

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS UNITED STATES AIR FORCE
WASHINGTON, DC



MEMORANDUM FOR HQ AFMC/CE
4375 Childlaw Rd Room N133
Wright-Patterson AFB OH 45433-5006

24 MAR 1997

FROM: HQ USAF/LE

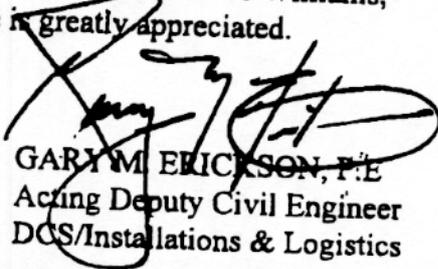
SUBJECT: Programming Housing Privatization Projects (Your Ltr, Programming Housing Privatization Projects, 22 Feb 97)

We agree with the vision of Air Force housing acquisition outlined in your referenced memo. Privatization will continue to influence budget decisions well into the future. Unfortunately, the impacts and effectiveness of our current privatization execution approach are largely unknown and untested by the market at this time as we select privatization candidates based on the availability of military construction resources rather than from a requirements standpoint. We also agree that upfront knowledge of where privatization works best provides the greatest potential leveraging of our limited funds to maximize investment return while accelerating housing revitalization.

That is precisely why we are well on our way to building a family housing master plan to nize our "return on investment" factoring in the potential of privatization. This master plan will integrate our current family housing management tools (market analyses, community plans, condition assessments) with projections on the viability of privatization for all our housing markets. It will focus Air Force resources on those areas with the greatest return on investment. This approach will drive changes in our overall housing investment strategies as we build future Air Force housing budgets applying military construction, privatization, and operations and maintenance funds in the most effective and efficient mix.

We will kick off our Family Housing Master Plan effort this Spring, with a target completion date of Dec 98; our first deliverable, a prototype of the master plan, will include an assessment of privatization at five to ten of our housing markets. This assessment will include both family housing and unaccompanied housing. This critical information will allow us to then develop the strategies and programs to optimize return on investment across the Air Force.

Questions about these efforts can be directed to our POC, Lt Col Dave Williams, DSN 227-9528. Your insight and support of this initiative is greatly appreciated.


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