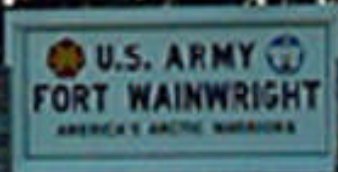




FORT WAINWRIGHT'S HOUSING SITUATION





AGENDA



- **Goals**
- **Strategies**
- **Current Situation**
- **Projected Population Changes**
- **Housing Market Analysis**
- **Preferred Tenant Program**
- **Domestic Lease Authority**
- **Residential Communities Initiative**



HOUSING THE FORCE



Our Goal – Partner with the local community to increase family housing within the Fairbanks North Star Borough (FNSB) that meet the Army Standards without creating excess.



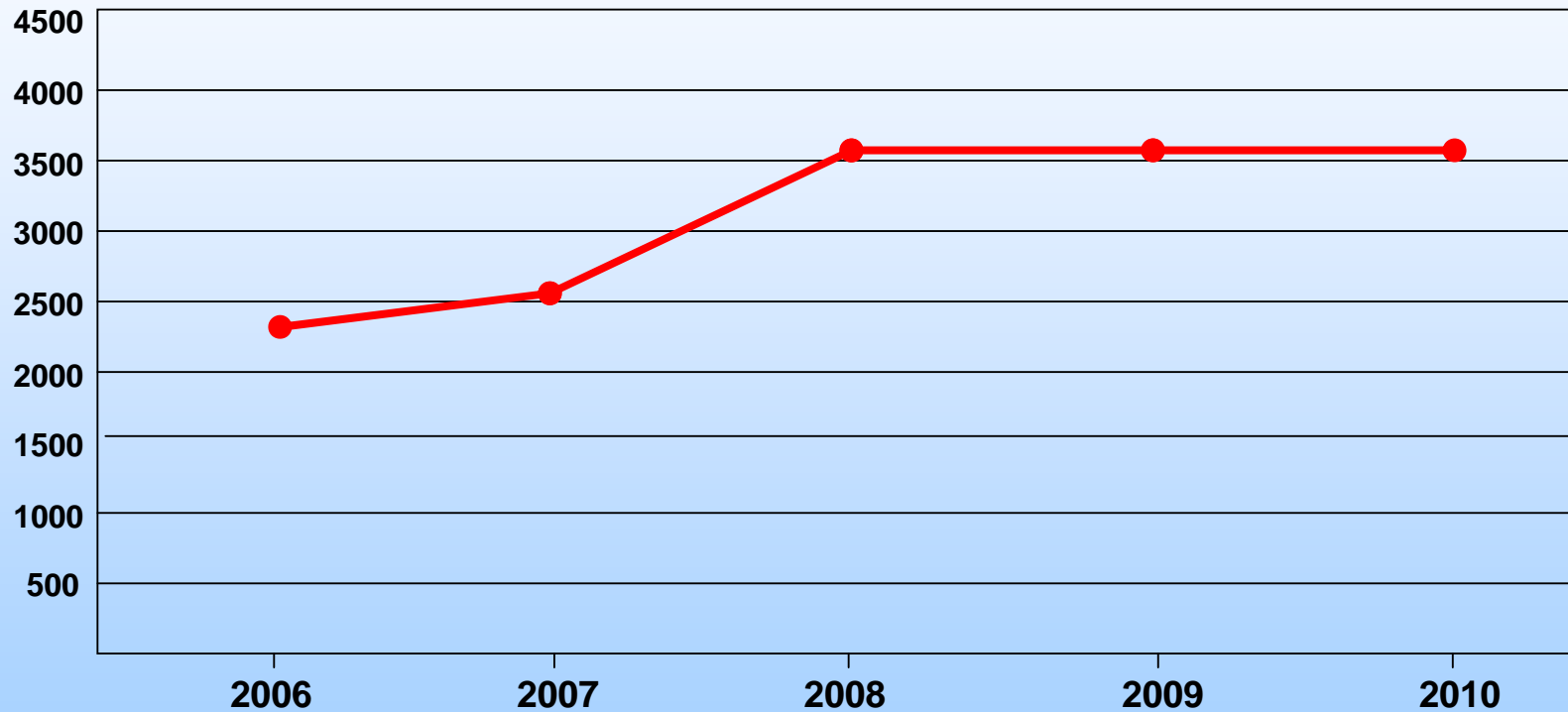
STRATEGIES



- Monitor Housing vacancy rates within FNSB to insure the right mix of Military Construction (MILCON) and private construction.
- Increase off-post occupancy:
 - ✓ Preferred Tenant Program (PTP)
 - ✓ Domestic Leases
 - ✓ Higher Grades off-post



