



Department of the Air Force

Military Family Housing

Fiscal Year (FY) 2010

Budget Estimates

Justification Data Submitted to Congress

May 2009

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

NARRATIVE SUMMARY

This Military Family Housing request reflects the Air Force's commitment to revitalize inadequate houses and provide service members with homes that meet contemporary standards similar to the size and floor pattern of homes constructed in the local community. The Air Force created the Air Force Family Housing Master Plan (FHMP) as the "roadmap" to guide our planning and programming of investment, operations and maintenance, and privatization in military family housing.

This budget request fully funds the AF FHMP which privatizes all family housing in CONUS bases and sustains and modernizes family housing in overseas bases. The Air Force FHMP provides a balanced, requirements based strategy that integrates and prioritizes traditional construction and operations and maintenance, with a measured approach to privatization into a single "roadmap." The Air Force recognizes that we rely on the local community and privatized housing to provide more than 75 percent of our military family housing needs. When local community housing is unavailable, or inadequate, or demand for base housing is high due to economic factors, we construct, replace, improve, or repair and maintain existing military family housing to modern-day, industry standards. Also, where possible and fiscally appropriate, we attempt to lease adequate housing for our families.

Consistent with AF FHMP priorities, this budget provides a program that emphasizes construction to upgrade homes to whole-house standards, and supports operations and maintenance of our housing inventory for daily operations to "keep the doors open" and where needed to keep "good houses good." In this way we prevent deterioration in our existing adequate inventory. We are accelerating revitalization of inadequate homes in the worst condition by improving or replacing to contemporary standards, where economically justifiable.

The operations, maintenance and leasing accounts predominantly support "must pay" requirements. These costs include service contracts, lease contracts, utilities, and essential maintenance for operating the units and contract funding to correct life safety, health, and facility preservation issues that cannot wait for Military Housing Construction funding.

We believe this funding profile represents a well-balanced, fiscally constrained program. By allocating adequate funds to construction investment, we are sustaining and modernizing our inadequate units, and ensuring M&R dollars are working to fund "must pay" bills and essential housing repairs. We respectfully request full support for the Air Force family housing needs presented herein.

**Family Housing 2002-2010
Summary of Inadequate Unit Elimination**

	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010
Beginning Fiscal Year Inventory	103,883	100,434	97,924	93,176	83,234	76,059	55,701	39,649	37,679
Adequate Inventory	37,860	39,562	40,649	41,686	40,077	41,542	33,657	28,630	29,019
Inadequate Inventory	66,023	60,872	57,275	51,490	43,157	34,517	22,044	11,019	8,660
Percent Inadequate	64%	61%	58%	55%	52%	45%	40%	28%	23%
Budget Impact*									
Inadequate Reduced	5,151	3,522	5,785	8,333	8,640	12,473	11,025	2,359	9,982
MILCON/O&M	2,263	1,459	2,036	1,397	4,605	2,440	1,750	1,787	365
Privatization	2,863	1,573	2,673	6,203	2,740	9,263	6,376	564	8,595
Demolition/Divestiture	25	490	1,076	733	1,295	770	2,899	8	1,022
Adequate Units Privatized	561	211	1,110	1,292	2,367	5,267	3,644	0	10,550
Estimated EOY Inadequate Units	60,872	57,350	51,490	43,157	34,517	22,044	11,019	8,660	64
Estimated EOY Total Inventory	100,434	97,924	93,176	83,234	76,059	55,701	39,649	37,679	16,460

Air Force Inadequate Family Housing Units Eliminated in FY2002

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2002			103,883	66,023	
FY2002 traditional construction, improvement, and O&M projects to eliminate inadequate units					2,011
PACAF	Improve Hsg	Andersen	1,390	332	112
AMC	Replace Hsg	Andrews	2,077	1,629	
11th WG	Improve Hsg	Bolling	1,400	839	
11th WG	Replace Hsg	Bolling			
AMC	Improve Hsg	Charleston	1,348	785	178
AMC	Replace Hsg	Dover	1,512	276	
ACC	Replace Hsg	Ellsworth	1,008	603	78
AMC	Improve Hsg	Grand Forks	1,489	1,128	181
PACAF	Replace Hsg	Hickam	2,560	1,490	
PACAF	Improve Hsg	Kadena	8,162	3,583	108
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,019	3,307	407
USAFE	Replace Hsg	Lajes Field	468	256	64
ACC	Replace Hsg	Langley	1,512	226	
ACC	Improve Hsg	Langley			
AETC	Replace Hsg	Luke	1,008	645	
USAFE	Improve Hsg	RAF Croughton	270	185	158
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall	1,406	1,183	156
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall			31
USAFE	Improve Hsg	RAF Molesworth	389	147	119
USAFE	Improve Hsg	Spangdahlem	1,130	800	138
AMC	Replace Hsg	Travis	1,103	920	
AMC	Improve Hsg	Travis			
PACAF	Improve Hsg	Yokota	2,709	1,072	281
Privatization projects executed to eliminate inadequate housing			-3,424		2,863
AFMC	Privatize Hsg	Brooks City Base	-170		170
AFMC	Privatize Hsg	Wright-Patterson	-1,732		1,379
AETC	Privatize Hsg	Lackland	-272		272
ACC	Privatize Hsg	Dyess	0		0
AFMC	Privatize Hsg	Robins	-666		666
PACAF	Privatize Hsg	Elmendorf	-584		376
Units demolished/otherwise permanently removed from family housing inventory			-25		25
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-25		25

Air Force Inadequate Family Housing Units Eliminated in FY2002

Projects added by Congress in previous FY			0		252
AMC	Improve Hsg	Charleston			32
ACC	Replace Hsg	Mt Home			56
ACC	Improve Hsg	Whiteman			164
Deficit Construction projects			0		0
Units at end of FY2002			100,434	60,872	5,151
Different from Beginning amount by =			-3,449	-5,151	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2003

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2003			100,434	60,872	
FY2003 traditional construction, improvement, and O&M projects to eliminate inadequate units					1,459
PACAF	Improve Hsg	Andersen	1,390	444	112
AMC	Replace Hsg	Andrews	2,077	1,427	
AMC	Replace Hsg	Dover	1,548	924	
ACC	Replace Hsg	Dyess	992	808	85
ACC	Replace Hsg	Ellsworth	1,008	525	22
AMC	Replace Hsg	Grand Forks	1,489	947	150
PACAF	Replace Hsg	Hickam	2,660	1,056	
ACC	Replace Hsg	Holloman	1,440	904	
PACAF	Improve Hsg	Kadena	8,162	3,475	124
USAFE	Replace Hsg	Kaiserslautern / Ramstein	5,019	2,900	19
USAFE	Improve Hsg	Kaiserslautern / Ramstein			376
ACC	Improve Hsg	Langley	1,512	156	
AETC	Replace Hsg	Luke	874	668	
AMC	Replace Hsg	MacDill	794	591	
AFSPC	Replace Hsg	Malmstrom	1,406	1,027	18
ACC	Replace Hsg	Minot	2,387	1,540	214
ACC	Replace Hsg	Mountain Home	1,530	1,052	95
PACAF	Construct Hsg	Osan	123	0	0
AFSPC	Improve Hsg	Peterson	493	208	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	662	96
AETC	Replace Hsg	Randolph	1,103	802	
ACC	Replace Hsg	Seymour Johnson	1,689	1,258	126
AMC	Replace Hsg	Travis	2,428	1,212	
AFA	Replace Hsg	USAF Academy	1247	845	
AFA	Improve Hsg	USAF Academy			
AETC	Replace Hsg	Vance	230	230	
ACC	Replace Hsg	Whiteman	1,129	715	22
Privatization projects executed to eliminate inadequate housing			-1,784		1,573
AFMC	Privatize Hsg	Kirtland	-1,784		1,573
Units demolished/otherwise permanently removed from family housing inventory			-840		490
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-840		490
Projects added by Congress in previous FY			0		75

Air Force Inadequate Family Housing Units Eliminated in FY2003

ACC	Replace Hsg	Whiteman			75
Deficit Construction projects			114		0
PACAF	Construct Hsg	Osan	112		
AFSPC	Construct Hsg	Peterson	2		
Units at end of FY2003			97,924	57,275	3,597
Different from Beginning amount by =			-2,510	-3,597	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2004			97,924	57,275	
FY2004 traditional construction, improvement, and O&M projects to eliminate inadequate units				22,657	2,036
PACAF	Improve Hsg	Andersen	1,390	332	165
AMC	Replace Hsg	Andrews	1,536	995	
ACC	Replace Hsg	Davis-Monthan	1,256	1,028	
ACC	Replace Hsg	Dyess	992	723	116
ACC	Replace Hsg	Ellsworth	1,008	818	75
AMC	Replace Hsg	Grand Forks	1,489	1,098	144
USAFE	Replace Hsg	Incirlik (Note 2)	900	900	
PACAF	Improve Hsg	Kadena	8,162	5,601	122
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,270	2,784	182
USAFE	Replace Hsg	Lajes Field	468	196	42
AFSPC	Improve Hsg	Los Angeles	645	546	
AFSPC	Replace Hsg	Malmstrom	1,406	884	94
ACC	Replace Hsg	Minot	2,387	1,347	200
PACAF	HN Replace	Misawa	2,256	292	120
ACC	Replace Hsg	Mountain Home	1,492	1,171	186
PACAF	Construct Hsg	Osan	123	0	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	648	89
ACC	Replace Hsg	Seymour Johnson	1,583	1,170	138
USAFE	Improve Hsg	Spangdahlem (Note 2)	1,604	374	
ACC	Replace Hsg	Whiteman	1,129	656	100
PACAF	Improve Hsg	Yokota	2,540	1,094	263
Privatization projects executed to eliminate inadequate housing (Program Year)			-3,783		2,673
PACAF	Privatize Hsg	Elmendorf II	-985		434
AFSPC	Privatize Hsg	Buckley	0		0
AETC	Privatize Hsg	Little Rock	-1,535		1201
AFSOC	Privatize Hsg	Moody	-303		78
AFSPC	Privatize Hsg	Patrick	-960		960
Units demolished/otherwise permanently removed from family housing inventory			-1,076		1,076
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-1,076		1,076

Air Force Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Projects added by Congress in previous FY			0		0
Deficit Construction projects			111		0
PACAF	Construct Hsg	Osan	111		
Units at end of FY2004			93,176	51,490	5,785
Different from Beginning amount by =			-4,748	-5,785	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2005

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2005			93,176	51,490	
FY2005 traditional construction, improvement, and O&M projects to eliminate inadequate units (Note 1)					1,397
ACC	Replace Hsg	Dyess	992	622	116
AFMC	Replace Hsg	Edwards	1,366	861	113
PACAF	Improve Hsg	Kadena	8,162	5,479	132
USAFE	Replace Hsg	Kaiserslautern / Ramstein	4,194	1,526	144
AFSPC	Replace Hsg	Malmstrom	1,413	898	115
ACC	Replace Hsg	Minot	2,095	1,285	142
ACC	Replace Hsg	Mountain Home	1,492	978	147
PACAF	Construct Hsg	Osan	235	0	0
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,137	544	154
ACC	Replace Hsg	Seymour Johnson	1,583	1,061	107
ACC	Replace Hsg	Whiteman	1,012	519	139
PACAF	Improve Hsg	Yokota	2,540	1,006	88
Privatization projects executed to eliminate inadequate housing			-7,495		6,203
AMC	Privatize Hsg	Dover	-1,548		1,262
AFMC	Privatize Hsg	Hanscom	-850		575
PACAF	Privatize Hsg	Hickam	-1,356		1356
AFMC	Privatize Hsg	Hill	-1141		703
ACC	Privatize Hsg	Offutt	-2,600		2,307
Units demolished/otherwise permanently removed from family housing inventory			-2,564		733
Projects added by Congress in previous FY			0		0
Deficit Construction projects			117		0
PACAF	Construct Hsg	Osan	117		0
Units at end of FY2005			83,234	43,157	8,333

