	1, 4
	Holloman AFB, NM	929	923		05	Construction	MacDill Replace FH Ph 6	
	ACC Group II Total:	2,185	1,884		05	Improvement	Holloman, Privatize Family Housing	
Aug-07	Hickam AFB, HI (Ph II)	1,303	1,118	0.000	N/A	N/A	N/A	4
Sep-07	Los Angeles AFB, CA	617	613	19.945	06	Improvement	Fort MacArthur - Improve 188 Units	2, 4
	Peterson AFB, CO	493	669		06	Improvement	Peterson, Privatize 1,132 Units	
	Schriever AFB, CO	0	242					
	Tri-Group Total:	1,110	1,524					
Sep-07	Barksdale AFB, LA	723	1,090	15.231	06	Improvement	Bolling, Improve 24 Units	1, 4
	Joint Base Anacostia-Bolling (Bolling), MD	1,343	670		05	Improvement	Barksdale, Imp MFH PH 1	
	Joint Base Langley-Eustis (Langley), VA	1,496	1,430		03	Construction	Langley, Improve Electrical System	
	BLB Total:	3,562	3,190		03	Improvement	Eglin, 234 MFH Ph 2A Eglin - Hurlburt 213 MFH Improvement	
Oct-07	Robins AFB, GA (Ph II)	558	207	10.600	05	Improvement	FY 05 Robins, Improve Family Housing	2, 4
Oct-07	Columbus AFB, MS	517	453	59.000	06	Improvement	Andrews-Improve 178 Units	2, 4
	Goodfellow AFB, TX	98	241		05	Improvement	Randolph, Construct MFH Ph 1	
	Laughlin AFB, TX	534	451		05	Construction	Davis-Monthan, Repair MFH Ph 6	
	Maxwell AFB, AL	723	501		03	Construction	Hurlburt, 134 MFH Ph 2A	
	JBSA-Randolph, TX	397	317		03	Improvement	Eglin - Hurlburt 213 MFH Improvement	
	Vance AFB, OK	230	242					
	AETC Group II Total:	2,499	2,205					
Nov-07	Vandenberg AFB, CA	1,336	867	0.000	N/A	N/A	N/A	1, 4
Nov-07	Andrews AFB, MD	1,466	933	0.000	N/A	N/A	N/A	2, 4
	MacDill AFB, FL	752	572					
	AMC East Total:	2,218	1,505					
Jul-08	Fairchild AFB, WA	1,055	641	28.190	04	Construction	Tinker, Privatize 730 MFH	1, 4
	Tinker AFB, OK	694	660		04	Improvement	Sheppard, Privatize 1,288 Units	
	Travis AFB, CA	1,094	1,134					
	AMC West Total:	2,843	2,435					

DEPARTMENT OF THE AIR FORCE
Exhibit FH-6 Family Housing Privatization Comparison
FISCAL YEAR 2017

Privatization Date ¹	Project Name and/or Installation/State ²	Actual/Current ⁴						Authori- ties ⁷
		Units Conveyed ⁵	End State Units ⁵	Funding Source ⁶				
				Amount (\$M)	Budget Year(s)	Type	Project	
Nov-08	Hanscom AFB, MA	726	732	15.723	02	Improvement	Hickam - Privatize MFH	1, 4
	Little Rock AFB, AR	1,295	993		01	Improvement	Moody MFH Privatization	
	Moody AFB, GA	303	287		01	Construction	Travis - Replace 64 Units	
	Patrick AFB, FL	991	616		00	Improvement	Little Rock - Privatize MFH	
	Falcon Group Total:	3,315	2,628					
Dec-08	Lackland AFB, TX (Ph II)	264	465	21.618	05	Improvement	Robins - Improve Family Housing	1, 4
					03	Improvement	Keesler - Replace 117 Ph 1	
					03	Improvement	Eglin - Hurlburt 213 MFH Improve	
Jun-11	JB Elmendorf-Richardson	1,242	1,240	36.798	11	Improvement	Army Funds Transferred	1, 4
Sep-11	Arnold AFB, TN	40	22	23.354	07	Construction	Mountain Home - Replace 457 MFH	1, 4
	Charleston AFB, SC	478	345					
	Keesler AFB, MS	1,188	1,188					
	Shaw AFB, SC	679	630					
	Southern Group Total:	2,385	2,185					
Mar-12	Beale AFB, CA	683	509	20.053	07	Construction	Mountain Home - Replace 457 MFH	1, 4
	F.E. Warren AFB, WY	831	749		05	FHIF	Beale	
	Malmstrom AFB, MT	1,168	1,116		04	FHIF	Beale	
	Whiteman AFB, MO	920	890		03	FHIF	Beale	
	Western Group Total:	3,602	3,264					
Aug-13	Cannon AFB, NM	763	1,038	37.576	09	Improvement	Kadena - Improve 614 MFH (Ph 9) Misawa - Improve 370 MFH (Ph 4)	1, 4
	Cavalier AFB, ND	14	14					
	Ellsworth AFB, SD	283	497					
	Grand Forks AFB, ND	833	547					
	Minot AFB, ND	1,746	1,606					
	Mountain Home AFB, ID	956	844					
Northern Group Total:	4,595	4,546						
Sep-13	Edwards AFB, CA	741	741	80.181	09	Improvement	Mountain Home - Replace 457 MFH Kadena - Improve 614 MFH (Ph 9) Yokota - Improve 350 MFH (Ph 7) Misawa - Improve 370 MFH (Ph 4)	1, 4
	Eglin AFB, FL	894	747					
	Eielson AFB, AK	934	898					
	Hurlburt AFB, FL	380	404					
	McConnell AFB, KS	401	364					
	Seymour Johnson, NC	686	686					
	Continental Group Total:	4,036	3,840					

