

Department of the Army

FY 2000 / 2001

Biennial Budget Estimates

**Military Construction, Army,
Family Housing & Homeowners
Assistance**

**Justification Data Submitted to Congress
February 1999**

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
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ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 UTILITIES ACCOUNT

(\$ in Thousands)	
FY 2000 Budget Request	\$220,952
FY 1999 Current Estimate	\$235,516
FY 1999 Appropriation	\$250,407

This program provides for all utility services for Army Family Housing. Services include electricity, natural and propane gas, steam/hot water, fuel oil, coal, water and sewage. These are must-pay costs and are essential to keep family quarters occupied.

The energy consumption reduction goal of 1.5 percent has been considered in the program. It is anticipated that the established savings realized as a result of energy conserving repair and improvement projects completed in prior years will continue to help achieve the energy reduction goals.

Fuel price adjustments and non-fuel inflation are computed at the OSD prescribed rates. Inventory reductions are due to the Residential Communities Initiative, BRAC, and continuing efforts to divest housing, which is excess to requirements or is not economically feasible to repair. Program increase provides utilities for privatized units at Fort Carson.

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 UTILITIES (Continued)

RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	<u>\$ In Thousands</u>
1. FY 1998 Obligation	[230,176]
2. FY 1999 Appropriation	250,407
3. Below threshold reprogramming	-14,891
4. FY 1999 Current Estimate	235,516
5. Price Adjustments: Non-pay inflation, fuel inflation and foreign currency	+2,929
6. Program Adjustments:	-17,493
a. Decrease due to inventory reduction (-6,644 average number of units)	-17,145
b. Energy Conservation	-3,458
c. Increase program to support privatized inventory at Ft. Carson	+3,110
7. FY 2000 Budget Request	220,952

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 MAINTENANCE AND REPAIR ACCOUNT

(\$ in Thousands)	
FY 2000 Budget Request	\$469,211
FY 1999 Current Estimate	\$455,071
FY 1999 Appropriation	\$466,114

The value of family housing assets maintained by the Army exceeds \$17 billion in replacement costs. Ensuring that these facilities can be continuously occupied requires sound property management and timely recurring maintenance for preservation and protection of this major investment.

The program increase over the FY 1999 current estimate brings the FY 2000 program to sustainment level. There are enough maintenance and repair dollars to stop further deterioration of the existing owned inventory, to keep units safe for assignment.

Overseas, the Army continues the whole-house/whole-neighborhood revitalization program to bring existing facilities up to new construction standards. This program combines all improvements with required maintenance and repairs into one project, minimizing quarters downtime and frequent disruptions to residents for piece-meal work.

In the U.S., installations scheduled for Residential Communities Initiative (RCI) projects in FY 2002-2005 will be sustained at a minimum maintenance level until they are privatized. There will be no major renovations or construction except for life/safety issues at FY 2000-2001 RCI installations.

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 MAINTENANCE AND REPAIR ACCOUNT (continued)

RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	<u>\$ In Thousands</u>
1. FY 1998 Obligation	[475,480]
2. FY 1999 Conference	467,914
3. Congressional Adjustments:	
Revised economic assumptions	-3,000
Emergency Supplemental	1,200
4. FY 1999 Appropriation	466,114
5. Below threshold reprogramming	-11,043
6. FY 1999 Current Estimate	455,071
7. Price Adjustments: Non-pay inflation and foreign currency.	+3,501
8. Program Adjustments:	
a. Decrease due to inventory reduction (-6,644 average unit decrease)	-34,724
b. Increase for sustainment shortfall	+45,363
9. FY 2000 Budget Request	469,211

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA			2. DATE February 1999	
3. INSTALLATION AND LOCATION Various Locations - World-wide			4. PROJECT TITLE AFH Maintenance and Repair Projects over \$20,000 per Dwelling Unit		
5. PROGRAM ELEMENT 887420	6. CATEGORY CODE 771	7. PROJECT NUMBER Congressional Report Request	8. PROJECT COST (\$000) \$95,040.0		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
<u>Projects for Repairs to</u> Family Housing Dwelling Units (Non General/Flag Officer Qtrs (GFOQ))		DU	963	--	\$95,040.0
10. Description of Proposed Construction Projects include work necessary to provide adequate family quarters by repairing/replacing deteriorated building components, i.e., windows, doors, kitchen and bathroom cabinets, countertops, flooring and floor covering, electrical, mechanical, and sanitary systems, light fixtures, chimneys, gutters and downspouts, roofs, and structural components as required. Replacement of building components in quarters designated as historically significant are performed on life cycle analysis, as applicable, in coordination with the State Historical Preservation Office. 11. Requirement for Project: PROJECT: Provides repair in 963 units by replacing deteriorated components and/or building systems. These units do not include general or flag officers quarters as projects for those units are reported separately. Projects at installations falling under the Residential Communities Initiative (RCI) Program for FY 2000/2001 has been deleted.					