Air Force Inadequate Family Housing Units Eliminated in FY2006

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2006			83,234	43,157	
FY2006 traditional construction, improvement, and O&M projects to eliminate inadequate units (Note 1)					4,605
AFMC	Improve Hsg	Arnold	36	36	0
AMC	Replace Hsg	Charleston	1,276	560	10
ACC	Replace Hsg	Dyess	940	454	188
AFMC	Replace Hsg	Edwards	1,170	552	127
AFMC	Improve Hsg	Edwards			21
PACAF	Replace Hsg	Eielson	1,110	857	92
ACC	Replace Hsg	Ellsworth	810	616	60
AMC	Replace Hsg	Grand Forks	1,465	0	0
USAFE	Replace Hsg	Incirlik	900	900	100
USAFE	Improve Hsg	Incirlik			235
AETC	Replace Hsg	Keesler	1,866	1,568	1,067
PACAF	Improve Hsg	Kadena	8,180	2,436	570
USAFE	Replace Hsg	Kaiserslautern / Ramstein	3,889	1,067	101
USAFE	Improve Hsg	Kaiserslautern / Ramstein			16
USAFE	Improve Hsg	Lajes Field	456	298	114
AFSPC	Replace Hsg	Malmstrom	1,446	824	296
AMC	Improve Hsg	McConnell	589	3	3
ACC	Replace Hsg	Minot	2,106	1,188	314
PACAF	Improve Hsg	Misawa	2,242	1,218	281
USAFE	Improve Hsg	Moron	36	34	34
ACC	Replace Hsg	Mountain Home	1,359	707	203
ACC	Improve Hsg	Mountain Home			12
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	390	107
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall			10
ACC	Replace Hsg	Seymour Johnson	1,523	900	112
ACC	Improve Hsg	Seymour Johnson			150
USAFE	Improve Hsg	Spangdahlem	1,329	987	79
ACC	Replace Hsg	Whiteman	989	370	111
PACAF	Improve Hsg	Yokota	2,639	947	192
Privatization projects executed to eliminate inadequate housing			-5,107		2,740
AMC	Privatize Hsg	McGuire	-2,364		1,420
ACC	Privatize Hsg	Nellis	-1,313		900
AMC	Privatize Hsg	Scott	-1,430		420
Units demolished/otherwise permanently removed from family housing inventory			-2,068		1,295
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0

Air Force Inadequate Family Housing Units Eliminated in FY2006

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at end of FY2006			76,059	34,517	8,640

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2007			76,059	34,517	
FY2007 traditional construction, improvement, and O&M projects to eliminate inadequate units					2,440
AFMC	Improve Hsg	Arnold	36	20	0
ACC	Replace Hsg	Dyess	992	417	90
PACAF	Replace Hsg	Eielson	1,084	761	279
PACAF	Improve Hsg	Eielson			114
AMC	Replace Hsg	Grand Forks	1,344	0	0
PACAF	Improve Hsg	Kadena	8,180	1,866	511
USAFE	Replace Hsg	Kaiserslautern / Ramstein	3,709	1,310	130
USAFE	Improve Hsg	Kaiserslautern / Ramstein			19
AFSPC	Replace Hsg	Malmstrom	1,405	493	382
ACC	Improve Hsg	Minot	2,024	734	0
PACAF	Improve Hsg	Misawa	2,242	937	311
ACC	Replace Hsg	Mountain Home	1,359	492	0
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	173	74
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall			1
ACC	Replace Hsg	Seymour Johnson	1,429	583	56
USAFE	Replace Hsg	Spangdahlem	1,329	908	60
ACC	Replace Hsg	Whiteman	989	259	168
ACC	Improve Hsg	Whiteman			59
PACAF	Improve Hsg	Yokota	2,639	755	186
Privatization projects executed to eliminate inadequate housing (Program Year)			-14,530		9,263
AETC	Privatize Hsg	Altus	-966		406
ACC	Privatize Hsg	Barksdale	-729		426
AFDW	Privatize Hsg	Bolling	-1,343		839
ACC	Privatize Hsg	Davis-Monthan	-1,256		935
PACAF	Privatize Hsg	Hickam	-1,118		954
ACC	Privatize Hsg	Holloman	-1,440		803
ACC	Privatize Hsg	Langley	-1,512		1,112
AFSPC	Privatize Hsg	Los Angeles	-638		274
ACC	Privatize Hsg	Luke	-874		528
AFSPC	Privatize Hsg	Peterson	-493		360
AFMC	Privatize Hsg	Robins II	-807		634
AETC	Privatize Hsg	Sheppard	-1210		626

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
AETC	Privatize Hsg	Tyndall	-934		546
USAFA	Privatize Hsg	USAFA	-1,210		820
Units demolished/otherwise permanently removed from family housing inventory			-5,828		770
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2007			55,701	22,044	12,473

Air Force Inadequate Family Housing Units Eliminated in FY2008

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2008			55,701	22,044	
FY2008 traditional construction, improvement, and O&M projects to eliminate inadequate units					1,750
USAFE	Improve Hsg	Incirlik	900	515	447
PACAF	Improve Hsg	Kadena	8,180	1,355	740
USAFE	Improve Hsg	Kaiserslauten MC	2,733	185	0
USAFE	Replace Hsg	Kaiserslauten MC			117
PACAF	Improve Hsg	Learmonth	12	12	0
PACAF	Improve Hsg	Misawa	2,242	626	256
USAFE	Improve Hsg	RAF Croughton	222	36	12
PACAF	Improve Hsg	Yokota	2,639	569	178
Privatization projects executed to eliminate inadequate housing			-10,020		6,376
AFDW	Privatize Hsg	Andrews	-1,490		554
AETC	Privatize Hsg	Columbus	-775		545
AMC	Privatize Hsg	Fairchild	-1319		776
AETC	Privatize Hsg	Goodfellow	-98		96
AETC	Privatize Hsg	Laughlin	-558		58
AETC	Privatize Hsg	Maxwell	-958		361
AMC	Privatize Hsg	McDill	-661		360
AETC	Privatize Hsg	Randolph	-803		710
AFMC	Privatize Hsg	Tinker	-730		337
AMC	Privatize Hsg	Travis	-1,095		1,046
AFSPC	Privatize Hsg	Vandenberg	-1303		1303
AETC	Privatize Hsg	Vance	-230		230
Units demolished/otherwise permanently removed from family housing inventory			-6,032		2,899
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2008			39,649	11,019	11,025

Air Force Inadequate Family Housing Units Eliminated in FY2009

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2009			39,649	11,019	
FY2009 traditional construction, improvement, and O&M projects to eliminate inadequate units					1,787
USAFE	Improve Hsg	Kadena	8,361	614	614
USAFE	Improve Hsg	Lajes	452	184	184
PACAF	Improve Hsg	Misawa	2,241	370	370
USAFE	Improve Hsg	RAF Alconbury	232	115	71
USAFE	Replace Hsg	RAF Lakenheath	1,980	198	182
USAFE	Improve Hsg	RAF Lakenheath			16
PACAF	Improve Hsg	Yokota	2,630	379	350
Privatization projects executed to eliminate inadequate housing			-564		564
AETC	Privatize Hsg	Lackland	-564		564
Units demolished/otherwise permanently removed from family housing inventory			-1,406		8
PACAF	Transferred	Andersen	-1,319		0
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2009			37,679	8,660	2,359

Air Force Inadequate Family Housing Units Eliminated in FY2010

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2010			37,679	8,660	
FY2010 traditional construction, improvement, and O&M projects to eliminate inadequate units			8,355		365
PACAF	Improve Hsg	Kadena	8,209	364	364
USAFE	Improve Hsg	Menwith Hill	146	65	1
Privatization projects executed to eliminate inadequate housing			-19,145		8,595
AFMC	Privatize Hsg	Arnold	-36		36
ACC	Privatize Hsg	Beale	-1,553		1,246
AFSOC	Privatize Hsg	Cannon	-1,131		634
AFSPC	Privatize Hsg	Cavalier	-14		0
AMC	Privatize Hsg	Charleston	-1,001		550
ACC	Privatize Hsg	Dyess II	-691		327
AFMC	Privatize Hsg	Edwards	-227		0
PACAF	Privatize Hsg	Eielson	-1,084		363
AFSOC	Privatize Hsg	Eglin	-1,754		1,197
PACAF	Privatize Hsg	Ellsworth	-328		328
AFPSC	Privatize Hsg	FE Warren	-831		621
AMC	Privatize Hsg	Grand Forks	-715		0
AFSOC	Privatize Hsg	Hurlburt	-380		69
AETC	Privatize Hsg	Keesler	-1,067		0
AMC	Privatize Hsg	Malmstrom	-1,405		111
AMC	Privatize Hsg	McConnell	-493		0
ACC	Privatize Hsg	Minot	-1,866		734
ACC	Privatize Hsg	Mt Home	-1,302		492
ACC	Privatize Hsg	Seymour Johnson	-863		583
ACC	Privatize Hsg	Shaw	-917		917
ACC	Privatize Hsg	Whiteman	-969		91
AFMC	Privatize Hsg	Wright-Patterson II	-518		296
Units demolished/otherwise permanently removed from family housing inventory			-2,074		1,022
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2010			16,460	64	9,982

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

FY 2010 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2010:

<u>FUNDING PROGRAM FY 2010</u>	<u>(\$000)</u>
Construction	\$ 0
Post-Acquisition Construction	61,787
Advance Planning and Design	4,314
<u>Appropriation Request: Construction</u>	66,101
Operations, Utilities and Maintenance	345,714
Operating Expenses	113,799
Utilities	81,686
Maintenance	150,229
Housing Privatization	53,816
Leasing - Worldwide	103,406
<u>Appropriation Request: O&M, Leasing, Housing Privatization and Debt Payment</u>	502,936
<u>Appropriation Request</u>	569,037
Reimbursement Program	5,567
 FY 2010 FAMILY HOUSING PROGRAM	 \$574,604

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

FY 2010 AUTHORIZATION LANGUAGE

SEC. 2302. FAMILY HOUSING

PLANNING AND DESIGN. - Using amounts appropriated pursuant to the authorization of appropriations in section 2304(a)(5)(A), the Secretary of the Air Force may carry out architectural and engineering services and construction design activities with respect to the construction or improvement of military family housing units in an amount not to exceed \$4,314,000.

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 \$61,787,000.

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS, AIR FORCE

(a) IN GENERAL

(5) for Military Family Housing functions -

(A) For construction and acquisition, planning and design, and improvement of military family housing and facilities, \$61,101,000.

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code), \$502,936,000.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

FY 2010 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, \$66,101,000 to remain available until September 30, 2014.

Family Housing Operations and Maintenance, Air Force

For expenses of family housing for the Air Force for operations and maintenance, including debt payment, leasing, minor construction, principal and interest charges, and insurance premiums, as authorized by law \$502,936,000.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

FY 2010 NEW/CURRENT MISSION ACTIVITIES

In compliance with the Senate Appropriations Committee Report (100-380) on the FY 1989 Military Construction Appropriation Act, the Air Force has included the following exhibit that displays construction projects requested in two separate categories: new mission and current mission. "New Mission" projects are projects that support deployment and beddown of new weapon systems, new program initiatives, and major mission expansions. "Current Mission" projects are projects that either replace inadequate existing facilities or construct new facilities which are not available to meet current requirements.

<u>LOCATION</u>	<u>MISSION</u>	<u>NUMBER OF UNITS</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
<u>REPLACEMENT HOUSING</u>			
None			
<u>SUMMARY:</u>			<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
NEW MISSION TOTAL			\$ 0
CURRENT MISSION TOTAL			\$ 0
IMPROVEMENTS			\$ 61,787
PLANNING AND DESIGN			\$ <u>4,314</u>
GRAND TOTAL			\$ 66,101

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

FY 2010 NEW CONSTRUCTION

Program (In Thousands)
FY 2010 Program \$ 0
FY 2009 Program \$71,828

Purpose and Scope

This program provides for the construction of new homes where the local community cannot provide adequate housing and replacement of existing homes, where improvements for Air Force personnel are not economically feasible, and support facilities where existing facilities are inadequate. Costs reflect all amounts necessary to provide complete and usable facilities.

Program Summary

<u>AUTHORIZATION</u> <u>Type/Locations</u>	<u>Mission</u>	<u>Number of</u> <u>Units</u>	<u>Requested</u> <u>Amount (\$000)</u>
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<u>REPLACEMENT HOUSING</u>			
None			

<u>AUTHORIZATION</u>	<u>Requested</u> <u>Amount (\$000)</u>
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NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$ 0
IMPROVEMENTS	61,787
PLANNING AND DESIGN	<u>4,314</u>
GRAND TOTAL	\$66,101

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

FY 2010 POST ACQUISITION CONSTRUCTION

Program (In Thousands)
FY 2010 Program \$ 61,787
FY 2009 Program \$ 316,343

Purpose and Scope

The Air Force has approximately 37,700 owned units and 38,000 privatized units for FY 2010. The average age of housing units in the Air Force inventory is over 25 years. Based on recent analysis incorporated into the Air Force Family Housing Master Plan (AF FHMP), in the beginning of FY 2010 approximately 17,300 units require privatization and more than 360 units require renovation to meet contemporary living standards. Many of these units require major expenditures to repair or replace deteriorated mechanical, electrical, or structural components, and to provide some of the basic modern amenities found in comparable community housing. The Post Acquisition Construction Program provides this needed revitalization. Each project also includes a significant amount of concurrent maintenance and repair to maximize the project cost effectiveness.

The Air Force is the acknowledged DoD leader in developing the "whole house" revitalization concept. Whole house is the combination of needed maintenance and repair together with improvements to bring the unit to contemporary standards. In addition, we are looking beyond the house to the entire housing area in our requirements plan. Our "whole neighborhood" concept is being refined and includes the development of supporting housing infrastructure requirements, neighborhood vehicular and pedestrian circulation concepts to consider siting, density, landscaping, parking, playgrounds, recreation areas and utilities, in addition to the housing unit itself.