FORT WAINWRIGHT HOUSING ANALYSIS



— Requirements G3



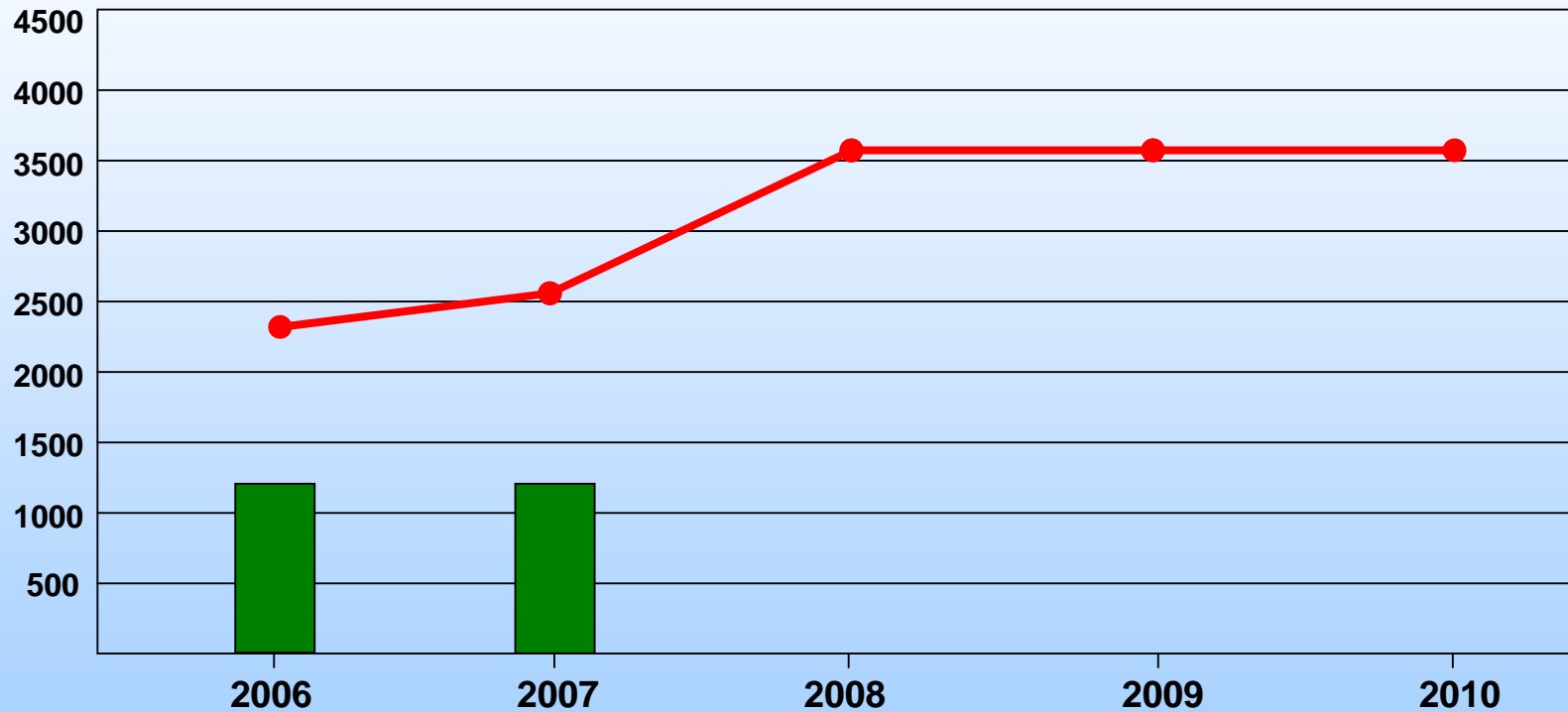
CURRENT GOVERNMENT OWNED HOUSING FY 06



- 1234 Units
 - ✓ Assumes 30 New Units (On-line Feb'06)