DEPARTMENT OF THE AIR FORCE
Exhibit FH-6 Family Housing Privatization Comparison
FISCAL YEAR 2017

Privatization Date ¹	Project Name and/or Installation/State ²	Actual/Current ⁴						Authori- ties ⁷
		Units Conveyed ⁵	End State Units ⁵	Funding Source ⁶				
				Amount (\$M)	Budget Year(s)	Type	Project	
Sep-13	Dyess AFB, TX (PH II)	674	674	6.315	09	Improvement	Yokota - Improve 350 MFH (Ph 7) Misawa - Improve 370 MFH (Ph 4)	1,4
	Moody AFB, GA (PH II)	0	101					
	ACC Group III Total:	674	775					
2018 (E)	Wright-Patterson AFB, OH (PH II)	100	30	20.800	03	FHIF	Wright-Patterson	3,4
					16	Improvement	Kadena - Improve Infrastructure (Ph 4)	
Grand Totals		60,300	53,270	632.133				

NOTES:

- 1 - The date real property is transferred (land and housing units) to private ownership/developer, and when service members become entitled to receive a basic allowance for housing.
- 2 - For grouped projects, the last line is the grouped project name with lines above for each installation and state in the grouped project.
- 3 - The latest scope and funding amount approved by OSD and OMB in a scoring package, which should be consistent with the latest Transfer of Funds into the FHIF Notifications to Congress.
- 4 - The actual/current scope and funding, as of 30 Sep 2015, corresponding to the end state that the owner is obligated to provide, subsequent to OSD/OMB approval, based on changes due to local market conditions and operational transformations. These definitions are consistent with those in the semi-annual MHPI Program Evaluation Report (PER).
- 5 - Show the total conveyed and end state units for a grouped project, and for each installation within a grouped project.
- 6 - Provides funding sources.
- 7 - MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) AUTHORITIES:
1 - 10 U.S.C. § 2873, "Direct Loans and Loan Guarantees"
2 - 10 U.S.C. § 2875, "Investments"
3 - 10 U.S.C. § 2877, "Differential Lease Payments"
4 - 10 U.S.C. § 2878, "Conveyance or Lease of Existing Property and Facilities"

FOREIGN CURRENCY EXCHANGE DATA
FY 2017 Budget Request
(\$ in Thousands)

MFH O&M		FY 2015		FY 2016		FY 2017	
		Budget Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Country	Local Currency						
Denmark	Krone	7.0711	\$ -	5.5561		6.7076	
European Comm	Euro	0.9462	\$ 58,600	0.7457	\$ 59,713	0.899	\$ 50,147
Japan	Yen	120.12	\$ 122,600	97.0535	\$ 124,929	122.4519	\$ 104,915
Norway	Krone	8.0999	\$ -	5.8685	\$ -	8.1758	\$ -
Singapore	Dollar	1.3715	\$ -	1.2842	\$ -	1.3858	\$ -
South Korea	Won	1101.64	\$ 7,000	1101.5154	\$ 7,133	1151.5242	\$ 5,990
Turkey	Lira	2.6705	\$ 9,000	2.0832	\$ 9,171	2.8346	\$ 7,702
United Kingdom	Pound	0.6814	\$ 40,000	0.6289	\$ 40,760	0.6473	\$ 34,230
Total			\$ 237,200		\$ 241,706		\$ 202,984

MFH - Construction		FY 2015		FY 2016		FY 2017	
		Budget Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Country	Local Currency						
Denmark	Krone	7.0711	\$ -	5.5561	\$ -	6.7076	\$ -
European Comm	Euro	0.9462	\$ -	0.7457	\$ 5,700	0.899	\$ 498
Japan	Yen	120.12	\$ -	97.0535	\$ 144,949	122.4519	\$ 56,486
Norway	Krone	8.0999	\$ -	5.8685	\$ -	8.1758	\$ -
Singapore	Dollar	1.3715	\$ -	1.2842	\$ -	1.3858	\$ -
South Korea	Won	1101.64	\$ -	1101.5154	\$ -	1151.5242	\$ -
Turkey	Lira	2.6705	\$ -	2.0832	\$ -	2.8346	\$ -
United Kingdom	Pound	0.6814	\$ -	0.6289	\$ -	0.6473	\$ -
Total			\$ -		\$ 150,649		\$ 56,984

This Page Intentionally Left Blank