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2. DATE February 1999
3. INSTALLATION AND LOCATION Various Locations - World-wide		
4. PROJECT TITLE Army Family Housing Maintenance and Repair Projects Over \$20,000 per Dwelling Unit (DU)		5. PROJECT NUMBER P1920
<p><u>REQUIREMENTS:</u> Projects are required to accomplish necessary repairs in family quarters to correct deficiencies due to continued use, deterioration or failure of building components. The work proposed is the type necessary to assure continued occupancy, adequately maintain the facility, prevent the unit from further deterioration and is based on life cycle analysis of the component.</p> <p><u>CURRENT SITUATION:</u> These units vary in age up to 128 years. The buildings are structurally sound and worthy of investment; however, the facility components and utility systems are deteriorated to the extent that maintenance is no longer effective, and major repairs or replacement of components are required. Types of repairs to be performed are based on a cost analysis.</p> <p><u>NOTE:</u> This information is provided in accordance with the House Appropriation Committee, Report 105-647, July 24, 1998, requiring the Services to report major repairs in family quarters where the costs (obligations) exceed \$20,000 per dwelling unit in a fiscal year. GFOQs are reported separately where the total obligations for maintenance and repair during the fiscal year will exceed \$25,000. The project listing allows for execution of the projects in FY 2000.</p>		

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2. DATE February 1999
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3. INSTALLATION AND LOCATION
Various Locations - World-wide

4. PROJECT TITLE
Army Family Housing Maintenance and Repair Projects
over \$20,000 per Dwelling Unit (DU)

5. PROJECT NUMBER
P1920

DESCRIPTION OF WORK TO BE ACCOMPLISHED

STATE <u>INSTALLATION</u>	NO. <u>D.U.</u>	YEAR <u>BUILT</u>	(\$000) AVG D.U. <u>COST</u>	AVG D.U. <u>NSF</u>	TOTAL PROJECT <u>NSF</u>	(\$000) TOTAL <u>CWE</u>	(\$000) CONCUR <u>PAC</u>
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Georgia

Fort Benning Historical (PN 51050)	74	1934	70.6	2,276	168,424	5,225.0	0.0
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Repair dwelling units by renovation of the units and associated garage to include the repair or replacement of drywall, windows, doors, gutters and downspouts, roof structure, support beams, soffits, fascia, flooring and floor coverings, ceramic tile, components of the electrical mechanical, and sanitary systems, and asbestos materials, painting and cleaning as required. Major maintenance and repair plus post acquisition construction for the past five years: None.

Fort Benning Historical (PN 51054)	33	1932	84.8	2,154	71,082	2,800.0	0.0
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Repair dwelling units by renovation of the units and associated garage to include the repair or replacement of drywall, windows, doors, gutters and downspouts, roof structure, support beams, soffits, fascia, flooring and floor coverings, ceramic tile, components of the electrical mechanical, and sanitary systems, and asbestos materials painting and cleaning as required. Major maintenance and repair plus post acquisition construction for the past five years: None.

Fort Benning Historical (PN 51056)	31	1934	81.2	2,652	82,212	2,517.0	0.0
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Repair dwelling units by renovation of the units and associated garage to include the repair or replacement of drywall, windows, doors, gutters and downspouts, roof structure, support beams, soffits, fascia, flooring and floor coverings, ceramic tile, components of the electrical mechanical, and sanitary systems, and asbestos materials, painting and cleaning as required. Major maintenance and repair plus post acquisition construction for the past five years: None.

Fort Benning Historical (PN 51057)	120	1935	70.3	1,914	229,680	8,438.0	0.0
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Repair dwelling units by renovation of the units and associated garage to include the repair or replacement of drywall, windows, doors, gutters and downspouts, roof structure, support beams, soffits, fascia, flooring and floor coverings, ceramic tile, components of the electrical mechanical, and sanitary systems, and asbestos materials, painting and cleaning as required. Major maintenance and repair plus post acquisition construction for the past five years: None.

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2. DATE February 1999
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3. INSTALLATION AND LOCATION
Various Locations - World-wide

4. PROJECT TITLE Army Family Housing Maintenance and Repair Projects over \$20,000 per Dwelling Unit (DU)	5. PROJECT NUMBER P1920
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DESCRIPTION OF WORK TO BE ACCOMPLISHED

STATE	NO.	YEAR	(\$000)	AVG	TOTAL	(\$000)	(\$000)
<u>INSTALLATION</u>	<u>D.U.</u>	<u>BUILT</u>	<u>AVG D.U.</u>	<u>D.U.</u>	<u>PROJECT</u>	<u>TOTAL</u>	<u>CONCUR</u>
			<u>COST</u>	<u>NSF</u>	<u>NSF</u>	<u>CWE</u>	<u>PAC</u>
Fort Benning Historical (PN 51059)	18	1931	80.6	992	17,856	1,450.0	0.0

Repair dwelling units by renovation of the units and associated garage to include the repair or replacement of drywall, windows, doors, gutters and downspouts, roof structure, support beams, soffits, fascia, flooring and floor coverings, ceramic tile, components of the electrical mechanical, and sanitary systems, and asbestos materials, painting and cleaning as required. Major maintenance and repair plus post acquisition construction for the past five years: None.

Fort Benning (PN 51060)	58	1924	27.6	403	23,374	1,600.0	0.0
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Repair metal garages with their complete replacement which are a serious safety hazard and are in danger of falling down. Major maintenance and repair plus post acquisition construction for the past five years: None.

HAWAII

Fort Shafter Historical (PN 51369)	6	1907 - 1924	135.0	2,773	16,635	810.0	0.0
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Repair dwelling units by renovation of the kitchens to include the repair or replacement of cabinets, countertops, sink, faucets, garbage disposals, rangehoods, flooring and floor coverings, components of electrical and sanitary systems, painting as required. Project also includes the repair and replacement of various termite damaged structural members (wood beams, joists, walls, rafters, etc). Major maintenance and repair plus post acquisition construction for the past five years: None.