Consistent with Authorization and Appropriation Committees' language in FY 1990, the Air Force is seeking to maintain funding in this account to continue revitalizing our aging homes. Consistent with Appropriation Committees' language in FY 1985, the Air Force has gathered data on the post acquisition construction projects to detail past projects on these units and any future work being programmed within a three year period. This information is provided as a part of this submittal.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

Program Summary

Authorization is requested for:

- (1) Various improvements to existing public quarters, as described on DD Form 1391.
- (2) Appropriation of \$61,787,000 to fund projects in FY 2010.

NOTE: Projects within the program are within the statutory limitation of \$50,000 per unit adjusted by area cost factor, except as identified by separate DD Form 1391.

1. COMPONENT AIR FORCE		FY 2010 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES				4. PROJECT TITLE FAMILY HOUSING POST ACQUISITION CONSTRUCTION		
5. PROGRAM ELEMENT 88742/31196		6. CATEGORY CODE 711-000	7. PROJECT NUMBER		8. PROJECT COST (\$000) 61,787	
9. COST ESTIMATE						
ITEM				U/M	QUANTITY	COST (\$000)
POST ACQUISITION CONSTRUCTION PROJECTS TO IMPROVE HOUSING UNITS				UN	365	61,787
TOTAL CONTRACT COST						61,787
TOTAL REQUEST						61,787
10. DESCRIPTION OF PROPOSED CONSTRUCTION: Includes all work necessary to revitalize military family housing by providing: air-conditioning, where authorized; modern functional layouts; soundproofing; and utility and site improvements. Energy conservation actions include new and additional insulation, storm windows, solar screens, and efficient heating and cooling systems.						
11. <u>PROJECT</u> : This request is for an authorization and appropriation of \$61.787million to accomplish improvement in family housing.						
<u>REQUIREMENT</u> : To revitalize and improve the livability of older, obsolete family housing units, to conserve energy in these older housing units, and to bring utility systems up to current safety standards. Whole-house improvements include but are not limited to: kitchen upgrades, bathroom additions/upgrades, repair/replacement of roofs, upgrade of mechanical and electrical systems, replacement of windows, doors, floors, and exterior improvements (patios, fences, storages, etc.)						
<u>CURRENT SITUATION</u> : The majority of these family housing units were constructed during the late 1950's through 1980's using various design and construction criteria, with different types of material, equipment, and appliances. Insulation, storm windows and doors, etc. are needed to conserve energy and reduce operating costs. 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.						
<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).						

1. COMPONENT AIR FORCE	FY 2010 MILITARY CONSTRUCTION PROJECT DATA	2. DATE										
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES												
4. PROJECT TITLE POST ACQUISITION CONSTRUCTION	5. PROJECT NUMBER											
<p>10. Description of work to be accomplished</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: center;">Location and Project</th> <th style="text-align: right;">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 IMPROVE FAMILY HOUSING LXEZ104126 - Whole-house renovation - Provides general interior and exterior modernization, renovation and repair of 189 housing units including a tower for 136 units. Include utility upgrades and addition to meet current standards. Correct 4-bedroom base deficit through conversion of 53 3-bedroom units to 4-bedroom units. Upgrade kitchens, bathrooms and furnishings; improve floor plans, provides energy efficiency. Provide parking. Provide handicap improvements including emergency power back up (for one elevator) in the tower. Include infrastructure/systems - utility mains and service lines and electrical distribution system. Improve neighborhood - street system/sidewalk, fencing, patios, and playgrounds/recreation areas. Include all environmental removal/disposal work. Partial Improvements/Storage - Provides partial improvements of 175 housing units that were built in the 1990s to include upgrade of interior finishes and utility to meet current standards and energy efficiency. Include all environmental removal/disposal work. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> <td style="vertical-align: top; text-align: right;">61,737</td> </tr> <tr> <td style="vertical-align: top;"> RAF MENWITH HILL IMPROVE FAMILY HOUSING MWHL104003 - Provides general interior and exterior renovation of 1 housing unit. Includes utility upgrades to meet current standards. Upgrades kitchen, bathrooms, and floor coverings and improves overall floor plan. Includes demolition and asbestos/lead-based paint removal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> <td style="vertical-align: top; text-align: right;">50</td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>OVERSEAS</u>		<u>JAPAN</u>		KADENA AB IMPROVE FAMILY HOUSING LXEZ104126 - Whole-house renovation - Provides general interior and exterior modernization, renovation and repair of 189 housing units including a tower for 136 units. Include utility upgrades and addition to meet current standards. Correct 4-bedroom base deficit through conversion of 53 3-bedroom units to 4-bedroom units. Upgrade kitchens, bathrooms and furnishings; improve floor plans, provides energy efficiency. Provide parking. Provide handicap improvements including emergency power back up (for one elevator) in the tower. Include infrastructure/systems - utility mains and service lines and electrical distribution system. Improve neighborhood - street system/sidewalk, fencing, patios, and playgrounds/recreation areas. Include all environmental removal/disposal work. Partial Improvements/Storage - Provides partial improvements of 175 housing units that were built in the 1990s to include upgrade of interior finishes and utility to meet current standards and energy efficiency. Include all environmental removal/disposal work. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	61,737	RAF MENWITH HILL IMPROVE FAMILY HOUSING MWHL104003 - Provides general interior and exterior renovation of 1 housing unit. Includes utility upgrades to meet current standards. Upgrades kitchen, bathrooms, and floor coverings and improves overall floor plan. Includes demolition and asbestos/lead-based paint removal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	50
Location and Project	Current Working Estimate (\$000)											
<u>OVERSEAS</u>												
<u>JAPAN</u>												
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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

POST ACQUISITION CONSTRUCTION PROJECTS (OVER \$50,000 PER UNIT)

A separate DD Form 1391 follows for each Post Acquisition Construction project which is over \$50,000 per unit (multiplied by the Area Cost Factor).

1. COMPONENT AIR FORCE	FY 2010 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 10	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ104126	8. PROJECT COST (\$000) 61,737	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				38,461
WHOLE HOUSE IMPROVEMENT	UN	189	152,208	(28,767)
PARTIAL IMPROVEMENT/STORAGE	UN	175	55,395	(9,694)
SUPPORTING FACILITIES				18,624
INFRASTRUCTURE	LS			(10,275)
SITEWORK/PARKING/LANDSCAPING	LS			(6,640)
RECREATION FACILITIES	LS			(1,709)
SUBTOTAL				57,085
CONTINGENCY (5.0%)				2,854
TOTAL CONTRACT COST				59,939
SUPERVISION, INSPECTION AND OVERHEAD (3.0%)				1,798
TOTAL REQUEST				61,737
AREA COST FACTOR	1.37			
MOST EXPENSIVE UNIT		262,907		
<p>10. Description of Proposed Work: Whole-house renovation - Provides general interior and exterior modernization, renovation and repair of 189 housing units including a tower for 136 units. Include utility upgrades and addition to meet current standards. Correct 4-bedroom base deficit through conversion of 53 3-bedroom units to 4-bedroom units. Upgrade kitchens, bathrooms and furnishings; improve floor plans, provides energy efficiency. Provide parking. Provide handicap improvements including emergency power back up (for one elevator) in the tower. Include infrastructure/systems - utility mains and service lines and electrical distribution system. Improve neighborhood - street system/sidewalk, fencing, patios, and playgrounds/recreation areas. Include all environmental removal/disposal work.</p> <p>Partial Improvements/Storage - Provides partial improvements of 175 housing units that were built in the 1990s to include upgrade of interior finishes and utility to meet current standards and energy efficiency. Include all environmental removal/disposal work.</p>				
<p>11. Requirement: 5783 Adequate: 5016 Substandard: 767</p> <p><u>PROJECT:</u> Improve military family housing (Phase 10). This phase includes work for 20 FGO 4-bedroom, 7 CGO 4-bedroom, 50 SNCO 4-bedroom, 136 SNCO 3-bedroom, 134 4-bedroom, 17 JNCO 2-bedroom (Current Mission).</p> <p><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 comparable to the off-base US civilian community. This is the tenth phase of multiple phases to upgrade all inadequate units. Whole-house renovation for units that are over 20 years will provide a modern kitchen, living room, family, bedroom and bath configuration, with ample interior and exterior storage and patio. Dwelling units will be expanded (add 1 bedroom to some unit types) to meet current standards. Off-street parking, community and neighborhood improvements are required and will include landscaping, playgrounds and recreation facilities. Part of family housing units that were built in the 1990s will require partial improvements to include upgrade of interior finishes and utility to meet</p>				

1. COMPONENT AIR FORCE	FY 2010 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 10	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ104126	8. PROJECT COST (\$000) 61,737
<p>current standards and energy efficiency, and provision of storage.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes 53 housing units that were built by the US Government during the 1950s and 311 housing units built by the Government of Japan in 1990s. These 1950 built houses and the 1990 built 136-unit tower require major renovation and repair to correct system deterioration and to meet modern standards. Major improvements include replacement of kitchen system and bathroom cabinets and fixtures that are obsolete and deteriorated. Countertops are worn. Plumbing and lighting fixtures are deteriorated and antiquated. The electrical system does not meet modern standards and codes. Floor covering is stained and mismatched due to non-availability of similar materials for replacement. Exterior surfaces and roof, including windows, doors and frames require replacement. These units have inadequate space for storage and patio. Landscaping and recreation areas dedicated for housing residents are deficient. Utilities systems are deficient and old. The conversion of 53 3-bedroom units to 4-bedroom units will complete the base deficit on 4-bedroom units. The remaining houses that were built in 1990 require partial improvements and repair to correct system deterioration and to meet modern standards.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operation, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of replacement and improvement. Based on the net present value of the benefits of the two alternatives, improvement was found to be most cost effective over the life of the project. This project is not eligible for Host Nation funding. The improvement/replacement ratio is 39%. Base Civil Engineer: Colonel Michael R. Hass, DSN: 634-1807.</p> <p>Foreign currency rate = 108.9969 Yen</p>			

1. COMPONENT AIR FORCE	FY 2010 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION RAF MENWITH HILL, UNITED KINGDOM			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER MWHL104003	8. PROJECT COST (\$000) 50	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES				41
FAM HSG APPR FY70A	LS			(41)
SUPPORTING FACILITIES				5
SPECIAL ASSESSMENTS	LS			(5)
SUBTOTAL				46
CONTINGENCY (5.0%)				2
TOTAL CONTRACT COST				48
SUPERVISION, INSPECTION AND OVERHEAD (3.5%)				2
TOTAL REQUEST				50
AREA COST FACTOR		1.35		
MOST EXPENSIVE UNIT		50,000		
10. Description of Proposed Work: Provides general interior and exterior renovation of 1 housing unit. Includes utility upgrades to meet current standards. Upgrades kitchen, bathrooms, and floor coverings and improves overall floorplan. Includes demolition and asbestos/lead-based paint removal.				
11. Requirement: 1 UN Adequate: 0 UN Substandard: 1 UN				
PROJECT: Improve Military Family Housing. This project includes work for 1 FGO three-bedroom unit. (Current-Mission)				
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Menwith Hill. The unit must be upgraded to meet safety codes and to provide a comfortable and appealing living environment comparable with other off-base military and civilian homes. Unit will meet whole house standards and is programmed in accordance with the Housing Community Plan. Renovated unit will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage.				
CURRENT SITUATION: This project upgrades and modernizes a housing unit that was constructed in 1978. This house is showing the effects of age and continuous heavy use. It has had no major upgrades since construction and does not meet the needs of today's families, nor does it provide a modern home environment. Bedrooms do not meet minimum size requirements. The unit has inadequate living space and storage.				
IMPACT IF NOT PROVIDED: Unit will continue to deteriorate rapidly, resulting in increased operations, maintenance, and repair to the Government and inconvenience to residents. Without this project, repair of this unit will continue in a costly, piecemeal fashion with little or no improvement in living quality.				
WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None				
WORK PROGRAMMED FOR NEXT THREE YEARS: None				
ADDITIONAL: Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 10% of the replacement cost. SIOH is 3.5% to fund United Kingdom execution agents and Air Force project oversight. Base Civil Engineer: Lt Col Kevin Wong, (44) 1423-84-4240.				
JOINT USE CERTIFICATION: This facility is programmed for joint use with DoD; however, it is fully funded by the Air Force. This project is not within a common NATO Infrastructure category, nor is it expected to become eligible.				

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

FY 2010 ADVANCE PLANNING AND DESIGN

Program (In Thousands)
FY 2010 Program \$4,314
FY 2009 Program \$7,708

Purpose and Scope

This program provides for preliminary studies to develop additional family housing facilities, one time multi-phase design, and housing community profile developments; studies for site adaptation and determination of type and design of units; and working drawings, specifications, estimates, project planning reports and final design drawings of family housing construction projects. This includes the use of architectural and engineering services in connection with any family housing new or post acquisition construction program.