FORT WAINWRIGHT HOUSING ANALYSIS



— Requirements G3 ■ Available Assets



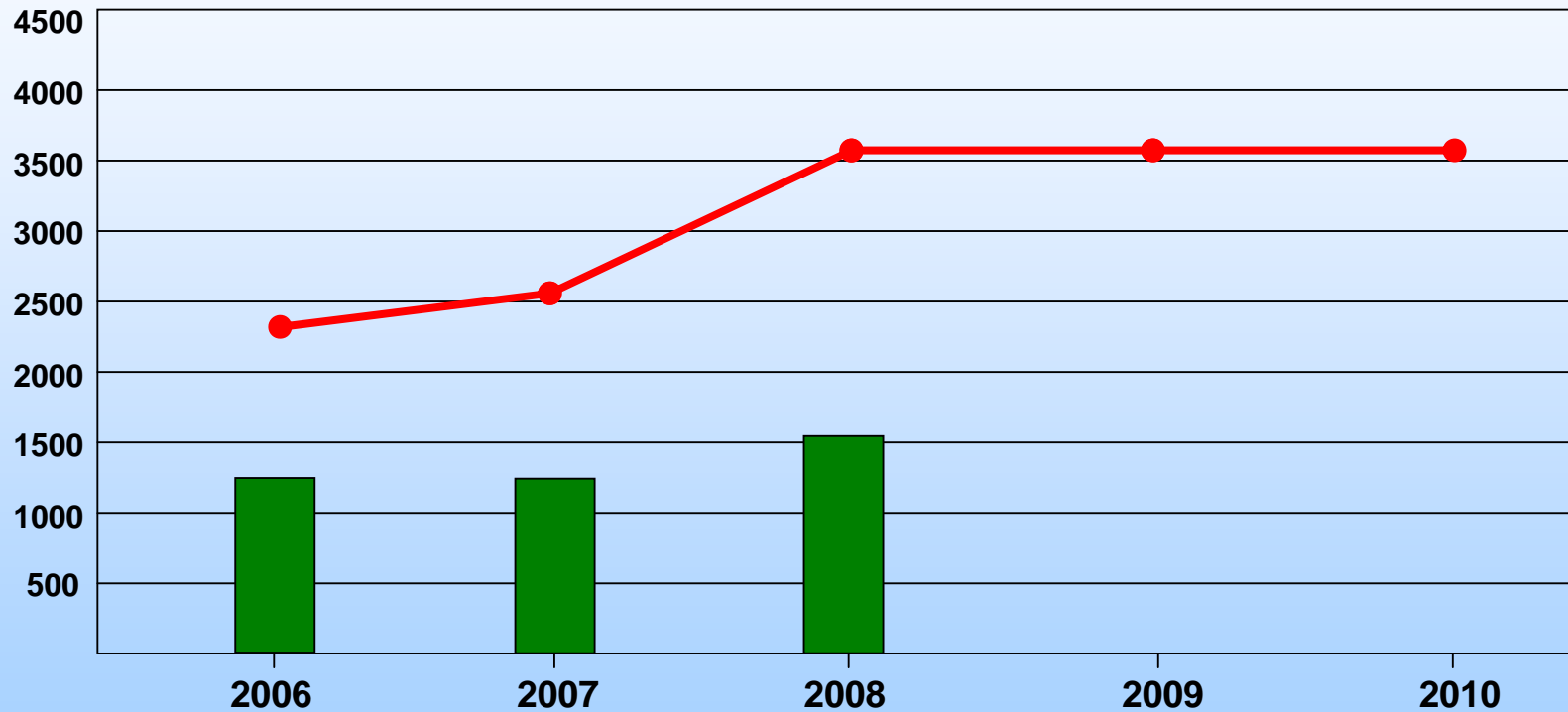
FUTURE GOVERNMENT OWNED HOUSING FY08



- PN 62512/FTW 295 Southern Cross; **67 Units**
- PN 61726/FTW 293 North Town; **77 Units**
- PN 59028/FTW 279 Bear Paw; **75 Units**
- PN 60198/FTW 280 Siku Basin; **120 Units**
- PN60210/FTW 281



FORT WAINWRIGHT HOUSING ANALYSIS



— Requirements G3 Available Assets



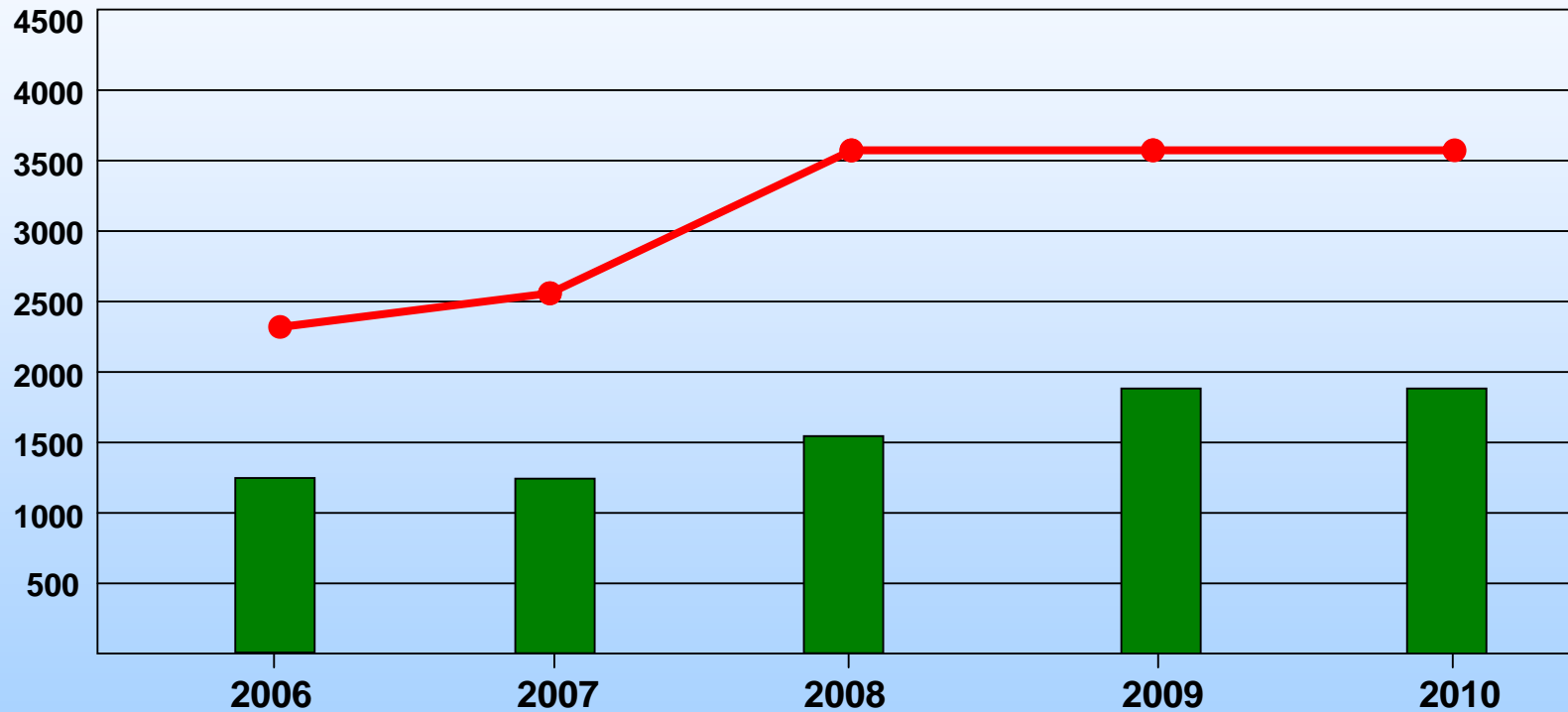
FUTURE GOVERNMENT OWNED HOUSING FY09



- PN 62321/FTW 296 Glass Park; **68 Units**
- PN 62513/FTW 297 Glass Park; **80 Units**
- PN 62514/FTW 298 Glass Park; **51 Units**



FORT WAINWRIGHT HOUSING ANALYSIS



— Requirements G3 Available Assets



HOUSING DEMOLITION DEFERRED



➤ FY07:

- 360 scheduled to be demolished.
- Completed movement of 300 residents.