NEW YORK

United States Military Academy Historical (PN 51427)	2	1870	25.0	2,672	5,344	50.0	0.0
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Repair dwelling units with the replacement of the single pipe, steam heating system with a gas fired, zoned, forced hot water heating system. Major maintenance and repair plus post acquisition construction for the past five years: None.

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECTS DATA	2. DATE February 1999
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3. INSTALLATION AND LOCATION
Various Locations - World-wide

4. PROJECT TITLE
Army Family Housing Maintenance and Repair Projects
Over \$20,000 per Dwelling Unit (DU)

5. PROJECT NUMBER
P1920

DESCRIPTION OF WORK TO BE ACCOMPLISHED

STATE INSTALLATION	NO. D.U.	YEAR BUILT	(\$000) AVG D.U. COST	AVG D.U. NSF	TOTAL PROJECT NSF	(\$000) TOTAL CWE	(\$000) CONCUR PAC
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United States Military Academy Historical (PN 51428)	2	1870	25.0	2,536	5,072	50.0	0.0
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Repair dwelling units with the replacement of the single pipe, steam heating system with a gas fired, zoned, and forced hot water heating system. Major maintenance and repair plus post acquisition construction for the past five years: None.

TEXAS

Fort Sam Houston Historical (PN 51372)	1	1881	213.0	2,441	2,441	213.0	0.0
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Repair dwelling unit, Quarters 7, Staff Post, by renovation of the kitchen and bathrooms to include the repair or replacement of kitchen and bathroom cabinets, countertops, fixtures, flooring and floor coverings, components of the electrical and sanitary systems, water lines, and painting as required. Work also includes the abatement of lead-base paint. Major maintenance and repair plus post acquisition construction for the past five years: None.

Fort Sam Houston Historical (PN 51406)	1	1881	231.0	3,749	3,749	231.0	0.0
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Repair dwelling unit, Quarters 8, Staff Post, by renovation of the kitchen and bathrooms to include the repair or replacement of kitchen and bathroom cabinets, countertops, fixtures, flooring and floor coverings, components of the electrical and sanitary systems, water lines, and painting as required. Work also includes the abatement of lead-base paint. Major maintenance and repair plus post acquisition construction for the past five years: None.

GERMANY (\$/DM 1.71)

Ansbach (PN 46442)	10	1936	115.5	1,181	11,806	1,207.0	0.0
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Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, patios, painting the building exterior and interior, and cleanup as required. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECTS DATA	2. DATE February 1999
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3. INSTALLATION AND LOCATION

Various Locations - World-wide

4. PROJECT TITLE Army Family Housing Maintenance and Repair Projects over \$20,000 per Dwelling Unit (DU)	5. PROJECT NUMBER P1920
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DESCRIPTION OF WORK TO BE ACCOMPLISHED

STATE	NO. D.U.	YEAR BUILT	(\$000) AVG D.U. COST	AVG D.U. NSF	TOTAL PROJECT NSF	(\$000) TOTAL CWE	(\$000) CONCUR PAC
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Ansbach (PN 51230)	60	1972	98.3	1,122	67,332	6,165.0	0.0
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Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, patios, painting the building exterior and interior, and cleanup as required. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

Bad Kreuznach (PN 50817)	16	1952	186.6	1,452	23,224	3,119.0	0.0
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Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, construction of a bathroom with shower, providing space for a washer and dryer, abatement of lead-based paint and asbestos, and cleanup as required. Scope of work also includes repair or replacement of parking and street paving, underground utilities, landscaping, and play areas with amenities. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

Baumholder (PN 50776)	39	1953 - 1955	163.3	1,312	51,150	6,656.0	0.0
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Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, construction of a bathroom with shower, providing space for a washer and dryer, abatement of lead-based paint and asbestos, and cleanup as required. This project will rearrange and reconfigure the number of apartments (50 units to 39 units by reducing the number of two-bedroom units and increasing the number of four-bedroom units), and bedrooms within each apartment, to meet current standards. Scope of work also includes repair or replacement of parking and street paving, underground utilities (water, sewer, gas), landscaping, and play areas with amenities. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2. DATE February 1999
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3. INSTALLATION AND LOCATION
Various Locations - World-wide