Program Summary

Authorization is requested for:

- (1) Advance planning and design for future year housing programs;
- (2) FY 2010 Authorization and Appropriation of \$4,314,000 to fund this effort as outlined in the following exhibit:

1. COMPONENT AIR FORCE		FY 2010 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			4. PROJECT TITLE FAMILY HOUSING ADVANCE PLANNING AND DESIGN			
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-000	7. PROJECT NUMBER		8. PROJECT COST (\$000) 4,314	
9. COST ESTIMATE						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
FAMILY HOUSING ADVANCE PLANNING AND DESIGN			LS			4,314
SUBTOTAL						4,314
TOTAL CONTRACT COST						4,314
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 \$4.314 million to provide planning and design costs in connection with family housing new or post acquisition construction programs.</p> <p><u>REQUIREMENT</u>: The funds requested are necessary to procure architect-engineer services to make site and utility investigations; one time multi-phase design, and housing community profiles (HCP) developments; and for the preparation of design and specifications of advance plans for future year family housing programs in connection with any family housing new or post acquisition construction programs.</p> <p><u>IMPACT IF NOT PROVIDED</u>: The funds requested are necessary to support the development of the housing community plans and to support the new and post acquisition construction programs. Without the requested funds, housing community profiles cannot be developed and the new and post acquisition construction programs cannot be designed and constructed.</p>						

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

OPERATIONS, UTILITIES AND MAINTENANCE
(Excluding Leasing and Privatization)

Program (\$ in Thousands)

FY 2010 Program \$345,714

FY 2009 Program \$446,659

Purpose and Scope: Provides operations and maintenance resources to pay for the cost of ownership in terms of property management, utilities, and maintenance of Air Force owned units. The Air Force family housing budget requests essential resources to provide military families with housing either in the private market through assistance from a housing referral office, or by providing government housing. Increased emphasis has been placed on the proper funding of the family housing operations and maintenance program. The Air Force's Military Family Housing Operation and Maintenance program emphasizes the following goals:

- * Identify affordable housing for military members. Where shortages exist, identify project proposals to privatize or request new construction or leasing of housing for military families.
- * Reduce utility consumption through whole-house improvements to improve energy efficiency, increased management emphasis on energy conservation, and maintenance and repair projects to reduce energy consumption.
- * Provide government appliances and furniture in foreign countries where member-owned units are inappropriate or non-existent and where new housing units needing government-supplied appliances are coming on line. Redistribute excess furnishings from realigned bases.
- * Invest wisely in maintenance and repairs to preserve the existing adequate housing inventory worldwide. The top priorities are preservation of the good inventory that we have--keeping "good houses good"--and resolving problems that are a threat to life, safety, or health. We are also funding demolition of inadequate surplus housing to eliminate unneeded inventory.
- * Schedule maintenance and repair activities along with whole-house improvements to obtain the greatest economies of scale and enhancement in livability while increasing the useful life of housing units with the minimum capital investment and minimum impact on occupants.
- * Support privatization of utilities through the housing or utilities privatization program as appropriate.

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

(1) Management. Includes installation-level management such as housing office operations, quality assurance evaluators, administrative support, and community liaison. It supports the Air Force Family Housing Master Plan (FHMP) and General Officer Quarters (GOQ) Master Plan efforts. It also supports the housing referral program, assisting Air Force families living in local communities to find quarters in the private sector and implementing the Fair Housing Act of 1968 and assists in placing members in privatized housing. Housing Management offices provide counseling on housing decision-making and advance information on new base of assignment. The management effort at installations privatizing housing will gradually be reduced to an appropriate level for inherently governmental tasks to include asset management, housing relocation and referral services, and fiscal analysis. During major construction phases of privatized units, government oversight is required. Manning levels generally have been reduced at those bases where housing privatization has or is expected to occur with an emphasis on remaining tasks supporting inherently governmental duties. For bases with competitively sourced operations, the Air Force must continue to provide oversight support and advise installation leadership.

(2) Services. Provides basic support services including refuse collection and disposal; fire and police protection; custodial services; entomology and pest control; and snow removal and street cleaning. Privatized units do not receive funding from this account.

(3) Furnishings. Procures household equipment (primarily stoves and refrigerators) and furniture in limited circumstances, primarily overseas. Controls inventories of furnishings at warehouses and maintains and repairs furniture and appliances.

(4) Miscellaneous. Provides leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments to operate housing units occupied by Air Force personnel, and similar costs. Also funds Department of State surcharges where leased housing is procured through their services. Privatization has no impact on these activities.

b. Utilities. Includes all purchased and base-produced heat, electricity, water, sewer, and gas commodities serving family housing. Occupants purchase their own telephone and cable TV service. Privatized housing units do not receive funding from this account.

c. Maintenance. Privatized housing units do not receive funding from this account. Provides upkeep of family housing real property, as follows:

(1) Maintenance/Repair of Dwellings. Includes service calls, routine maintenance and repairs, and replacement of deteriorated facility components. Housing maintenance contracts are included in these costs.

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

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

(4) Alterations and Additions. This includes minor alterations to housing units or housing support facilities. Large scope and high dollar-value projects such as whole-house improvements are included in the construction program.

Operation and Maintenance FY 2010 Program Summary - Highlights

The requested amount in FY 2010 is \$345,714. This amount, together with estimated reimbursements of \$5,567 will fund the FY 2010 Operation and Maintenance program of \$351,281.

A summary of the funding program for FY 2010 is as follows (\$ in thousands):

<u>Operations Request</u>	<u>Utility Request</u>	<u>Maintenance Request</u>	<u>Total Direct Request</u>	<u>Reimbursement</u>	<u>Total Program</u>
\$113,799	\$81,686	\$150,229	\$345,714	\$5,567	\$351,281

DEPARTMENT OF THE AIR FORCE
 Family Housing Operation and Maintenance Reprogramming Actions
 Fiscal Year 2008
 (\$ in Thousands)

	FY 2008 Appropriation	Funds Reprogrammed	Percent Reprogrammed	FY 2008 End of Year
Utilities	100,176	13,725	13.70%	113,901
Operations				
Management	56,736	(1,417)	-2.50%	55,319
Services	20,673	2,641	12.78%	23,314
Furnishings	43,472	(11,285)	-25.96%	32,187
Miscellaeous	1,960	118	6.02%	2,078
Leasing	114,394	856	0.75%	115,250
Maintenance	298,465	(17,803)	-5.96%	280,662
Debt	1	0	0.00%	1
Privatization Support	52,458	(1,835)	-3.50%	50,623
Foreign Currency	0	33,000	N/A	33,000
Total	688,335	18,000		706,335

USAF FY2010 PB	Fiscal Year:	2010
Family Housing Operation and Maintenance, Summary	Command:	USAF
Excludes Leased Units and Costs	Exhibit:	FH-2
Worldwide Summary		

Fiscal Year:	2008		2009		2010	
Inventory Data (Units)						
Units in Being Beginning of Year		55,701		39,649		37,679
Units in Being at End of Year		39,649		37,679		16,460
Average Inventory for Year		47,675		38,664		27,070
Historic Units		689		284		0
Units Requiring O&M Funding:						
a. Contiguous US		33,248		18,712		18,061
b. U. S. Overseas		2,501		2,403		1,084
c. Foreign		19,952		18,534		18,534
d. Worldwide		55,701		39,649		37,679
Funding Requirements (\$000)		Total Cost (\$000)		Total Cost (\$000)		Total Cost (\$000)
		Unit Cost (\$)		Unit Cost (\$)		Unit Cost (\$)
OPERATIONS (DIRECT)						
Management		56,736	1,190	58,396	1,510	51,334
Services		20,673	434	20,166	522	21,740
Furnishings		43,472	912	42,189	1,091	39,182
Miscellaneous		1,960	41	1,999	52	1,543
Sub-Total Direct Operations		122,841	2,577	122,750	3,175	113,799
Anticipated Reimbursements		781	16	781	20	419
Gross Obligations, Operations		123,622	2,593	123,531	3,195	114,218
UTILITIES (DIRECT)						
Direct Utilities		100,176	2,101	100,997	2,612	81,686
Anticipated Reimbursements		2,309	48	2,318	60	2,037
Gross Obligations, Utilities		102,485	2,149	103,315	2,672	83,723
MAINTENANCE (DIRECT)						
M&R Dwelling		264,423	5,546	201,945	5,223	129,254
M&R Ext. Utilities		12,092	na	9,224	na	10,716
M&R Other Real Property		18,429	na	14,057	na	10,259
Alter & Add.		3,521	na	2,685	na	0
Sub-Total Direct Maintenance		298,465	5,546	227,911	5,223	150,229
Anticipated Reimbursements		5,573	100	5,755	145	3,111
Gross Obligations, Maintenance		304,038	5,646	233,666	5,368	153,340
GRAND TOTAL, O&M - Direct		521,482	10,224	451,658	11,010	345,714
Anticipated Reimbursements		8,663	164	8,854	225	5,567
GRAND TOTAL, O&M - TOA		530,145	10,388	460,512	11,235	351,281

USAF FY2010 PB	Fiscal Year: 2010
Family Housing Operation and Maintenance, Summary	Command: USAF
Excludes Leased Units and Costs	Exhibit: FH-2
Conterminous US	

Fiscal Year:	2008		2009		2010	
Inventory Data (Units)						
Units in Being Beginning of Year		33,248		18,712		18,061
Units in Being at End of Year		18,712		18,061		0
Average Inventory for Year		25,980		18,387		9,031
Historic Units		689		283		0
Funding Requirements (\$000)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)
OPERATIONS (DIRECT)						
Management	23,057	887	24,161	1,291	24,523	1,358
Services	6,104	235	4,853	259	4,483	248
Furnishings	2,398	92	1,662	89	1,688	93
Miscellaneous	700	27	713	39	0	0
Sub-Total Direct Operations	32,259	1,241	31,389	1,678	30,694	1,699
Anticipated Reimbursements	403	16	400	26	0	26
Gross Obligations, Operations	32,662	1,257	31,789	1,704	30,694	1,725
UTILITIES (DIRECT)						
Direct Utilities	46,386	1,785	33,740	2,171	23,426	2,171
Anticipated Reimbursements	1,192	46	1,183	76	789	76
Gross Obligations, Utilities	47,578	1,831	34,923	2,247	24,215	2,247
MAINTENANCE (DIRECT)						
M&R Dwelling	118,535	4,563	70,785	3,850	34,200	3,787
M&R Ext. Utilities	5,268	na	3,146	na	0	na
M&R Other Real Property	8,029	na	4,794	na	0	na
Alter & Add.	1,534	na	916	na	0	na
Sub-Total Direct Maintenance	133,366	4,563	79,641	3,850	34,200	3,787
Anticipated Reimbursements	2,876	111	2,937	189	0	189
Gross Obligations, Maintenance	136,242	4,673	82,578	4,039	34,200	3,976
GRAND TOTAL, O&M - Direct	212,011	7,589	144,770	7,699	88,320	7,657
Anticipated Reimbursements	4,471	172	4,520	291	789	291
GRAND TOTAL, O&M - TOA	216,482	7,761	149,290	7,990	89,109	7,948

USAF FY2010 PB	Fiscal Year: 2010
Family Housing Operation and Maintenance, Summary	Command: USAF
Excludes Leased Units and Costs	Exhibit: FH-2
US Overseas	

Fiscal Year:	2008		2009		2010	
Inventory Data (Units)						
Units in Being Beginning of Year		2,501		2,403		1,084
Units in Being at End of Year		2,403		1,084		0
Average Inventory for Year		2,452		1,744		542
Historic Units				0		0
Funding Requirements (\$000)						
	Total Cost	Unit	Total Cost	Unit	Total Cost	Unit
	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)	Cost (\$)
OPERATIONS (DIRECT)						
Management	3,056	1,246	3,123	1,791	3,247	5,991
Services	725	296	748	429	0	0
Furnishings	1,165	475	1,054	604	248	458
Miscellaneous	22	9	23	13	0	0
Sub-Total Direct Operations	4,968	2,026	4,948	2,837	3,495	6,449
Anticipated Reimbursements	0	0	0	0	0	0
Gross Obligations, Operations	4,968	2,026	4,948	2,837	3,495	6,449
UTILITIES (DIRECT)						
Direct Utilities	9,303	3,794	11,735	6,731	3,361	6,201
Anticipated Reimbursements	0	0	0	0	0	0
Gross Obligations, Utilities	9,303	3,794	11,735	6,731	3,361	6,201
MAINTENANCE (DIRECT)						
M&R Dwelling	12,870	5,249	6,571	3,769	2,076	3,830
M&R Ext. Utilities	572	na	434	na	0	na
M&R Other Real Property	872	na	662	na	0	na
Alter & Add.	167	na	126	na	0	na
Sub-Total Direct Maintenance	14,481	5,249	7,793	3,769	2,076	3,830
Anticipated Reimbursements	0	0	0	0	0	0
Gross Obligations, Maintenance	14,481	5,249	7,793	3,769	2,076	3,830
GRAND TOTAL, O&M - Direct	28,752	11,069	24,476	13,337	8,932	16,480
Anticipated Reimbursements	0	0	0	0	0	0
GRAND TOTAL, O&M - TOA	28,752	11,069	24,476	13,337	8,932	16,480