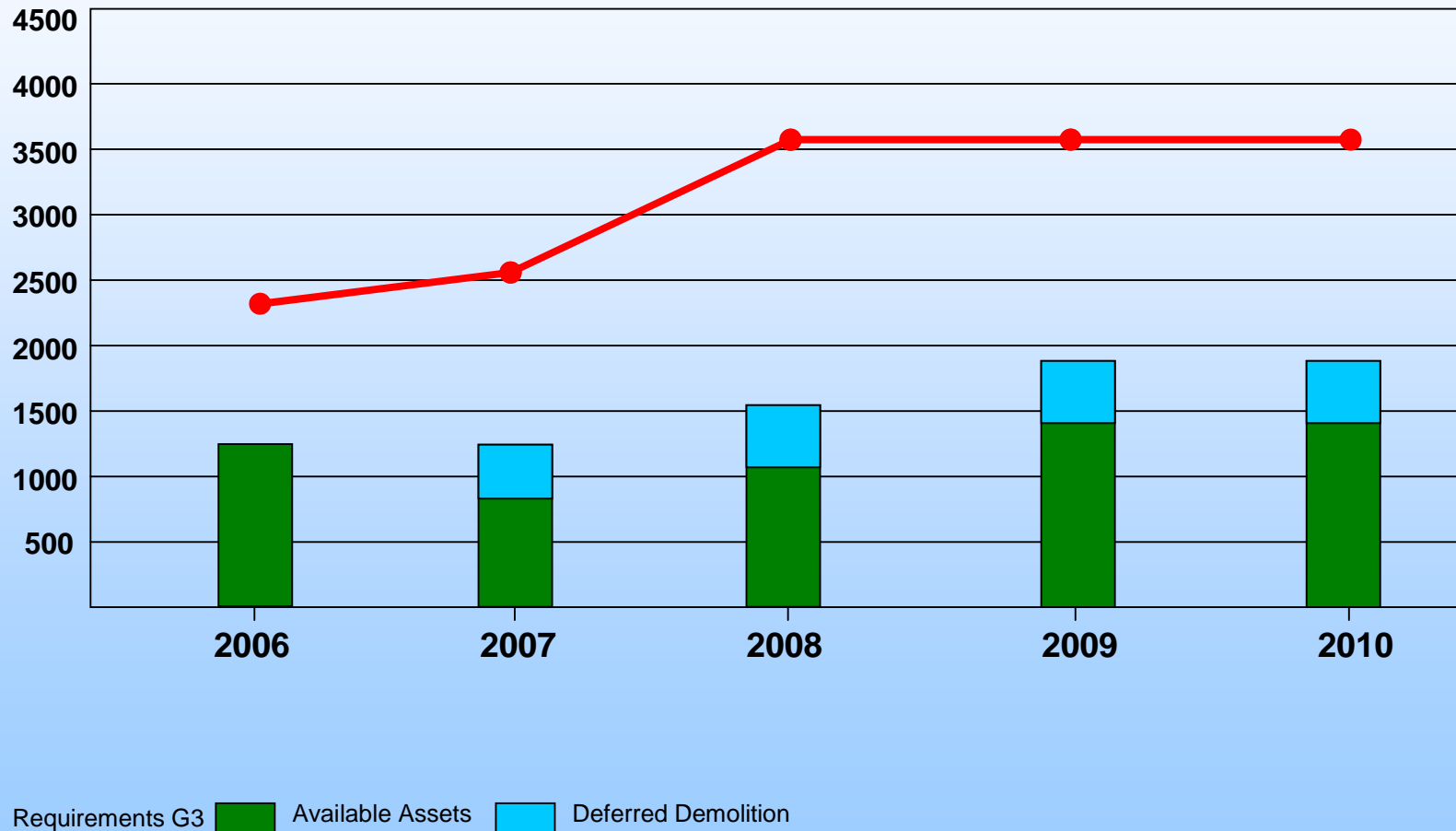
➤ FY08:

- 96 Units Deferred





FORT WAINWRIGHT HOUSING ANALYSIS





HOUSING MARKET ANALYSIS



- HMA evaluates the availability of housing for accompanied and unaccompanied Military personnel stationed at Fort Wainwright that meet the Office of the Secretary of Defense standards.
- Three components that make up the HMA which are:
 - Floor requirements
 - Community Housing Shortfalls
 - Military Community Adjustment Factor



HOUSING MARKET ANALYSIS ACCEPTABLE



➤ **Defined:**

- Based on OSD Guidance:
 - Well Maintained and Structurally Sound
 - Hot and Cold Running Potable Water
 - Shower or Bathtub, lavatory, and flushable toilet
 - Heating System
 - Adequate Electrical Service



HOUSING MARKET ANALYSIS ACCEPTABLE



- Based on OSD Guidance (Cont.):
 - Kitchen Cabinets, Space and Connections for a Stove and Refrigerator and Space for Food Prep
 - Affords Convenient Access to Parking
 - Convenient Access to Roadways and Sidewalks
 - Can Readily be Equipped with Smoke Detectors
 - Washer and Dryer Connections or Access to Laundry Facilities within one-quarter mile