4. PROJECT TITLE Army Family Housing Maintenance and Repair Projects over \$20,000 per Dwelling Unit (DU)	5. PROJECT NUMBER P1920
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DESCRIPTION OF WORK TO BE ACCOMPLISHED								
STATE	NO.	YEAR	AVG (\$000)	AVG	TOTAL	(\$000)	(\$000)	
<u>INSTALLATION</u>	<u>D.U.</u>	<u>BUILT</u>	<u>COST</u>	<u>D.U.</u>	<u>PROJECT</u>	<u>TOTAL</u>	<u>CONCUR</u>	
				<u>NSF</u>	<u>NSF</u>	<u>CWE</u>	<u>PAC</u>	
Darmstadt (PN 50997)	45	1954	151.6	1,310	58,950	7,126.0	0.0	
<p>Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, construction of a bathroom with shower, providing space for a washer and dryer, abatement of lead-based paint and asbestos, and cleanup as required. This project will rearrange and reconfigure the number of apartments (54 units to 45 units by reducing the number of two-bedroom units and increasing the number of four-bedroom units), and bedrooms within each apartment, to meet current standards. Scope of work also includes repair or replacement of parking and street paving, underground utilities (electric, water, and sewer), landscaping, and play areas with amenities. Major maintenance and repair plus post acquisition construction for the past 5 years: None.</p>								
Giessen (PN 50999)	30	1954 & 1956	157.7	1,507	45,210	4,942.0	0.0	
<p>Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, construction of a bathroom with shower, providing space for a washer and dryer, abatement of lead-based paint and asbestos, and cleanup as required. This project will rearrange and reconfigure the number of apartments (36 units to 30 units by reducing the number of two-bedroom units and increasing the number of four-bedroom units), and bedrooms within each apartment, to meet current standards. Scope of work also includes repair or replacement of parking and street paving, underground utilities (electric, water, and sewer), landscaping, and play areas with amenities. Major maintenance and repair plus post acquisition construction for the past 5 years: None.</p>								
Grafenwoehr (PN 51185)	13	1911 & 1956	161.5	1,451	18,865	2,194.0	0.0	
<p>Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, construction of a bathroom with shower, providing space for a washer and dryer, abatement of lead-based paint and asbestos, and cleanup as required. This project will rearrange and reconfigure the number of apartments (15 units to 13 units by reducing the number of two-bedroom units and increasing the number of four-bedroom units), and bedrooms within each apartment, to meet current standards. Scope of work also includes repair or replacement of parking and street paving, underground utilities (electric, water, and sewer), landscaping, and play areas with amenities. Major maintenance and repair plus post acquisition construction for the past 5 years: None.</p>								

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2. DATE February 1999
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3. INSTALLATION AND LOCATION
 Various Locations - World-wide

4. PROJECT TITLE Army Family Housing Maintenance and Repair Projects over \$20,000 per Dwelling Unit (DU)	5. PROJECT NUMBER P1920
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DESCRIPTION OF WORK TO BE ACCOMPLISHED							
STATE	NO.	YEAR	(\$000)	AVG	TOTAL	(\$000)	(\$000)
<u>INSTALLATION</u>	<u>D.U.</u>	<u>BUILT</u>	<u>AVG D.U.</u>	<u>D.U.</u>	<u>PROJECT</u>	<u>TOTAL</u>	<u>CONCUR</u>
			<u>COST</u>	<u>NSF</u>	<u>NSF</u>	<u>CWE</u>	<u>PAC</u>
Hanau (PN 50994)	45	1954	153.8	1,310	58,950	7,230.0	0.0
Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, construction of a bathroom with shower, providing space for a washer and dryer, abatement of lead-based paint and asbestos, and cleanup as required. This project will rearrange and reconfigure the number of apartments (54 units to 45 units by reducing the number of two-bedroom units and increasing the number of four-bedroom units), and bedrooms within each apartment, to meet current standards. Scope of work also includes repair or replacement of parking and street paving, underground utilities (electric, water, and sewer), landscaping, and play areas with amenities. Major maintenance and repair plus post acquisition construction for the past 5 years: None.							
Heidelberg (PN 49620)	58	1953 - 1955	102.9	993	57,616	6,238.0	0.0
Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, abatement of lead-based paint and asbestos, and cleanup as required. Scope of work also includes repair or replacement of parking and street paving, and landscaping. Major maintenance and repair plus post acquisition construction for the past 5 years: None.							
Hohenfels (PN 51226)	18	1955	59.6	975	17,556	1,121.0	0.0
Repair dwelling units by the repair or replacement of bathroom cabinets, flooring and floor covering, doors, windows, built-in cabinets, components of the electrical, mechanical, water, and sanitary systems, interior wall plaster, abatement of lead-based paint, painting and cleanup as required. Major maintenance and repair plus post acquisition construction for the past 5 years: None.							
Hohenfels (PN 51227)	36	1957 & 1976	68.1	1,037	37,344	2,560.0	0.0
Repair dwelling units by the repair or replacement of bathroom cabinets, flooring and floor covering, doors, windows, built-in cabinets, components of the electrical, mechanical, water, and sanitary systems, interior wall plaster, abatement of lead-based paint, painting and cleanup as required. Major maintenance and repair plus post acquisition construction for the past 5 years: None.							

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2. DATE February 1999
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3. INSTALLATION AND LOCATION
Various Locations - World-wide

4. PROJECT TITLE
Army Family Housing Maintenance and Repair Projects
over \$20,000 per Dwelling Unit (DU)

5. PROJECT NUMBER
P1920

DESCRIPTION OF WORK TO BE ACCOMPLISHED

STATE <u>INSTALLATION</u>	NO. <u>D.U.</u>	YEAR <u>BUILT</u>	(\$000) AVG D.U. <u>COST</u>	AVG D.U. <u>NSF</u>	TOTAL PROJECT <u>NSF</u>	(\$000) TOTAL <u>CWE</u>	(\$000) CONCUR <u>PAC</u>
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Mannheim (PN 49478)	54	1954	114.8	1,002	54,108	6,478.0	0.0
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Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, abatement of lead-based paint and asbestos, and cleanup as required. Scope of work also includes repair or replacement of parking and street paving, and landscaping. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

Schweinfurt (PN 49237)	36	1955	88.9	968	34,847	3,344.0	0.0
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Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, abatement of lead-based paint and asbestos, and cleanup as required. Scope of work also includes repair or replacement of sidewalks, playgrounds, and landscaping. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

Schweinfurt (PN 49239)	36	1955	97.8	968	34,847	3,678.0	0.0
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Repair dwelling units by the repair or replacement of interior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, abatement of lead-based paint and asbestos, and cleanup as required. Scope of work also includes repair or replacement of sidewalks, playgrounds, and landscaping. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