USAF FY2010 PB	Fiscal Year: 2010
Family Housing Operation and Maintenance, Summary	Command: USAF
Excludes Leased Units and Costs	Exhibit: FH-2
Foreign	

Fiscal Year:	2008		2009		2010	
Inventory Data (Units)						
Units in Being Beginning of Year		19,952		18,534		18,534
Units in Being at End of Year		18,534		18,534		16,460
Average Inventory for Year		19,243		18,534		17,497
Historic Units		0		0		0
Funding Requirements (\$000)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)	Unit Cost (\$)
OPERATIONS (DIRECT)						
Management	30,624	1,591	31,112	1,679	23,564	1,347
Services	13,844	719	14,565	786	17,257	986
Furnishings	39,909	2,074	39,473	2,130	37,246	2,129
Miscellaneous	1,238	64	1,263	68	1,543	88
Sub-Total Direct Operations	85,615	4,448	86,413	4,662	79,610	4,550
Anticipated Reimbursements	378	19	381	21	419	24
Gross Obligations, Operations	85,993	4,467	86,794	4,683	80,029	4,574
UTILITIES (DIRECT)						
Direct Utilities	44,487	2,312	55,522	2,996	54,899	3,138
Anticipated Reimbursements	1,117	56	1,135	61	1,248	71
Gross Obligations, Utilities	45,604	2,368	56,657	3,057	56,147	3,209
MAINTENANCE (DIRECT)						
M&R Dwelling	133,017	6,912	124,589	6,722	92,978	5,314
M&R Ext. Utilities	6,252	na	5,644	na	10,716	na
M&R Other Real Property	9,529	na	8,601	na	10,259	na
Alter & Add.	1,820	na	1,643	na	0	na
Sub-Total Direct Maintenance	150,618	6,912	140,477	6,722	113,953	5,314
Anticipated Reimbursements	2,697	140	2,818	152	3,111	178
Gross Obligations, Maintenance	153,315	7,052	143,295	6,874	117,064	5,492
GRAND TOTAL, O&M - Direct	280,720	13,672	282,412	14,380	248,463	13,002
Anticipated Reimbursements	4,192	215	4,334	234	4,778	273
GRAND TOTAL, O&M - TOA	284,912	13,887	286,746	14,614	253,241	13,275

FY10 BES	Fiscal Year:	2010
Summary of Historic Housing Detail	MAJCOM:	USAF
	Exhibit:	FH-6

	Fiscal Year:	2008	2009	2010
1. Historic Housing Costs, Non-GOQ Data				
a. Number of Non-GOQ units on NHRP (Inventory)		650	233	233
b. Improvement Costs (\$000)		0	0	0
c. Maintenance and Repair Costs (\$000)		3,557	2,405	2,405
d. Total Historic Maintenance, Repair, Improvements (\$000)		3,557	2,405	2,405
e. Average Cost Per Unit (\$000)		5	10	10
2. Historic Housing Costs, GOQ Data				
a. Number of GOQ units on NHRP (Inventory)		39	24	24
b. Improvement Costs (\$000)		0	0	0
c. Maintenance and Repair Costs (\$000)		213	246	246
d. Total Historic Maintenance, Repair, Improvements (\$000)		213	246	246
e. Average Cost Per Unit (\$000)		5	10	10
3. Total Historic Inventory & Costs (Non-GOQ & GOQ)				
a. Number of Non-GOQ and GOQ units on NHRP (Inventory)		689	257	257
b. Improvement Costs (\$000)		0	0	0
c. Maintenance and Repair Costs (\$000)		3,771	2,651	2,651
d. Total Historic Maintenance, Repair, Improvements (\$000)		3,771	2,651	2,651
e. Average Cost Per Unit (\$000)		5	10	10

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
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RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

(Program In Thousands)

FY 2010 Program \$113,799

FY 2009 Program \$117,750

The FY 2010 program represents Air Force family housing requirements and was developed using OSD/OMB approved inflation and foreign currency fluctuation rates. Adjustments have been made for force structure changes and mission realignments. All program sub-accounts are described in detail in the following analyses:

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MILITARY FAMILY HOUSING
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Management. The Management account supports installation-level housing office operations; occupancy and contractor inspections; administrative support; community liaison; and the housing referral program, which assists members in finding homes in the private sector. It also supports studies such as the housing requirements and market analyses, preliminary studies, survey requirements for construction plans, housing information technology software and support, and concept development, acquisition, and portfolio management supporting privatization.

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

		(\$ in Thousands)
1.	FY 2009 President's Budget	\$58,396
2.	Congressional Adjustments:	-\$5,000
3.	FY 2009 Appropriated Amount:	\$53,396
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2009 Current Estimate	\$53,396
10.	Price Growth:	
a.	General Inflation (1.5%)	\$801
11.	Functional Program Transfer:	None
12.	Program Increase:	
13.	Program Decrease:	
a.	2008 FHMP Adjustment	-\$1,088
b.	Joint Basing Transfer	-\$1,775

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14. FY 2010 Budget Request: \$51,334

Analysis of Changes in Management

The requirement for the FY 2010 program was developed through the Family Housing Master Plan (FHMP) process from historical expenditures and adjusted for a standard inflation rate of 1.5%.

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Services. Provides basic municipal-type support services such as refuse collection and disposal; fire and police protection; entomology and pest control; snow removal; street cleaning, and custodial services for government-owned family housing units. Since private developers are responsible for municipal services, privatized installations have no requirements for funding. Services at remaining government owned housing units are based on historical obligations.

	(\$ in Thousands)
1. FY 2009 President's Budget	\$20,166
2. Congressional Adjustments:	None
3. FY 2009 Projected Appropriated Amount:	\$20,166
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2009 Current Estimate	\$20,166
10. Price Growth:	
a. General Inflation (1.5 %)	\$303
11. Functional Program Transfer:	None
12. Program Increase:	None
a. 2008 FHMP Baseline Adjustment	+\$2,158
13. Program Decrease:	None
a. Joint Basing	-\$887
14. FY 2010 Budget Request:	\$21,740

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Analysis of Changes in Services

The requirement for FY 2010 was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for adjustments in service contracts, and for a standard inflation rate of 1.5%.

The FY 2010 Services account reflects the reduced inventory level of government owned units, primarily at CONUS locations, as the Air Force completes its housing privatization program. The Services account for FY 2009 was also reduced by \$0.8M under BRAC due to the transfer of Pope AFB to the Army, and by another \$0.1M due to additional savings resulting from BRAC. These savings were applied to the highest priority requirements for the overall Air Force.

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Furnishings. Includes the procurement for initial issue and replacement of household equipment (primarily stoves and refrigerators) and for furniture in limited circumstances overseas. Also funds the control, moving, and handling of furnishings inventories; and the maintenance and repair of such items. Privatized housing units do not receive funding with the exception of General Officer Quarters.

Loaner sets of furniture are issued to military families overseas so they may occupy permanent quarters prior to the arrival of their personally owned furniture. “Loaner kits” consisting of tables, beds, sofas, etc. allow members to establish themselves in a housing unit before their household goods arrive. Loaner sets are very cost effective because they reduce the cost of temporary quarters. Other items of household furnishings, normally built into CONUS houses, are often limited or not existent in foreign country homes, such as wardrobes (clothes closets), kitchen cabinets, sideboards and appliances. These items are also issued to military families.

Housing in Europe also often requires that closets (armoires) and kitchen cabinets be issued since European private rentals do not have the closets that are expected in the United States and kitchens usually do not come equipped with appliances and cabinets.

The furnishings account funds essential furnishings at levels consistent with the needs of the Air Force. Much of the funding requested in the furnishings account results from an analysis of the most economical or cost effective way to fulfill service requirements. Issuing furnishings by the government avoids higher costs in other accounts such as military allowances and other support appropriations.

(\$ in Thousands)

1.	FY 2009 President's Budget	\$42,189
2.	Congressional Adjustments:	None
3.	FY 2009 Appropriated Amount:	\$42,189
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2009 Current Estimate	\$42,189

DEPARTMENT OF THE AIR FORCE
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10.	Price Growth:	
	a. General Inflation (1.5%)	\$633
11.	Functional Program Transfer:	None
12.	Program Increase:	
13.	Program Decrease:	
	a. 2008 FHMP Adjustment	-\$2,752
	b. Joint Basing Transfer	-\$888
14.	FY 2010 Budget Request:	\$39,182

Analysis of Changes in Furnishings

The requirement for FY 2010 was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for adjustments in service contracts, and for a standard inflation rate of 1.5%. The stateside program is limited to providing furniture for general officer quarters at privatized bases in CONUS. A large requirement, however, still remains at our foreign locations as furniture is used to reduce household goods shipments overseas and thus savings in PCS costs.

FY 2010 PB
Family Housing Summary of Furnishings Detail (\$Thousands)

Fiscal Year: **2010**
 Command: **USAF**
 Exhibit: **FH-3**

Category	Furnishings Less Household Equipment					Household Equipment					Total Furnishings				
	Moving/ Handling	Maint/ Repair	Replace ment	Initial Issue	Total	Moving/ Handling	Maint/ Repair	Replace ment	Initial Issue	Total	Moving/ Handling	Maint/ Repair	Replace ment	Initial Issue	Total
FY08															
CONUS	3	7	110	0	119	102	405	1,026	112	1,645	105	412	1,136	112	1,764
US Overseas	282	0	362	0	644	403	0	192	0	595	685	0	554	0	1,239
Foreign	5,368	5,019	4,952	10,040	25,378	3,894	4,406	6,392	399	15,091	9,262	9,424	11,344	10,439	40,469
Public	3,488	3,304	3,217	10,040	20,048	2,373	2,787	4,854	399	10,413	5,861	6,091	8,071	10,439	30,461
Private	1,880	1,715	1,735	0	5,330	1,521	1,619	1,538	0	4,678	3,401	3,334	3,273	0	10,008
Total	5,653	5,025	5,423	10,040	26,141	4,399	4,811	7,611	511	17,331	10,052	9,836	13,034	10,551	43,472
FY09															
CONUS	3	7	112	0	122	104	413	1,047	114	1,678	107	420	1,159	114	1,800
US Overseas	288	0	369	0	657	411	0	196	0	607	699	0	565	0	1,264
Foreign	5,474	5,119	5,051	8,089	23,733	3,972	4,494	6,520	407	15,393	9,446	9,613	11,571	8,496	39,125
Public	3,558	3,370	3,281	8,089	18,297	2,420	2,843	4,951	407	10,621	5,978	6,212	8,232	8,496	28,918
Private	1,917	1,749	1,770	0	5,437	1,552	1,651	1,569	0	4,772	3,469	3,400	3,339	0	10,208
Total	5,765	5,126	5,532	8,089	24,511	4,487	4,907	7,763	521	17,678	10,252	10,033	13,295	8,610	42,189
FY10															
CONUS	4	9	142	0	155	132	524	733	144	1,533	136	533	875	144	1,688
US Overseas	0	0	248	0	248	0	0	0	0	0	0	0	248	0	248
Foreign	5,219	4,892	4,826	7,510	22,447	3,837	4,317	6,172	473	14,799	9,056	9,209	10,998	7,983	37,246
Public	3,361	3,188	3,105	7,510	17,164	2,316	2,703	4,635	473	10,127	5,677	5,891	7,740	7,983	27,291
Private	1,858	1,704	1,721	0	5,283	1,521	1,614	1,537	0	4,672	3,379	3,318	3,258	0	9,955
Total	5,223	4,901	5,216	7,510	22,850	3,969	4,841	6,905	617	16,332	9,192	9,742	12,121	8,127	39,182

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Miscellaneous. Includes leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments (i.e. United Kingdom and Australia) to operate housing units occupied by Air Force personnel, mobile home hookups, and similar costs. Also includes reimbursement to the International Cooperative Administrative Support Services (ICASS) Program administered by the Department of State. ICASS is a system for managing and sharing the administrative support costs of overseas operations with US Foreign Affairs agencies and other US Government agencies that operate in countries where the Air Force does not have a significant presence.

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

	(\$ in Thousands)
1. FY 2009 President's Budget	\$1,999
2. Congressional Adjustments:	None
3. FY 2009 Projected Appropriated Amount:	\$1,999
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2009 Current Estimate	\$1,999
10. Price Growth:	
a. General Inflation (1.5%)	\$30
11. Functional Program Transfer:	None
12. Program Increase:	None
13. Program Decrease:	None
a. 2008 FHMP Baseline Adjustment	-\$486

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

14. FY 2010 Budget Request: \$1,543

Analysis of Changes in Miscellaneous

With the exception of increases in general inflation, this account remains steady from year to year. This account funds accommodation charges in the United Kingdom for renting Ministry of Defense housing, payment to the U.S. Coast Guard to house Air Force personnel, payments for International Cooperative Administrative Support Services (ICASS) agreements with embassies to provide services to USCENTCOM personnel, and property taxes for overseas locations.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 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 2009 President's Budget	\$100,997
2. Congressional Adjustments:	None
3. FY 2009 Projected Appropriated Amount:	\$100,997
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2009 Current Estimate	\$100,997
10. Price Growth:	
a. General Inflation (1.5 %)	\$1,515
11. Functional Program Transfer:	None
12. Program Increase:	None
13. Program Decrease:	None

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

a.	2008 FHMP Baseline Adjustment	-\$10,022
b.	Joint Basing Transfer	-\$10,804
14.	FY 2010 Budget Request:	\$81,686

Analysis of Changes in Utilities

This program will experience a reduction upon achieving a steady-state inventory level of government owned houses due to the successful completion of housing privatization at U.S. bases. The majority of the remaining homes will be located at overseas locations, where utility costs are generally higher than the U.S. average for the equivalent commodity. The FY 2010 requirement was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for increases in fuel, natural gas, and electricity costs reflected in a standard inflation rate of 1.5%, plus an additional revised estimate of crude oil purchase inflation provided by OMB.