HOUSING MARKET ANALYSIS ACCEPTABLE



- Based on OSD Guidance (Cont.):
 - Adequate Sanitary and Sewage Disposal Facilities
 - Meets Department of Defense (DoD) Minimum Size Standards (Increase up to 300 SF for Arctic Space)
 - Not a Mobile Home or Manufactured Home
 - Not in an Area Subject to Unacceptably High Risk of Crime
 - Not in an Area, Subdivision, or Housing Complex Designated by a Local Commander as not Acceptable for Reasons of Health and Safety



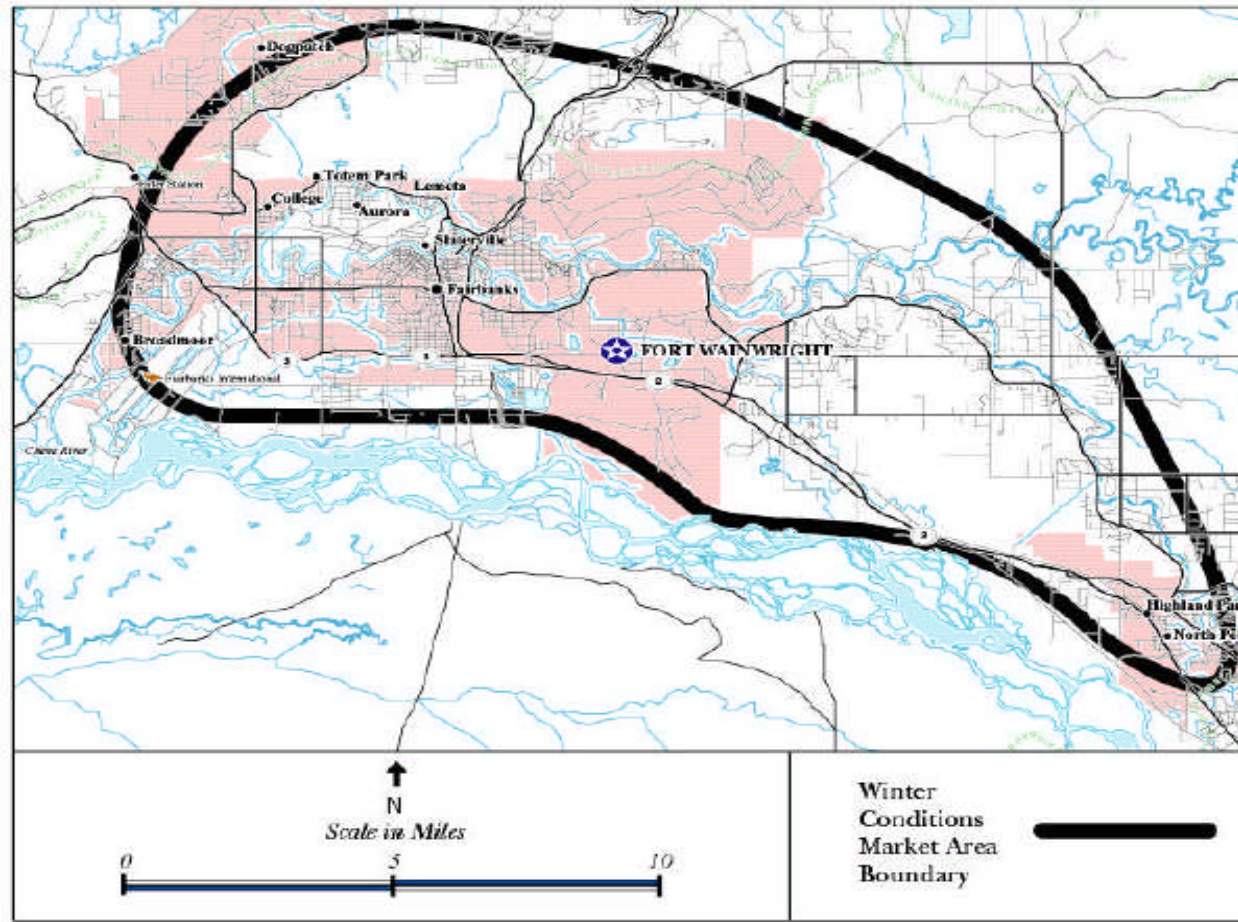
HOUSING MARKET ANALYSIS ACCEPTABLE



- Defined (Cont.):
 - 30 Minute Commute
 - Within the 2005 BAH
 - 1 BR per Family Member (Less Spouse)