Vilseck (PN 51129)	18	1980	72.2	1,178	21,204	1,358.0	0.0
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Repair dwelling units by the repair or replacement of interior and exterior plaster, flooring, floor and wall tiles, doors and entry steps, windows, roof components, insulation, built-in bathroom and kitchen cabinets and closets, components of the electrical, mechanical, water, and sanitary systems, balconies, painting the building exterior and interior, roofing, install laundry facilities to includes doors and hardware, abatement of lead-based paint and asbestos, and cleanup as required. Scope of work also includes repair or replacement of sidewalks, playgrounds, and landscaping. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2. DATE February 1999
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3. INSTALLATION AND LOCATION
Various Locations - World-wide

4. PROJECT TITLE Army Family Housing Maintenance and Repair Projects over \$20,000 per Dwelling Unit (DU)	5. PROJECT NUMBER P1920
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DESCRIPTION OF WORK TO BE ACCOMPLISHED

STATE	NO.	YEAR	(\$000)	AVG	TOTAL	(\$000)	(\$000)
INSTALLATION	D.U.	BUILT	AVG D.U.	D.U.	PROJECT	TOTAL	CONCUR
			COST	NSF	NSF	CWE	PAC

JAPAN (\$/yen 123.05)

Camp Zama (PN 51286)	9	1974	174.9	1,432	12,888	1,669.0	0.0
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Repair dwelling units by the repair or replacement of kitchen and bathroom cabinets, countertops, backsplash, fixtures, exhaust system, doors, windows, floors and floor coverings to include complete replacement of the floor structure, components of the electrical, mechanical, water, and sanitary systems, structural repairs to exterior walls and roof system including rafters, shingles, fascia, gutters and downspouts, interior and exterior painting, cleanup as required. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

Sagamihara (PN 51285)	4	1951	145.0	1,121	4,482	615.0	0.0
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Repair dwelling units by the repair or replacement of kitchen and bathroom cabinets, countertops, backsplash, fixtures, exhaust system, doors, windows, floors and floor coverings to include complete replacement of the floor structure, components of the electrical, mechanical, water, and sanitary systems, structural repairs to exterior walls and roof system, interior and exterior painting, cleanup as required. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

KOREA (\$/WON 1,242.50)

Camp Walker (PN 51451)	86	1959	52.5	1,328	114,200	4,876.0	0.0
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Repair dwelling units by the repair or replacement of the roof structure which includes soffits, fascia boards, sheathing, ridge beam, roofing felt, roofing material, vents, gutters and downspouts, painting and clean-up as required. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

Yongsan (PN51483)	4	1965	250.0	1,543	6,172	1,080.0	0.0
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Repair dwelling units by the repair or replacement of kitchen and bathroom cabinets, countertops, fixtures, and other components, range hood and exhaust system, doors, windows, flooring and floor coverings, roof structure, roofing, ridge exterior insulation, gutter and downspouts, foundation drainage, components of the electrical, mechanical, water, and sanitary systems, interior and exterior painting, and clean-up as required. Major maintenance and repair plus post acquisition construction for the past 5 years: None.

GENERAL/FLAG OFFICER QUARTERS (GFOQs)
ESTIMATED MAINTENANCE AND REPAIRS
EXCEEDING \$25,000 PER DWELLING UNIT

The project list in this section is provided in accordance with the reporting requirement stated in House Conference Report 105-647, July 24, 1998. This section provides information regarding the anticipated costs for those GFOQs where maintenance and repair obligations in FY 2000 are expected to exceed \$25,000 per dwelling unit. Maintenance and repairs include recurring work (service calls, preventive maintenance, and routine work between occupancy), as well as major repairs. Sixty-two GFOQs are listed with a total maintenance and repair cost of \$5,650,230. GFOQs at Residential Communities Initiative (RCI) installations programmed in FY 2000/2001 have not been included in this submission.

In those quarters designated as historic, major work is coordinated with the appropriate State Historic Preservation Office. The majority of our GFOQs were built prior to the current size limitations and are generally larger than more contemporary structures. The Army has stewardship for historic dwelling units and a legal responsibility under the provisions of the National Historic Preservation Act, P.L. 89-665 as amended, to preserve and maintain these units. Deferring required repairs will accelerate the rate of deterioration, increase the final cost of repairs, and preclude compliance with congressionally directed preservation responsibilities.

Experience has shown that it is more cost-effective to execute one large repair project on a unit to eliminate the deficiencies in lieu of programming multiple smaller projects spread over several years. The Army's project review and approval process eliminates unnecessary maintenance and repair. The requested repairs are necessary to ensure that the quarters are maintained in a safe, sanitary and livable condition. Failure to make these repairs will critically impact the condition of quarters and may render them uninhabitable.

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE FEBRUARY 1999
 GENERAL FLAG OFFICERS QUARTERS (Continued)

STATE	INSTALLATION	NET SQUARE	HIS-	YEAR	MAINT &		NEW
	QTRS NO.	FOOTAGE	TORIC	BUILT	REPAIRS	LEASE	WORK

GEORGIA

Fort Gordon
 (PN 51316)

4 Boardman	2,556	no	1928	\$37,400	-	-
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Maintenance and repairs include service calls - \$4,500; routine maintenance and change of occupancy maintenance - \$1,100; interior painting - \$1,500; major repairs include repair of deteriorated windows on the 2nd floor, lead-based paint abatement, and replacing window trim with vinyl covering - \$26,400; self-help - \$100; exterior utilities maintenance - \$400; grounds maintenance - \$3,400.