The FY 2010 utilities account reflects the reduced inventory level of government owned units, primarily at CONUS locations, as the Air Force completes its housing privatization program.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

FY 2010 President's Budget		Fiscal Year: 2010		
Family Housing Summary of Utility Detail		Command: USAF		
		Exhibit: FH-10		
	Fiscal Year:	2008	2009	2010
TOTAL COST OF UTILITIES (\$000)		100,176	100,997	81,686
UTILITY QUANTITIES				
Electricity (KwH)		548,434,762	537,793,434	434,965,340
Heating				
Gas (CF)		913,333,878	905,625,019	732,466,165
Fuel Oil				
Residuals (BBLs)		0	0	0
Distillates (BBLs)		488,784	483,897	391,374
Purchased Steam (MBTU)		927,264	917,992	742,469
Heat Plants Coal Fired (MBTU)		0	0	0
Heat Plants Other Than Gas, Oil, Coal (MBTU)		2,856	2,856	0
Propane (BBLs)		9,795	9,733	7,872
Water (Kgal)		5,963,757	5,900,078	4,772,319
Sewage (Kgal)		4,470,189	4,422,789	3,577,135

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Maintenance. Provides upkeep of family housing real property through service calls, change of occupancy rehabilitation, routine maintenance, preventive maintenance, interior and exterior painting, and major repairs. Past limited maintenance funding and a high occupant turnover have accelerated deterioration of the Air Force housing inventory. Housing condition assessments conducted for the Air Force Family Housing Master Plan (FHMP) substantiate that the maintenance and repair funding profile represents a balanced, fiscally constrained program, while ensuring sufficient Real Property Maintenance Contract (RPMC) funds are available to maintain the existing adequate inventory. The program may also be the fund source for any MFH maintenance and repair charges associated with the privatization of utility systems.

MFH maintenance is broken into two types of service. The first is routine recurring work such as answering service calls and doing repairs necessary to keep a house habitable, like repairing leaking faucets, replacing broken windows, or replacing furnace filters. It includes maintenance performed upon change of occupancy, such as painting, or carpet replacement.

The second type of service is major maintenance and repair such as work needed to fix or replace major systems and their components that are nearing the end of their useful life such as restoring or replacing structural items such as roofs, electrical, plumbing, heating, ventilation and air conditioning, adding insulation where there is either no insulation or inadequate insulation, landscaping, and complete painting of the exterior.

The AF FHMP draws a distinct line between military construction and maintenance funding. Architect and engineering firms have gathered housing condition assessment data on every housing type in the Air Force. This data documents the existing condition of major housing system components (example: roofs, furnaces, carpet, windows, cabinets) and then, using industry standard life cycles, projects the replacement requirement for these components (example: roof is 15-20 years; gas furnace is 20 years). The overall condition of housing components and replacement cost determines whether each requirement is projected for replacement or improvement through the military construction program or should be maintained using RPMC funds. This database is then used to project future facility funding requirements.

No maintenance funds are provided for housing units at privatized bases. Maintenance for the housing units is the responsibility of the privatization developer.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

(\$ in Thousands)

1.	FY 2009 President's Budget:	\$227,912
2.	Congressional Adjustments:	None
3.	FY 2009 Appropriated Amount:	\$227,912
4.	Supplementals:	None
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2009 Current Estimate	\$227,912
10.	Price Growth:	
	a. Inflation (1.5%)	\$3,419
11.	Functional Program Transfer:	None
12.	Program Increase:	
13.	Program Decrease:	
	a. 2008 FHMP Baseline Adjustment	-\$69,728
	b. Joint Basing Initiatives	-\$11,374
14.	FY 2010 Budget Request:	\$150,229

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

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 2010 program was developed through the Family Housing Master Plan (FHMP) process from historical expenditures allowing for reductions due to housing privatization and scheduled demolition projects. These amounts were then adjusted for a standard inflation rate of 1.5%. This account is funded to continue to keep “good houses good” and to address life, safety, and health issues.

The FY 2010 maintenance account reflects the reduced inventory level of government owned units at CONUS locations as the Air Force completes its housing privatization program. After the completion of the privatization projects, a reduced level of maintenance funding will be required to sustain and repair housing referral offices, utilities, infrastructure, and other real property that is still government owned and directly supports the privatized housing at CONUS installations. Additional adjustments were made to account for demolition projects to eliminate surplus homes and BRAC Joint Basing initiatives.

In FY 2010, we estimate over 75% of all maintenance costs will go to housing units located in foreign areas. Overseas adequate units not requiring conversion or suitability corrections will not be replaced or improved. They will be retained within the inventory and sustained using Family Housing O&M funds.

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**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FY 2010 BUDGET REQUEST**

NON-GOQ UNITS

This information complies with the House of Representatives, Military Construction Appropriations Bill (Conference Report 106-614) requiring the Services to report major maintenance and repair expenditures projected to exceed \$20,000 per unit. While these projects are shown as line items here, the maintenance budget estimate includes them among overall requirements for the entire inventory. AF Policy is to program projects that exceed \$20K threshold when work cannot await MILCON funding or housing privatization. Work includes actions that keep "good units good", protect life, safety, and health, and ensure facility preservation.

Location	Base	No of Units	Year Built	High Unit Cost (\$000)	Unit (NSM)	Proj (NSM)	Total Cost (\$000)	Improvements Non-Routine FY2003-2007 (\$000)
CONUS								
No Request								
Overseas								
No Request								

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**DEPARTMENT OF THE AIR FORCE MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST
GENERAL OFFICERS QUARTERS**

This information complies with the 2008 MILCON Appropriations Act language requiring the Services to report any expenditures from the maintenance account for General or Flag Officer housing projected to exceed \$35,000 per unit.

AF Policy is that all work performed in GOQs will be consistent with the Individual Facility Profile (prepared as part of the GOQ Master Plan) for the affected quarters. Policy calls for programming projects that exceed \$35K threshold when work is not eligible for or cannot await MILCON funding. Work includes actions that keep "good units good", protect life, safety, and health, and ensure facility preservation. Total maintenance costs shown below include routine maintenance actions (e.g. service calls, grass cutting) and major maintenance actions.

Location	Base	Qtrs ID	Size NSM	Year Built	Oper Total (\$000)	Util Total (\$000)	Maint Total (\$000)	Total O&M (\$000)	Improvements Non- Routine FY 2002- 2006 (\$000)
CONUS									
No Request									
OVERSEAS									
No Request									

DEPARTMENT OF THE AIR FORCE
 GENERAL AND FLAG OFFICERS' QUARTERS
 OPERATIONS AND MAINTENANCE EXPENDITURES ANTICIPATED TO EXCEED \$35,000 PER UNIT FOR FISCAL YEAR 2010
 (DOLLARS IN THOUSANDS)

State/ Country	Installation	Quarters Address	Year Built	Size NSF	Opns Cost	Utilities Cost	Maint Cost	Total FH O&M Cost	Leasing Cost	Non FH O&M Cost
No Request										
TOTAL:					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Department of the Air Force
General and Flag Officers' Quarters
6,000NSF Units for Fiscal Year 2010
(Dollars in Thousands)

State/ Country	Installation	Quarters ID	Year Built	Size NSF	Total FH O&M Cost	Alternative Use	Cost to Convert Unit	If O&M >\$35K Demolish & Rebuild Cost
		None (1)						
							N/A	N/A
							N/A	N/A
TOTAL:							\$.	\$.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 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 2009 President's Budget	\$8,854
2. Congressional Adjustments:	None
3. FY 2009 Projected Appropriated Amount:	\$8,854
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2009 Current Estimate	\$8,854
10. Price Growth:	
a. Inflation (1.5%)	+\$133
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases: Adjustment resulting from reduced government-owned housing inventory	-\$3,420
14. FY 2010 Budget Request:	\$5,567

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

LEASING

Program (\$ in Thousands)

FY 2010 Program \$103,406

FY 2009 Program \$94,246

Purpose and Scope

Leasing provides privately owned housing for assignment as government quarters at both domestic and foreign locations when the local economy and on-base housing cannot satisfy requirements. The leasing program is authorized by 10 U.S.C. 2828 and provides for payment of rental and operation and maintenance costs of privately owned quarters for assignment as government quarters to military families. This program also includes funds needed to pay for services such as utilities and refuse collection when these services are not part of the contract agreement.

The Air Force continues to rely on the private sector to meet the majority of housing needs. Where the private sector rental markets and on-base housing cannot meet requirements and cost-effective alternatives do not exist, short and long-term leases are used. The Air Force must use the leasing program in high cost and overseas areas to obtain adequate housing to meet critical needs and to avoid unacceptably high member out-of-pocket costs.

Program Summary - Highlights

Authorization is requested to fund leases and related expenses in FY 2010. The FY 2010 request for family housing leasing points is summarized as follows:

	<u>Lease Pts</u>	<u>FY 08</u>		<u>FY 09</u>		<u>FY 10</u>	
		<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>
Foreign	9,084	2,527	\$56,203	2,522	\$53,182	1,972	\$38,722
Section 801	3,172	3,372	\$53,727	2,844	\$49,868	2,558	\$46,443
Domestic	3,333	548	\$1,911	708	\$2,451	494	\$7,858

Foreign Leasing

Congress controls leasing in foreign countries first by the number of lease points authorized, then by the review and approval of contract proposals, and finally by the funds appropriated. Air Force strategy is to provide adequate housing for our personnel serving in other countries where military family housing is not available.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

Section 801 Leasing

In FY 1984, Congress authorized the testing of a new leasing program for U.S. installations in P.L. 98-115, Section 801. This program was designed to reduce CONUS family housing deficit at bases where Air Force families were seriously affected by housing shortages and high housing costs. Nine housing communities were constructed. Since then, 801 leases have terminated at March AFB, CA; Hanscom AFB, MA; Goodfellow AFB, TX; and Eielson AFB, AK. The remaining 366 leases at Eielson will terminate in FY 2016. The Air Force plans to continue negotiations with the individual developers to discuss terminating the leases entirely or changing the number of units leased. The current inventory of 801 leases is shown in Exhibit FH-4B.

Domestic and Foreign Leasing (other than Section 801)

The Air Force supports independent duty personnel residing in high cost rental areas such as Izmir, Turkey, and Douala, Camaroon. This support is provided since housing within BAH or OHA rates are not available in these areas.

Foreign leases are primarily provided at Aviano, IT; Lakenheath, UK; and Spangdahlem, GE. Most other leases overseas are provided to support accompanied Air Force members where military family housing is not available. Leases are provided for members in other overseas locations in which the Department of State International Cooperative Administrative Support Services (ICASS) program administers the lease with the Air Force providing appropriate funding.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

<u>Leasing</u>	(\$ in Thousands)
1. FY 2009 President's Budget	\$94,246
2. Congressional Adjustments:	None
3. FY 2009 Appropriated Amount:	\$94,246
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2009 Current Estimate	\$94,246
10. Price Growth:	
a. Inflation (1.5%)	\$1,414
11. Functional Program Transfer:	None
12. Program Increase:	
a. 2008 FHMP Baseline Adjustment	\$1,746
b. Joint Base Initiatives	\$6,000
13. Program Decreases:	None
14. Budget Request:	\$103,406

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

Analysis of Changes in Leasing:

The attached leasing charts reflect changes to the program by locations and type of lease. These requirements are a direct result of changes to missions, changes in accompanied / unaccompanied requirements, and other housing needs.