FORT WAINWRIGHT HOUSING MARKET ANALYSIS AREA





HOUSING MARKET

ANALYSIS ACCEPTABLE

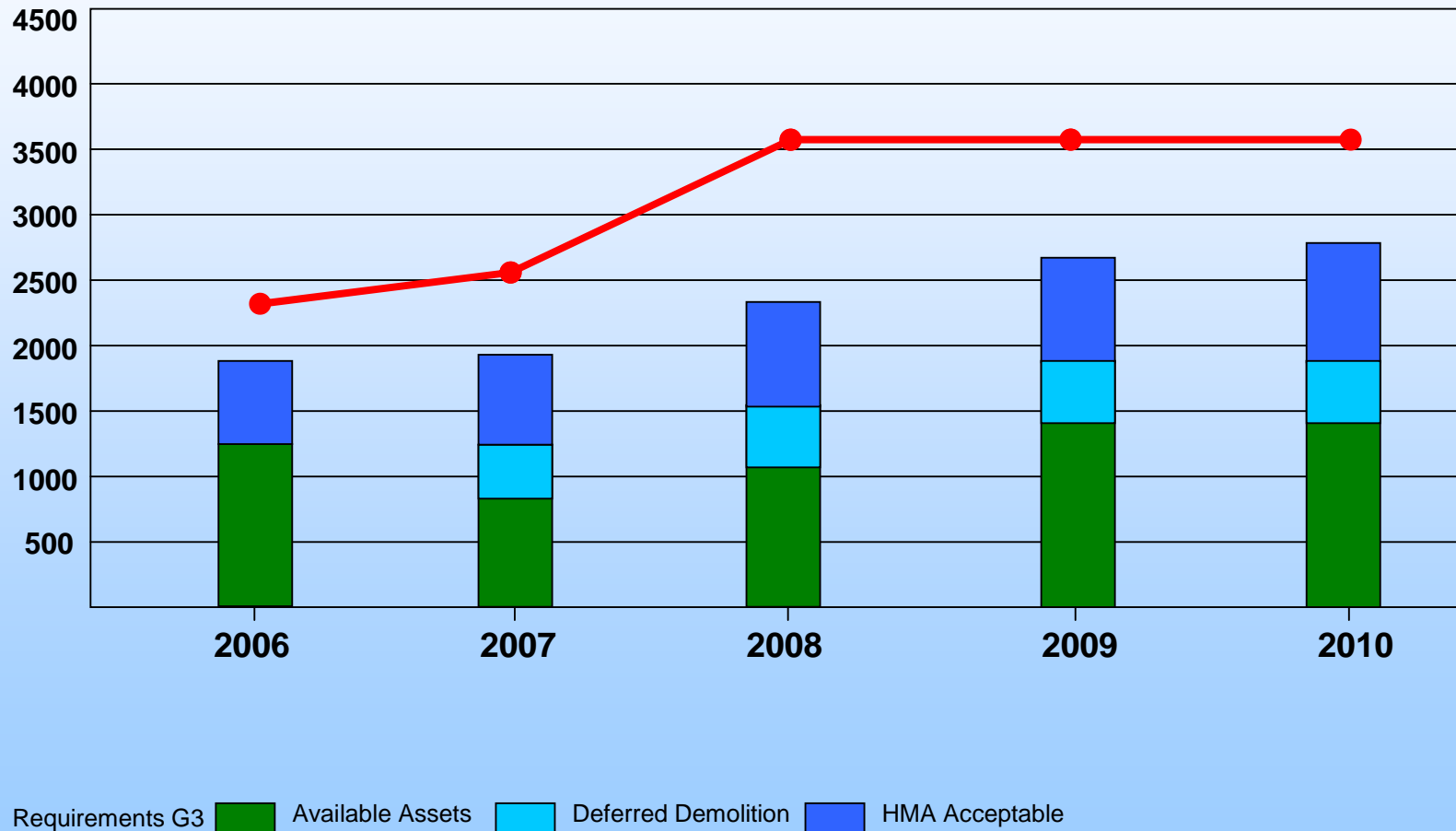


(Reference: HMA 05 Table 4-28)

- FY06 – 611 Units
- FY07 – 688 Units
- FY08 – 785 Units
- FY09 – 842 Units
- FY10 – 923 Units



FORT WAINWRIGHT HOUSING ANALYSIS





HOUSING MARKET ANALYSIS UNSUITABLE



➤ **Defined:**

- Outside 30-minute commute but within FNSB (Waivered)
- Doesn't Meet SF Requirement (Waivered)
- Fewer Bedrooms (Waivered)

- Mobile Homes/Cabins Counted
- No Water/No Electricity

- Higher Cost (Market Driven)