HAWAII

Fort Shafter
 (PN 51338)

3 Palm Circle	3,900	yes	1907	\$214,500	-	-
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Maintenance and repairs include service calls - \$5,000; routine maintenance and change of occupancy maintenance - \$8,800; interior painting - \$5,000; major repairs include termite structural repairs, kitchen renovation, bathroom renovations (3 ½ baths) - \$190,000; grounds maintenance - \$5,700.

(PN 51339)

4 Palm Circle	3,480	yes	1907	\$180,300	-	-
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Maintenance and repairs include service calls - \$3,500; routine maintenance and change of occupancy maintenance - \$10,300; interior painting - \$5,000; major repairs include termite structural repairs, kitchen renovation, bathroom renovations (2 ½ baths) - \$155,800; grounds maintenance - \$5,700.

(PN 51340)

5 Palm Circle	6,940	yes	1908	\$284,500	-	-
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Maintenance and repairs include service calls - \$3,000; routine maintenance and change of occupancy maintenance - \$10,000; interior painting - \$5,000; major repairs include termite structural repairs, kitchen renovation, bathroom renovations (5 ½ baths) - \$259,600; grounds maintenance - \$6,900.

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE FEBRUARY 1999
 GENERAL FLAG OFFICERS QUARTERS (Continued)

STATE INSTALLATION QTRS NO.	NET SQUARE FOOTAGE	HIS- TORIC	YEAR BUILT	MAINT & REPAIRS	LEASE	NEW WORK
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GERMANY (\$/DM 1.71) (cont'd)

Stuttgart (cont'd)

(PN 51235)

78 Florida	1,637	no	1957	\$100,300	-	-
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Maintenance and repairs include service calls - \$3,000; routine maintenance and change of occupancy maintenance - \$4,200; interior painting - \$2,800; major repair project includes electrical rewiring and replacement of heating system - \$87,300; self-help \$200; design costs - \$2,800.

(PN 51235)

79 Florida	2,152	no	1957	\$100,700	-	-
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Maintenance and repairs include service calls - \$4,000; routine maintenance and change of occupancy maintenance - \$3,300; interior painting - \$3,100; major repair project includes electrical rewiring and replacement of heating system - \$87,300; self-help \$200; design costs - \$2,800.

(PN 51235)

81 Florida	2,152	no	1957	\$102,400	-	-
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Maintenance and repairs include service calls - \$4,000; routine maintenance and change of occupancy maintenance - \$4,900; interior painting - \$3,100; major repair project includes electrical rewiring and replacement of heating system - \$87,400; self-help \$200; design costs - \$2,800.

(PN 51235)

83 Florida	2,873	no	1957	\$109,900	-	-
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Maintenance and repairs include service calls - \$5,000; routine maintenance and change of occupancy maintenance - \$4,900; interior painting - \$3,300; major repair project includes electrical rewiring and replacement of heating system - \$93,700; self-help \$200; design costs - \$2,800.

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ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 REIMBURSABLE PROGRAM

(\$ in Thousands)	
FY 2000 Budget Request	\$19,000
FY 1999 Current Estimate	\$19,000
FY 1999 Appropriation	\$17,000

The reimbursable program provides for the collection and use of payments for utilities and services, routine maintenance and repair, rents associated with the use of government housing and trailer pads by authorized occupants, and damages caused by occupant negligence.

The following table shows the source of receipts for the family housing account.

	<u>FY 1998</u>	<u>FY 1999 (Curr. Est)</u>	<u>FY 2000</u>
Non-Federal Sources	14,077	15,982	15,982
Federal Sources	1,963	3,018	3,018

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ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
LEASING ACCOUNT

(\$ in Thousands)

FY 2000 Budget Request	\$222,294
FY 1999 Current Estimate	\$213,729
FY 1999 Appropriation	\$202,155

PURPOSE AND SCOPE

The purpose of the leasing program is to provide family housing at both domestic and foreign locations when additional housing is needed to satisfy a housing deficit and the local economy cannot provide adequate support. The leasing program, authorized by 10 U.S.C. 2828, provides for the payment of rent, operating, and maintenance costs of privately owned quarters assigned to military families as government quarters. The program also includes funds needed to pay for services such as utilities, refuse collection, and maintenance when these services are not part of the contract agreement.

The Army continues to rely on the private sector to meet the majority of housing needs. Where private sector rental markets cannot meet Army requirements, and cost-effective alternatives do not exist, short and long-term leases are utilized. In high cost areas and overseas, the Army leases housing that the service members could not afford.

PROGRAM SUMMARY

Authorization is requested for the appropriation of \$222,294,000 to fund leases and related expenses in FY 2000. A summary of the leasing program follows:

<u>Lease Type</u>	<u>FY 1998 Obligation</u>		<u>FY 1999 Curr Est</u>		<u>FY 2000 Request</u>	
	<u>Leases Supported</u>	<u>Cost \$000</u>	<u>Leases Supported</u>	<u>Cost \$000</u>	<u>Leases Supported</u>	<u>Cost \$000</u>
Domestic	119	1,728	205	3,085	205	3,085
Sec. 2835	4,080	57,461	4,080	58,302	4,080	58,267
Foreign less GRHP	8,010	125,548	8,363	129,216	8,455	136,526
GRHP	<u>1,724</u>	<u>23,314</u>	<u>1,670</u>	<u>23,126</u>	<u>1,625</u>	<u>24,416</u>
Total	13,933	208,051	14,318	213,729	14,365	222,294