**ANALYSIS OF LEASED UNITS (Other than Section 801)
FY 2010**

LOCATION	FY 08			FY 09			FY 10		
	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)
DOMESTIC LEASES									
Buckley, CO	30	360	\$41	30	360	\$42	0	0	\$0
Eielson AFB, AK	0	0	\$0	0	0	\$0	0	0	\$0
Keesler, MS ²				160		\$503	0	0	\$0
Los Angeles, CA (AFRTS)	18	216	\$375	18	216	\$382	0	0	\$0
Pinedale, WY	4	48	\$51	4	48	\$52	0	0	\$0
Andrews, MD	0	0	\$0	0	0	\$0	414	4,968	\$6,392
San Antonio, TX (AFROTC)	14	168	\$295	14	168	\$301	14	168	\$307
San Antonio, TX (AFRS)	68	816	\$1,149	68	816	\$1,171	66	792	\$1,159
Unassigned	3,199			3,039			2,839		
TOTAL DOMESTIC LEASES	3,333	1,608	1,911	3,333	1,608	2,451	3,333	5,928	7,858
FOREIGN LEASES									
Amman, Jordan	4	48	\$71	4	48	\$73	4	48	\$74
Aviano, Italy	726	8,712	\$20,328	726	8,712	\$20,734	587	7,044	\$17,100
Bangkok, Thailand	1	12	\$37	1	12	\$38	1	12	\$39
Bonn, Germany	1	12	\$32	1	12	\$33	1	12	\$33
Brussels, Belgium	1	12	\$44	1	12	\$45	1	12	\$46
Cairo, Egypt	2	24	\$70	2	24	\$72	2	24	\$73
Chaing Mai, Thailand	4	48	\$149	4	48	\$152	4	48	\$155
Classified Location	1	12	\$53	1	12	\$54	1	12	\$55
Copenhagen, Denmark	4	48	\$233	4	48	\$238	4	48	\$217
Doha, Qatar	1	12	\$39	1	12	\$40	1	12	\$45
Geilenkirchen, Germany	1	12	\$61	1	12	\$63	1	12	\$64
Izmir, Turkey	2	24	\$57	2	24	\$58	2	24	\$227
Manama, Bahrain	1	12	\$27	1	12	\$27	1	12	\$28
Nairobi, Kenya	2	24	\$46	2	24	\$47	2	24	\$48
Osan, Korea	199	2,388	\$3,978	199	2,388	\$4,057	0	0	\$0
Paris, France (11WG)	7	84	\$658	7	84	\$671	7	84	\$628
Paris, France (USAFE)	2	24	\$117	2	24	\$120	2	24	\$179
RAF Lakenheath / Mildenhall, UK	1,325	15,900	\$22,128	1,320	15,840	\$21,817	851	10,212	\$14,347
RAF Menwith Hill, UK	15	180	\$340	15	180	\$347	23	276	\$542
Spangdahlem, Germany	225	2,700	\$3,825	225	2,700	\$4,320	471	5,652	\$4,320
Stavenger, Norway	1	12	\$52	1	12	\$53	1	12	\$81
United Arab Emirates	1	12	\$58	1	12	\$59	1	12	\$64
Vienna, Austria	1	12	\$53	1	12	\$54	1	12	\$60
Douala, Camaroon	0	0	\$0	0	0	\$0	1	12	\$104
India	0	0	\$0	0	0	\$0	1	12	\$100
Israel	0	0	\$0	0	0	\$0	1	12	\$92
Unassigned	6,557		\$3,747	6,562		\$12	7,112		\$1
TOTAL FOREIGN LEASES	9,084	30,324	56,203	9,084	30,264	53,182	9,084	23,664	38,722
GRAND TOTAL FH-4	12,417	31,932	58,114	12,417	31,872	55,634	12,417	29,592	46,580

**ANALYSIS OF HIGH COST LEASED UNITS
(Other than Section 801)
FY 2010**

LOCATION	FY 10 TOTAL LEASES Per Country	FY08			FY09			FY10		
		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										
San Antonio, TX (AFRS)	9	7	\$21,457	\$148	7	\$21,457	\$151	9	\$21,457	\$210
Sub-Total Domestic	9	7		\$148	7		\$151	9		\$210
FOREIGN LEASES										
Abu Dhabi, UAE	1	1	\$36,494	\$58	1	\$36,494	\$59	1	\$36,494	\$64
Bankok, Thailand	1	1	\$36,494	\$37	1	\$36,494	\$38	1	\$36,494	\$39
Copenhagen, Denmark	4	4	\$36,494	\$233	4	\$36,494	\$238	4	\$36,494	\$217
Doha, Qatar	1	1	\$36,494	\$39	1	\$36,494	\$40	1	\$36,494	\$45
Geilenkirchen, Germany	1	1	\$36,494	\$61	1	\$36,494	\$63	1	\$36,494	\$64
Izmir, Turkey	3	1	\$36,494	\$37	1	\$36,494	\$38	2	\$36,494	\$227
Paris, France	9	9	\$36,494	\$775	9	\$36,494	\$791	9	\$36,494	\$807
Stavanger, Norway	1	1	\$36,494	\$52	1	\$36,494	\$53	1	\$36,494	\$81
Vienna, Austria	1	1	\$36,494	\$53	1	\$36,494	\$54	1	\$36,494	\$60
Brussels, Belgium	0	1	\$36,494	\$44	1	\$36,494	\$45	0	\$36,494	\$0
Chaing Mai, Thailand	0	4	\$36,494	\$149	4	\$36,494	\$152	0	\$36,494	\$0
Classified Location	0	1	\$36,494	\$53	1	\$36,494	\$54	0	\$36,494	\$0
RAF Menwith Hill UK	0	1	\$36,494	\$50	1	\$36,494	\$51	0	\$36,494	\$0
Douala, Camaroon	1	0	\$36,494	\$0	0	\$36,494	\$0	1	\$36,494	\$104
India	1	0	\$36,494	\$0	0	\$36,494	\$0	1	\$36,494	\$100
Israel	1	0	\$36,494	\$0	0	\$36,494	\$0	1	\$36,494	\$92
Jordan	1	0	\$36,494	\$0	0	\$36,494	\$0	1	\$36,494	\$45
Sub-Total Foreign	26	27		1,641	27		1,676	25		1,945
GRAND TOTAL FH-4A	35	34		1,789	34		1,827	34		2,155

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

FY 2010

LOCATION	DATE OF AWARD	DATE OF FULL OCCUP	FY 2008 UNITS	FY 2008 COSTS	FY 2009 UNITS	FY 2009 COSTS	FY 2010 UNITS	FY 2010 COSTS
Andrews, MD	AUG 91	OCT 95	828	\$12,238	828	\$12,532	1,242	\$18,783
Cannon, NM	JUN 91	AUG 93	350	\$5,346	350	\$5,474	350	\$5,583
Eielson, AK	SEP 91	JAN 96	366	\$10,961	366	\$11,224	366	\$11,448
Ellsworth, SD	AUG 89	JUN 91	1,028	\$15,006	700	\$10,218	0	\$0
Hurlburt, FL	JAN 91	SEP 92	300	\$4,700	300	\$4,813	300	\$4,909
Travis, CA	SEP 89	AUG 91	300	\$5,476	300	\$5,607	300	\$5,719
ANNUAL REQUIREMENT			3,172	\$53,727	2,844	49,868	2,558	46,443

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

HOUSING PRIVATIZATION

Overview: The Air Force estimates by the end of FY09 they will have privatized family housing at 43 bases.

Status of Projects:

Base	Lackland AFB (Ph 1)	Dyess AFB	Robins AFB (Ph 1)	Elmendorf AFB (Ph 1)	Wright-Patterson AFB (Ph 1)
Location (City, State)	San Antonio, TX	Abilene, TX	Warner Robins, GA	Anchorage, AK	Dayton, OH
Award Date	Aug-98	Sep-00	Sep-00	Mar-01	Aug-02
# of units privatized	420	402	670	828	1,536
Type of Deal (debt, equity)	Debt w/ Guarantee	Debt	Debt w/ Guarantee	Debt w/ Guarantee	Debt w/ Guarantee
Construction Status	Complete	Complete	Complete	Complete	Complete
Construction Complete	Nov-01	Sep-02	Jun-02	Sep-03	Feb-06

Base	Kirtland AFB	Elmendorf AFB (Ph 2)	Patrick AFB	Moody AFB	Little Rock AFB
Location (City, State)	Albuquerque, NM	Anchorage, AK	Cocoa Beach, FL	Valdosta, GA	Little Rock, AR
Award Date	May-03	Oct-04	Oct-03	Mar-04	Aug-04
# of units privatized	1,078	1,194	552	606	1,200
Type of Deal (debt, equity)	Debt w/Guarantee	Debt W/ Guarantee	Equity	Debt	Debt
Construction Status	Complete	Complete	Construction underway	Construction underway	Construction underway
Construction Complete	Aug-06	Mar-07	TBD	TBD	TBD

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2010 BUDGET REQUEST

Base	Buckley AFB	Hanscom AFB	Hickam AFB (Ph 1)	Offutt AFB	Hill AFB
Location (City, State)	Aurora, CO	Bedford, MA	Honolulu, HI	Omaha, NE	Salt Lake City, UT
Award Date	Aug-04	Oct-04	Feb-05	Sep-05	Oct-05
# of units privatized	351	784	1,356	1,640	1,018
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Sep-07	TBD	Jan-10	Feb-13	Oct-11

Base	Dover AFB	Scott AFB	Nellis AFB	McGuire AFB - Ft Dix	Altus AFB
Location (City, State)	Dover, DE	O'Fallon, IL	Las Vegas, NV	Wrightstown, NJ	Altus, OK
Award Date	Oct-05	Jan-06	May-06	Sep-06	Feb-07
# of units privatized	980	1,593	1,178	2,084	726
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Oct-09	Jun-09	Sep-09	Sep-12	Feb-12

Base	Luke AFB	Tyndall AFB	Sheppard AFB	US Air Force Academy	Davis-Monthan AFB
Location (City, State)	Phoenix, AZ	Panama City, FL	Wichita Falls, TX	Colorado Springs, CO	Tucson, AZ
Award Date	Feb-07	Feb-07	Feb-07	May-07	Jul-07
# of units privatized	426	813	910	427	929
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Feb-12	Feb-12	Feb-12	May-13	Jul-15

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Base	Holloman AFB	Hickam AFB (Ph 2)	Peterson AFB Schriever AFB	Los Angeles AFB	Robins AFB (Ph2)
Location (City, State)	Alamogordo, NM	Honolulu, HI	Colorado Springs, CO	Los Angeles, CA	Warner-Robins, GA
Award Date	Jul-07	Aug-07	Sep-07	Sep-07	Sep-07
# of units privatized	909	1,118	894	572	207
Type of Deal (debt, equity)	Debt	Debt	Equity	Equity	Equity
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Jul-15	Aug-14	Sep-13	Sep-13	Sep-11

Base	Bolling AFB	Langley AFB	Barksdale AFB	Columbus AFB	Goodfellow AFB
Location (City, State)	Washington, DC	Hampton, VA	Bossier City, LA	Columbus, MS	San Angelo, TX
Award Date	Sep-07	Sep-07	Sep-07	Oct-07	Oct-07
# of units privatized	669	1,430	1,090	453	241
Type of Deal (debt, equity)	Debt	Debt	Debt	Equity	Equity
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Dec-10	Dec-14	Dec-14	Oct-12	Oct-12

Base	Laughlin AFB	Maxwell AFB	Randolph AFB	Vance AFB	Vandenberg AFB
Location (City, State)	Del Rio, TX	Montgomery, AL	San Antonio, TX	Enid, OK	Santa Barbara, CA
Award Date	Oct-07	Oct-07	Oct-07	Oct-07	Nov-07
# of units privatized	450	501	317	237	867
Type of Deal (debt, equity)	Equity	Equity	Equity	Equity	Debt
Construction Status	Construction underway	Construction underway	Construction underway	Construction underway	Construction underway
Construction Complete	Oct-12	Oct-12	Oct-12	Oct-12	Nov-12

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Base	Andrews AFB	MacDill AFB	Fairchild AFB	Tinker AFB	Travis AFB
Location (City, State)	Camp Springs, MD	Tampa, FL	Spokane, WA	Oklahoma City, OK	Fairfield, CA
Award Date	Nov-07	Nov-07	Jul-08	Jul-08	Jul-08
# of units privatized	887	571	641	660	1,134
Type of Deal (debt, equity)	Debt	Debt	Debt	Debt	Debt
Construction Status	Construction underway	Construction underway	Not started	Not started	Not started
Construction Complete	Nov-14	Nov-14	May-16	May-16	May-16

Base	Lackland AFB (Ph 2)	Wright-Patterson AFB (Ph 2)	Beale AFB	Eglin AFB Hurlburt AFB	Edwards AFB
Location (City, State)	San Antonio, TX	Dayton, OH	Yuba City, CA	Fort Walton Beach, FL	Lancaster, CA
Award Date	Dec-08	Dec-09	Sep-10	Sep-10	Sep-10
# of units privatized	463	101	798	1,824	796
Type of Deal (debt, equity)	Debt	Equity	TDB	TDB	TDB
Construction Status	Not started	Not started	Not started	Not started	Not started
Construction Complete	Mar-13	TBD	TBD	TDB	TDB

Base	Shaw AFB	Arnold AFB	Charleston AFB	Keesler AFB	Minot AFB
Location (City, State)	Sumter, SC	Manchester, TN	Charleston, SC	Biloxi, MS	Minot, ND
Award Date	Sep-10	Sep-10	Sep-10	Sep-10	Sep-10
# of units privatized	1,255	24	476	1,028	1,746
Type of Deal (debt, equity)	TBD	TBD	TBD	TBD	TBD
Construction Status	Not started	Not started	Not started	Not started	Not Started
Construction Complete	TBD	TBD	TBD	TBD	TBD