HOUSING MARKET ANALYSIS UNSUITABLE

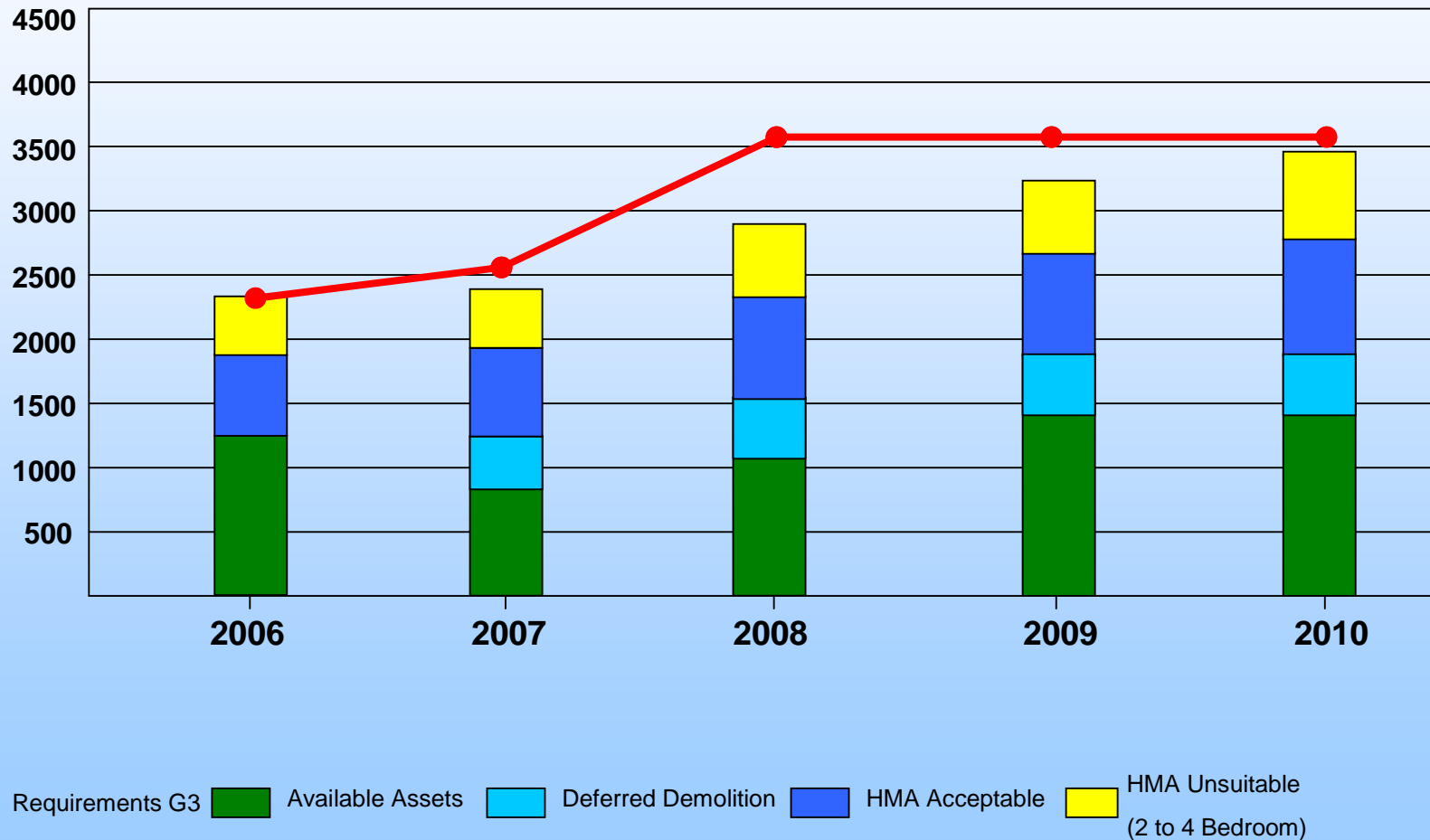


(Numbers: 2-4 Bedrooms)
(Reference: HMA 05 Table 3-1 & 3-15)

- FY06 434 Units
- FY07 469 Units
- FY08 504 Units
- FY09 539 Units
- FY10 576 Units