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
LEASING ACCOUNT (continued)

JUSTIFICATION:

1. Domestic Leasing. The domestic leasing program provides temporary housing for Army families pending availability of permanent housing.
2. Section 2835. The Army leases family housing at seven installations under the provisions of 10 U.S.C. 2835, Long Term Leasing of Military Family Housing to be Constructed (formerly known as Section 801 housing). Under this program the Army leases family housing units from a private sector developer for up to 20 years. The units are assigned as military housing to soldiers and their families. This program helped reduce our CONUS family housing deficit at installations where Army families were the most seriously affected by housing shortages. Funds are requested to continue payment of lease costs and operation and maintenance expenses. The FY 2000 budget request includes 4,080 occupied units.
3. Foreign Leasing. The FY 2000 total foreign leasing program request consists of 10,080 leased units. The majority of foreign leases are in Germany. Approximately 1,600 of these leases comprise the Governmental Rental Housing Program (GRHP). Under GRHP, the U.S. Government leases existing, individual housing units in Europe. The Army negotiates, executes and manages the lease contracts, and assumes responsibility for paying the costs. Soldier occupants forfeit their housing allowances and agree to occupy GRHP leased housing for their entire tour. GRHP leases are terminated when soldiers' tours end. This program allows soldiers to be housed quickly, without large out-of-pocket expenses. There are no early termination costs.

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE

LEASING ACCOUNT (continued)

RECONCILIATION OF INCREASES AND DECREASES
EXHIBIT OP-5

	<u>\$ In Thousands</u>
1. FY 1998 Obligation	[208,051]
2. FY 1999 Appropriation	202,155
3. Below threshold reprogramming	+11,574
4. FY 1999 Current Estimate	213,729
5. Price Adjustments: Pay, non-pay inflation; foreign currency	+6,836
6. Program adjustments: Inventory increased in higher cost locations such as France, Belgium, Denmark, Netherlands, Norway and Italy. Inventory decreased at lower cost locations such as Germany and Hungary.	+1,729
7. FY 2000 Budget Request	222,294

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ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE

	FY 1998 OBLIGATIONS			FY 1999 CURR EST			FY 2000 BUDGET REQUEST		
	Units Supported	Months Purchsd	(\$000)	Units Supported	Months Purchsd	(\$000)	Units Supported	Months Purchsd	(\$000)
DOMESTIC LEASING									
Hattiesburg, MS	34	408	508	34	408	468	34	408	468
Los Angeles, CA	0	0	0	50	600	783	50	600	783
Miami, FL	84	1,008	1,208	120	1,440	1,822	120	1,440	1,822
Newport Ammunition Plant	1	12	12	1	12	12	1	12	12
Subtotal Domestic Leasing	119	1,428	1,728	205	2,460	3,085	205	2,460	3,085
Section 2835 (801)									
Ft. Bragg, NC	250	3,000	2,567	250	3,000	2,635	250	3,000	2,621
Ft. Drum, NY	2,000	24,000	27,128	2,000	24,000	27,524	2,000	24,000	27,965
Ft. Hood, TX	300	3,600	2,549	300	3,600	2,598	300	3,600	2,639
Ft. McCoy, WI	80	960	1,513	80	960	1,466	80	960	1,489
Ft. Polk, LA	600	7,200	5,716	600	7,200	5,658	600	7,200	5,127
Ft. Wainwright, AK	550	6,600	14,037	550	6,600	14,440	550	6,600	14,466
Ft. Bliss, TX	300	3,600	3,951	300	3,600	3,981	300	3,600	3,960
Subtotal Section 2835 (801)	4,080	48,960	57,461	4,080	48,960	58,302	4,080	48,960	58,267
Total Domestic Leasing	4,199	50,388	59,189	4,285	51,420	61,387	4,285	51,420	61,352
FOREIGN LEASING									
FORSCOM									
Qatar	1	12	35	1	12	54	1	12	54
Total FORSCOM	1	12	35	1	12	54	1	12	54
EUSA									
Korea	1,181	14,172	22,009	1,181	14,172	16,856	1,181	14,172	17,889
USAREUR									
Belgium	225	2700	4,005	325	3,900	5,929	400	4,800	7,417
Germany	5,710	68520	84,812	5,910	70,920	90,604	5,877	70,524	93,681
Italy	553	6636	7,853	603	7,236	8,777	628	7,536	9,444
Turkey	9	108	128	9	108	131	9	108	126
Netherlands	283	3396	5,037	283	3396	5,163	283	3396	5,371
Subtotal USAREUR	6,780	81,360	101,835	7,130	85,560	110,604	7,197	86,364	116,039
Govt Rental Hsg Prgm, Eur	1,724	20,688	23,314	1,670	20,040	23,126	1,625	19,500	24,416
Total USAREUR	8,504	102,048	125,149	8,800	105,600	133,730	8,822	105,864	140,455