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Base	Mountain Home AFB	Cavalier AFS	Grand Forks AFB	Ellsworth AFB	Cannon AFB
Location (City, State)	Mountain Home, ID	Cavalier, ND	Grand Forks, ND	Rapid City, SD	Clovis, NM
Award Date	Sep-10	Sep-10	Sep-10	Sep-10	Sep-10
# of units privatized	1,324	14	274	621	1,221
Type of Deal (debt, equity)	TBD	TBD	TBD	TBD	TBD
Construction Status	Not Started	Not Started	Not Started	Not Started	Not started
Construction Complete	TBD	TBD	TBD	TBD	TBD

Base	McConnell AFB	Seymour Johnson AFB	F.E. Warren AFB	Malmstrom AFB	Whiteman AFB
Location (City, State)	Wichita, KS	Goldsboro, NC	Cheyenne, WY	Great Falls, MT	Knob Noster, MO
Award Date	Sep-10	Sep-10	Sep-10	Sep-10	Sep-10
# of units privatized	441	900	823	1,224	932
Type of Deal (debt, equity)	TBD	TBD	TBD	TBD	TBD
Construction Status	Not Started	Not Started	Not started	Not started	Not started
Construction Complete	TBD	TBD	TBD	TBD	TBD

Base	Eielson AFB	Dyess AFB II			
Location (City, State)	Fairbanks, AK	Abilene, TX			
Award Date	Sep-10	Sep-10			
# of units privatized	716	674			
Type of Deal (debt, equity)	TBD	TBD			
Construction Status	Not Started	Not Started			
Construction Complete	TBD	TBD			

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RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

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

	(\$ in Thousands)
1. FY 2009 President's Budget:	\$53,559
2. Congressional Adjustments:	None
3. FY 2009 Appropriated Amount:	\$53,559
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2009 Current Estimate	\$53,559
10. Price Growth:	
a. Inflation (1.5%)	+\$803
11. Functional Program Transfer:	None
12. Program Increases:	
a. Joint Basing Initiative	+\$429

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| 13. | Program Decreases: | |
| | a. 2008 FHMP Baseline Adjustment | -\$975 |
| 14. | FY 2010 Budget Request: | \$53,816 |

Analysis of Changes in Privatization:

The Privatization Baseline was reduced by \$975K to account for reductions in MAJCOM manpower, changes in scope and requirements for construction surveillance and program management support at installations during the initial development period, and reduced need for pre-solicitation support.

Executive Summary:

The Air Force requests \$53,816K in the FY10 Budget Request for Housing Privatization. These funds are required for Air Staff, AFCEE, MAJCOMs and installations to manage and oversee 40 closed privatization initiatives at 63 installations, to pay manpower costs previously expensed out of the Management sub-account. The funds are programmed for 1) portfolio management, 2) project construction oversight for local and federal code compliance, 3) installation asset management flight manpower, 4) MAJCOM and base specific privatization project management support.

During the post-closing initial development period, approximately \$1.1M is required per installation. This includes construction surveillance/oversight (\$240K), installation project management (\$180K) and asset management flight manpower (\$480K), and yearly portfolio management sustainment costs (\$200K).

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Requested Detail:

Construction Surveillance/Oversight: Once a project is closed, AFCEE provides supervision and inspection oversight of the housing privatization developer's construction. The Air Force and DoD have a vested interest in these privatization projects (loans and land leases) and the oversight ensures the Air Force receives top-quality housing for military members that complies with state and local construction codes. AFCEE assists the MAJCOMs and each base to provide construction oversight as the developer accomplishes housing construction or revitalization.

Asset Management: Transitioning from government-owned/operated housing to privatized housing is an ongoing effort for our bases. AFCEE's asset management support team is committed to ensuring our base and MAJCOM personnel receive the necessary training to accomplish their tasks. AFCEE's mixed staff, four contract and civilian employees, conduct annual CONUS resident satisfaction surveys and provides a comprehensive AF portfolio report. Asset management team supports the Air Staff by providing AFI updates, policy changes and property management-related updates to keep the generic transaction documents current. They augment MAJCOM and Air Staff support by attending IPTs and by providing day-to-day support thru telecoms and the asset management toolbox.

Portfolio Management: Long-term project oversight is essential to ensuring the Air Force continues to receive quality housing from the privatization developers. The Air Force has selected an industry leader in this field to assist AFCEE's four personnel and the installations by providing on-going program oversight for the length of the initiatives -- generally 50 years. In this capacity, the portfolio manager oversees the financial and managerial aspects of the deal to ensure loan payments are met, escrow and lockbox accounts are established and funded, and management is providing quality service to our members. This oversight identifies any projects that are in difficulty and implements corrective measures to preclude project failure.

Base/MAJCOM POCs: Executing a housing privatization initiative is manpower intensive yet MAJCOMs and bases have not been allocated additional manpower. To date, existing staffs have been overburdened because of the need to continue existing housing operations workload while providing support to the development of the privatization initiatives. A central point of contact is needed at each installation to coordinate all activities associated with the privatization effort from the beginning of concept development through construction and moving service members and their families into the units. Large projects or joint ventures with another military service will require an additional position to support the expected coordination and correlation workload.

FY 10 Air Force Family Housing Privatization

Privatization Date	Installation/State	Units Conveyed	End State Units	Funding			Authorities
				Amount (\$M)	Budget Year(s)	Type	
Aug-98	Lackland AFB, TX (Ph I)	272	420	6.200	96,97,98,99	Construction	1,4
Sep-00	Robins AFB, GA (Ph I)	665	670	12.600	97,98	Construction	1,4
Sep-00	Dyess AFB, TX	0	402	16.300	98,99	Construction	1
Mar-01	Elmendorf AFB, AK (Ph I)	584	828	23.300	98	Improvement	1,4
Aug-02	Wright-Patterson AFB, OH (PH I)	1,733	1,536	10.800	99,02	Construction & Improvement	1,4
May-03	Kirtland AFB, NM	1,783	1,078	24.200	97,98,99,02	Construction	1,4
Oct-03	Patrick AFB, FL	960	552	0.000	N/A	N/A	2,4
Mar-04	Moody AFB, GA	303	606	9.700	01,02	Improvement	1,4
Aug-04	Little Rock AFB, AR	1,535	1,200	6.100	00,01	Construction & Improvement	1,4
Aug-04	Buckley AFB, CO	0	351	17.600	02,04	Construction & Improvement	1,4
Oct-04	Elmendorf AFB, AK (Ph II)	986	1,194	41.496	02,03	Improvement	1,4
Oct-04	Hanscom AFB, MA	850	784	0.000	N/A	N/A	4
Feb-05	Hickam AFB, HI (Ph I)	1,356	1,356	4.194	02	Improvement	1,4
Sep-05	Offutt AFB, NE	2,600	1,640	12.568	01	Improvement	1,4
Oct-05	Hill AFB, UT	1,138	1,018	11.280	01,05	Improvement	1,4
Oct-05	Dover AFB, DE	1,488	980	12.425	04,05	Construction & Improvement	1,4
Jan-06	Scott AFB, IL	1,430	1,593	0.000	N/A	N/A	1,4
May-06	Nellis AFB, NV	1,278	1,178	1.826	01,02,05	Construction & Improvement	1,4
Sep-06	McGuire AFB/Ft. Dix, NJ	2,364	2,084	7.600	02	Improvement	1,4
Feb-07	Altus AFB, OK	963	726	6.244	04	Improvement	1,4
	Luke AFB, AZ	724	426				
	Sheppard AFB, TX	1,210	910				
	Tyndall AFB, FL	848	813				
	AETC Group I Total:	3,745	2,875				
May-07	US Air Force Academy, CO	1,207	427	2.219	06	Improvement	1,4
Jul-07	Davis-Monthan AFB, AZ	1,256	929	27.922	05	Construction & Improvement	1,4
	Holloman AFB, NM	1,009	909				
	D-M/Holloman Total:	2,265	1,838				
Aug-07	Hickam AFB, HI (Ph II)	1,303	1,118	0.000	N/A	N/A	1,4
Sep-07	Peterson AFB, CO	493	652	19.950	06	Improvement	2,4
	Schriever AFB, CO	0	242				
	Los Angeles AFB, CA	617	572				
	Tri-Group Total:	1,110	1,466				

FY 10 Air Force Family Housing Privatization

Privatization Date	Installation/State	Units Conveyed	End State Units	Funding			Authorities
				Amount (\$M)	Budget Year(s)	Type	
Sep-07	Robins AFB, GA (Ph II)	563	207	10.600	05	Improvement	2,4
Sep-07	Bolling AFB, MD	1,343	669	15.300	03,05,06	Construction & Improvement	1,4
	Langley AFB, VA	1,496	1,430				
	Barksdale AFB, LA	729	1,090				
	BLB Total:	3,568	3,189				
Oct-07	Colombus AFB, MS	518	453	59.000	03,05,06	Construction & Improvement	2,4
	Goodfellow AFB, TX	98	241				
	Laughlin AFB, TX	534	450				
	Maxwell AFB, AL	727	501				
	Randolph AFB, TX	397	317				
	Vance AFB, OK	230	237				
	AETC Group II Total:	2,504	2,199				
Nov-07	Vandenberg AFB, CA	1,336	867	0.000	N/A	N/A	1,4
Nov-07	Andrews AFB, MD	1,500	887	0.000	N/A	N/A	1,4
	MacDill AFB, FL	649	571				
	AMC East Total:	2,149	1,458				
Jul-08	Fairchild AFB, WA	1,055	641	28.200	04	Construction & Improvement	1,4
	Travis AFB, CA	2,187	1,134				
	Tinker AFB, OK	694	660				
	AMC West Total:	3,936	2,435				
Dec-08	Lackland AFB, TX (Ph II)	409	463	21.800	03,05	Improvement	1,4
Dec-09 (E)	Wright-Patterson AFB, OH (PH II)	102	101	11.800	03	Improvement	1,4
Jul-09 (E)	Beale AFB, CA	1,553	798	15.900	03,04,05	Construction & Improvement	1,4
Jan-10 (E)	Eglin AFB, FL	2,026	1,340	46.600	06	Construction & Improvement	1,4
	Hurlburt AFB, FL	380	594				
	Edwards AFB, CA	796	796				
	Eglin/Hurlburt Total:	3,202	2,730				

FY 10 Air Force Family Housing Privatization

Privatization Date	Installation/State	Units Conveyed	End State Units	Funding			Authorities
				Amount (\$M)	Budget Year(s)	Type	
Mar-10 (E)	Shaw AFB, SC	735	1,255	34.600	06, 07	Construction & Improvement	1,4
	Keesler AFB, MS	1,028	1,028				
	Arnold AFB, TN	40	24				
	<u>Charleston AFB, SC</u>	<u>726</u>	<u>476</u>				
	Southern Total:	2,529	2,783				
Mar-10 (E)	Minot AFB, ND	1,746	1,746	20.300	07	Construction	
	Grand Forks AFB, ND	833	274				
	Cavalier AFB, ND	14	14				
	Ellsworth AFB, SD	615	621				
	<u>Mountain Home AFB, ID</u>	<u>1,381</u>	<u>1,324</u>				
	Northern Total:	4,589	3,979				
May-10 (E)	Cannon AFB, NM	953	1,221	54.000	07	Construction & Improvement	1,3,4
	McConnell AFB, KS	493	441				
	<u>Seymour Johnson, NC</u>	<u>900</u>	<u>900</u>				
	CMS Total:	2,346	2,562				
May-10 (E)	F.E. Warren AFB, WY	831	823	40.200	07, 08	Construction & Improvement	1,4
	Malmstrom AFB, MT	932	1,224				
	<u>Whiteman AFB, MO</u>	<u>553</u>	<u>932</u>				
	Western Total:	2,316	2,979				
Sep-10 (E)	Eielson AFB, AK	1,110	716	1.000	08	Construction	
Sep-10 (E)	Dyess II	992	674	TBD	TBD	TBD	

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FOREIGN CURRENCY EXCHANGE DATA
FY 2010 Budget Request
(\$ in Thousands)

Country	Local Currency	FY 2008		FY 2009		FY 2010	
		Approved Exchange Rates	\$ U.S. Requiring Conversion	Approved Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Denmark	Krone	6.2523	\$225	5.9445	\$234	5.8303	\$225
European Comm	Euro	0.0826	\$72,272	0.7905	\$73,860	0.7737	\$74,779
Japan	Yen	114.7781	\$40,553	114.3007	\$41,563	108.9969	\$41,563
Norway	Krone	6.5827	\$159	6.4429	\$162	6.3409	\$189
Singapore	Dollar	1.6202	\$0	1.5749	\$0	1.5166	\$0
South Korea	Won	1,025.6971	\$3,187	981.0592	\$3,984	1,191.5708	\$3,987
Turkey	Lira	1.4493	\$3,285	1.4327	\$3,356	1.3883	\$3,487
United Kingdom	Pound	0.5528	\$50,515	0.5546	\$51,625	0.5905	\$50,824
Total			\$170,196		\$174,784		\$175,054

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