FORT WAINWRIGHT HOUSING ANALYSIS





HOUSING MARKET ANALYSIS UNSUITABLE

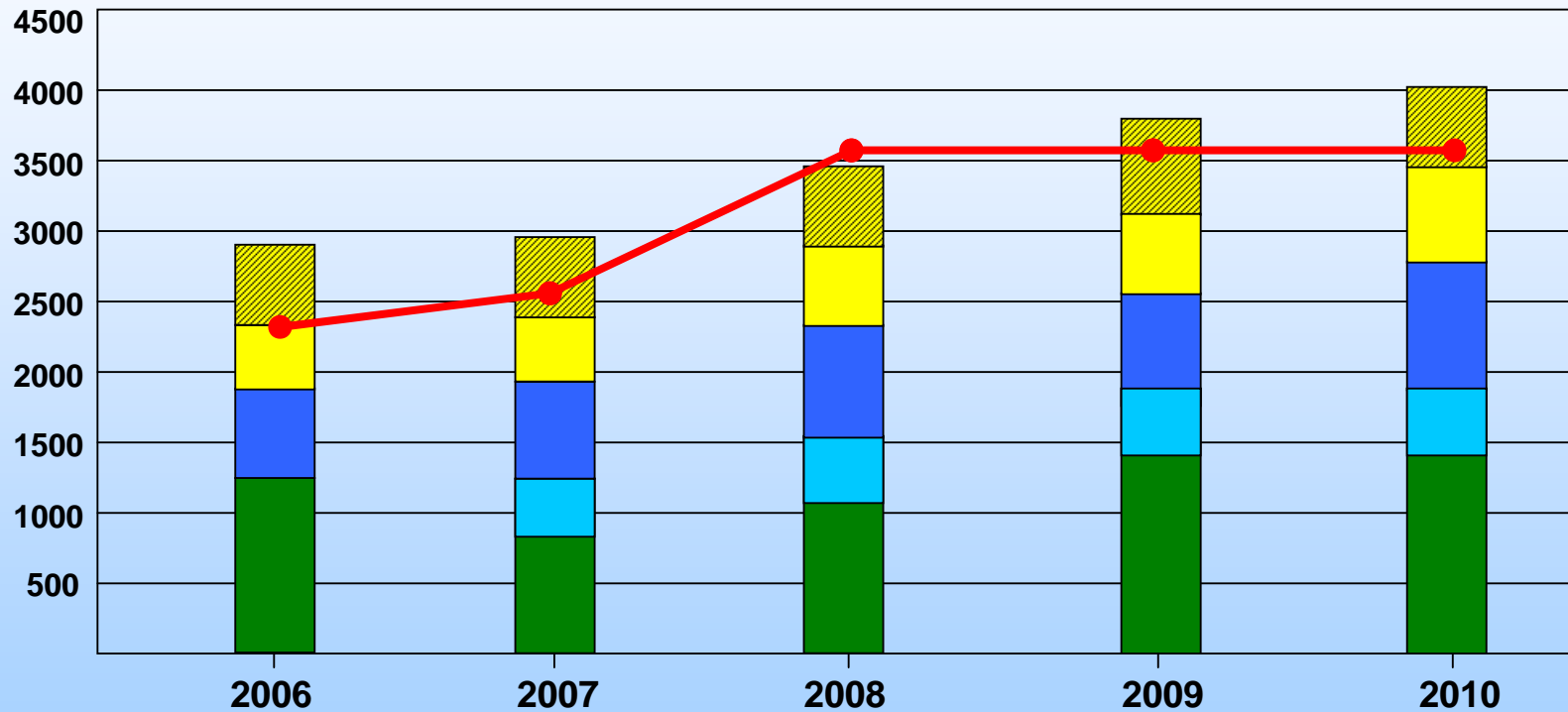


(Numbers: 1-Bedrooms Only)
(Reference: HMA 05 Table 3-10 & 3-15)

- FY06 620 Units
- FY07 625 Units
- FY08 630 Units
- FY09 635 Units
- FY10 639 Units



FORT WAINWRIGHT HOUSING ANALYSIS



Requirements G3 Available Assets Deferred Demolition HMA Acceptable HMA Unsuited (2 to 4 Bedroom) HMA Unsuited (1 Bedroom)



PREFERRED TENANT PROGRAM



➤ Number of Units:

- 223 Facilities in the Program
 - 207 Families Currently Utilizing Program
 - 493 Landlord Registered in the Program



BASIC ALLOWANCE HOUSING



<u>PAY GRADE</u>	<u>W/O DEP</u>	<u>WITH DEP</u>
O7	\$1,748.00	\$2,047.00
O6	\$1,731.00	\$2,024.00
O5	\$1,622.00	\$2,007.00
O4	\$1,551.00	\$1,892.00
O3	\$1,367.00	\$1,727.00
O2	\$1,189.00	\$1,534.00
O1	\$904.00	\$1,445.00



BASIC ALLOWANCE HOUSING



<u>PAY GRADE</u>	<u>W/O DEP</u>	<u>WITH DEP</u>
E9	\$1,292.00	\$1,775.00
E8	\$1,207.00	\$1,683.00
E7	\$1,057.00	\$1,606.00
E6	\$961.00	\$1,536.00
E5	\$881.00	\$1,433.00
E4	\$779.00	\$1,248.00
E3	\$779.00	\$1,248.00
E2	\$779.00	\$1,248.00
E1	\$779.00	\$1,248.00



HOUSING OCCUPANCY

Pre Deployment/Post Deployment



MONTH	GOVT OWNED QTRS	NON GOVT QTRS	SINGLE SOLDIERS OFF-POST
FEB '05	1290	1157	235
SEP '05	880	1242	161



DOMESTIC LEASE PROGRAM



- Army enters into a lease agreement with a developer or individual.
- Army assigns personnel to the home.
- Is a temporary solution to meeting housing needs.
- Will be carefully controlled to preclude adversely affecting the local economy.



DOMESTIC LEASE COSTS



- Requesting 100 regular leases for FY 06.
- Requesting an additional 150 leases in FY07 some of which we expect to be high cost leases.
- High cost leases have a DoD statutory limit of 500 of which the Army has 167.



DOSMESTIC LEASE COSTS



- Lease costs will include the following:
 - Basic rent for the housing
 - Utilities such as water, gas, sewage, and electricity (excluding telephone) and services such as trash collection when not included in the rental fee. If it is not feasible to include utilities and services in lease costs then, these charges are billed separately to the Government.



DOMESTIC LEASE PROCEDURE



- Establish housing needs, develop criteria for housing and site selection
- Conduct market survey & advertisement (local news media)
- Issue solicitations/requests for proposal to lease
- Evaluate offers based on established criteria/select sites
- Conduct negotiations
- Perform government appraisal
 - Determine Fair Market Rental Value
- Obtain necessary clearances (high cost, Congressional)
- Perform Environmental Survey, as necessary
- Award and Execute Lease
 - Joint Survey and Inspection



DOMESTIC LEASE TIMELINE



	Process	Time
1	Established housing needs, develop criteria for housing and site selection	15 Days
2	Conduct Market Survey/Advertisement	15-30 Days
3	Issue Solicitations/Requests for proposal to lease	30 Days
4	Evaluate offers based on established criteria/select sites	15 Days
5	Conduct Negotiations	30-45 Days
6	Perform Government Appraisal - Determine Fair Market Rental Value	30-45 Days
7	Obtain Necessary Clearances (High Cost, Congressional)	45 Days
8	Perform Environmental Survey, as Necessary	15 Days
9	Award and Execute Lease - Joint Survey and Inspection	15 Days



DOMESTIC LEASE REQUIREMENTS



- Must accept Government Lease Form
- Full service Lease, includes taxes, utilities and refuse
- Lessor responsible for operation and maintenance of premises, includes pest control
- Rental payments typically made in arrears.



RESIDENTIAL

COMMUNITIES INITIATIVE



- Competitive process
- Army has expressed an interest in RCI
- No decision to date
- If Yes on RCI:
 - 5 to 10 years once decision is made
 - Only authorized to build to the next current HMA
 - RCI not a risk to the community as it will only build to cover housing shortages



QUESTIONS?