Note: Exhibit Continued Next Page

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE

	FY 1998 OBLIGATIONS			FY 1999 CURR EST			FY 2000 BUDGET REQUEST		
	Units	Months		Units	Months		Units	Months	
	Supported	Purchsd	(\$000)	Supported	Purchsd	(\$000)	Supported	Purchsd	(\$000)
OTHER FOREIGN SUPPORT PROGRAMS									
Bangladesh	2	24	37	2	24	60	2	24	60
Belgium	0	0	0	0	0	0	2	24	69
Botswana	1	12	30	1	12	40	1	12	40
Cameroon	1	12	44	1	12	44	1	12	44
China	2	24	107	2	24	121	2	24	116
Cote d'Ivoire	1	12	32	1	12	32	1	12	32
Croatia	0	0	0	1	12	55	1	12	24
Czech Republic	0	0	0	0	0	0	1	12	38
Denmark	1	12	39	1	12	39	2	24	75
Egypt	1	12	19	2	24	35	2	24	35
France	2	24	118	2	24	118	3	36	173
Germany	0	0	0	0	0	0	4	48	150
Greece	1	12	19	1	12	19	4	48	128
Hungary	2	24	93	2	24	103	1	12	40
India	2	24	44	2	24	44	1	12	24
Indonesia	1	12	37	1	12	37	1	12	30
Israel	1	12	48	1	12	48	1	12	49
Italy	2	24	104	2	24	104	4	48	221
Jordan	4	48	129	4	48	130	4	48	130
Kenya	6	72	275	6	72	100	6	72	120
Korea	1	12	28	1	12	28	1	12	20
Kuwait	2	24	79	2	24	80	2	24	80
Morocco	2	24	39	2	24	39	2	24	25
Netherlands	0	0	0	0	0	0	2	24	97
Niger	1	12	30	1	12	33	1	12	33
Norway	0	0	0	0	0	0	2	24	60
Panama	3	36	93	3	36	94	3	36	96
Phillipines	2	24	45	2	24	45	2	24	45
Poland	1	12	30	1	12	39	1	12	39
Portugal	1	12	12	1	12	17	1	12	10
Romania	1	12	33	1	12	33	1	12	20
Spain	0	0	0	0	0	0	5	60	135
Sweden	0	0	0	1	12	60	1	12	20
Tunisia	1	12	1	1	12	1	1	12	1
Turkey	2	24	71	2	24	71	2	24	63
Ukraine	0	0	0	0	0	0	1	12	70
United Kingdom	0	0	0	0	0	0	3	36	107
Zimbabwe	1	12	33	1	12	33	1	12	25
Total Other Foreign Support	48	576	1,669	51	612	1,702	76	912	2,544
Total Foreign Leasing	9,734	116,808	148,862	10,033	120,396	152,342	10,080	120,960	160,942
TOTAL LEASING PROGRAM	13,933	167,196	208,051	14,318	171,816	213,729	14,365	172,380	222,294

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 FY 2000 SUMMARY SHEET FOR HIGH COST LEASES

<u>COUNTRY</u>	<u>LEASES</u>	<u>HIGH COST LEASES</u>	<u>FOREIGN CURRENCY</u>	<u>FY 1988 RATE</u>	<u>FY 2000 RATE</u>	<u>ADJUSTED** FY 2000 CAP</u>
Belgium	400	14	Franc	42.77	35.35	\$28,215
Germany	5,877	0	Deutsche Mark	2.06	1.71	\$28,093
Italy	628	2	Lira	1423.00	1695.00	\$19,578
Ivory Coast	1	1	CFAF	305.90	611.74	\$11,661
Netherlands	283	2	Guilder	2.33	1.93	\$28,153
Qatar	1	1	Riyal	3.64	3.64	\$23,320

** The adjusted high cost cap is determined by multiplying \$23,320 (FY 1999 high cost lease limit adjusted for CPI) times the FY 1988 exchange rate divided by the FY 2000 exchange rate. Leases exceeding this cap are counted against the number of high cost leases allowed.

Note: **Other Foreign Support Programs** (which include Foreign Area Officer Leases, Offices of Defense Cooperation, and School of Other Nations Program leases) participate in the Department of State Housing Pool and are not subject to the maximum lease amounts cited for foreign leases in Section 2828(e)(1) of title 10, United States Code. Clarification of Participation in Department of State Housing Pools is discussed in Section 2806 of title 10, United States Code.

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ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 DEBT PAYMENT ACCOUNT

(\$ in Thousands)

FY 2000 Budget Request	\$3
FY 1999 Appropriation	\$3

PURPOSE AND SCOPE

This program includes payments of Servicemen's Mortgage Insurance Premiums to the Federal Housing Administration for mortgages assumed by active military personnel for housing purchased by them. The Army has no outstanding debt for Capehart or Wherry mortgages.

PROGRAM SUMMARY

Authorization is required for the appropriation of \$3,000 in FY 2000.

JUSTIFICATION

This program provides for the payment of premiums due on mortgage insurance provided by the Federal Housing Administration for housing mortgages purchased by active duty military personnel. Also, it continues payments for cases where a service member dies while on active duty and leaves a surviving spouse as owner of the property. Payments extend for a period of two years after death, or until the spouse disposes of the property, whichever occurs first. The premium rate is 1/2 of 1 percent of the unpaid balance of the mortgage. This program was discontinued through Public Law 93-130 (Military Construction Appropriation Act, 1980) which allowed coverage only on existing mortgages obtained prior to FY 1980.

SERVICEMEN'S MORTGAGE INSURANCE PREMIUMS

FISCAL YEAR	ESTIMATED TERMINATIONS	NUMBER MORTGAGES WITH PAYMENTS	(\$) ESTIMATED AVERAGE PAYMENT	(\$000) ESTIMATED PAYMENT FOR YEAR
1998	0	7	400.00	3
1999	0	7	400.00	3
2000	0	7	400.00	3

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