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HOUSING

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This policy implements Department of Defense (DoD) Directive 4165.63, *DoD Housing*, 8 January 2005. It provides policy for establishing and operating a government-controlled housing program. It does not apply to the Air Force Reserve or Air National Guard. Policy for transit housing is in Air Force Policy Directive (AFPD) 34-6, *Air Force Lodging*.

SUMMARY OF REVISIONS

This AFPD is substantially revised and must be completely reviewed.

This revision updates and incorporates key policies for housing management, reliance first on the community for housing, Air Force-wide methodology to determine housing requirements, design and construction criteria, Housing Community Profile (HCP), Family Housing Master Plan (FHMP), Dormitory Master Plan (DMP) and the Privatized Housing Program, and strengthens requirements to carry out Air Force housing programs within established congressional limits.

1. This directive establishes responsibilities for managing Air Force family and unaccompanied housing programs and establishes policies to ensure personnel and their families and eligible civilians have access to excellent housing facilities and services generally reflecting contemporary living standards.
2. The Air Force will:
 - 2.1. Use the Air Force Housing Requirements and Market Analysis (HRMA) methodology to determine housing requirements and rely on the local community first to house personnel and their families; where the local community cannot meet housing requirements, provide adequate housing, with priority to military necessity; and dispose of housing in excess of requirements or when uneconomical to repair.
 - 2.2. Design and construct housing that conforms to established criteria and standards defined in law, DoD policy and Air Force directives, incorporate whole-house standards, improve livability, correct deficiencies, and protect and conserve energy.

- 2.3. Develop and maintain an HCP at each installation where housing is not privatized. The Air Force created the FHMP and DMP as roadmaps for planning and programming investment, operations and maintenance (O&M) and privatization. Annual execution of housing programs require expeditious award of investment projects.
 - 2.4. Within established limits, operate and maintain cost-effective housing in good condition to reduce expenses and prevent facilities from deteriorating. The level of maintenance on each housing unit will be sufficient to protect the Air Force capital investment and to conserve operating costs.
 - 2.5. Institute rigorous controls to carry out housing O&M and capital investment programs within established congressional limits. HCPs and requirements validation will conform to the Air Force Installation and Facilities Strategic Plan [AFPD 32-10, *Installations and Facilities*, and Air Force Instruction (AFI) 32-1001, *Operations Management*].
 - 2.6. Comply with the National Defense Authorization Act for Fiscal Year 1996, which established the Military Housing Privatization Initiative (MHPI). The MHPI authorizes the military services to leverage resources to obtain private sector capital and expertise to operate, manage, maintain, improve, renovate and construct housing (for families and unaccompanied personnel) on or near military installations in the United States (10 U.S.C. 2871).
 - 2.7. Maintain established standards of occupancy through equitable distribution, efficient management and operation of Air Force-controlled housing.
3. The following responsibilities and authorities are established:
 - 3.1. Assistant Secretary of the Air Force, Installations, Environment and Logistics (SAF/IE) establishes housing policy, provides broad policy and performance oversight and is the principle representative and advocate with the Office of the Secretary of Defense, federal agencies and Congress.
 - 3.2. The Office of the Civil Engineer (HQ USAF/ILE) develops and executes family and unaccompanied housing programs.
 - 3.3. Major command and installation commanders identify requirements, establish and execute housing programs to comply with this directive.
 4. Secretary of the Air Force approval is required to change, reissue or rescind this directive.

Pete Geren
Acting Secretary of the Air Force

Attachment 1**GLOSSARY OF REFERENCES AND SUPPORTING INFORMATION*****References*****Public Law**

Title 10, United States Code, Section 1147, Use of Military Housing

Title 10, United States Code, Section 2775, Liability of Members Assigned to Military Housing

Title 10, United States Code, Section 2871-2885, Alternative Authority for Acquisition and Improvement of Military Housing

DoD Publications

DoD Directive 4165.63, *DoD Housing*, 8 January 2005

DoD 4165.63-M, *DoD Housing Management*, 3 September 1991

Air Force Publications

AFPD 32-10, *Installations and Facilities*

AFPD 90-1, *Policy Formulation*

AFI 32-1001, *Operations Management*

AFI 32-6001, *Family Housing Management*

AFI 32-6002, *Family Housing Planning, Programming, Design and Construction*

AFI 32-6003, *General Officer Quarters*

AFI 32-6004, *Furnishings Management*

AFI 32-6005, *Unaccompanied Housing Management*

AFI 32-6007, *Privatized Family Housing*

Miscellaneous

Joint Federal Travel Regulations, Volume 1, *Uniformed Service Members*

Abbreviations and Acronyms

AFI—Air Force Instruction

AFPD—Air Force Policy Directive

DMP—Dormitory Master Plan

DoD—Department of Defense

DoDD—Department of Defense Directive

FH—Family Housing

FHMP—Family Housing Master Plan

HCP—Housing Community Profile

HQ USAF—Headquarters United States Air Force

HQ USAF/ILE—Office of The Civil Engineer

HQ USAF/ILEH—Office of The Civil Engineer, Housing Division

MHPI—Military Housing Privatization Initiative

O&M—Operations and Maintenance

OSD—Office of the Secretary of Defense

SAF/IE—Office of the Assistant Secretary of the Air Force (Installations, Environment and Logistics)

UFC—Unified Facilities Criteria

U.S.C.—United States Code

Terms

Adequate Housing—Government quarters for which Basic Allowance for Housing is forfeited when assigned.

Family Housing (FH)—Government owned, leased and acquired dwellings used as a residence for eligible military and civilian members and their families.

Inadequate Housing (as defined by OSD)—Any housing unit requiring whole-house improvement or replacement as identified by the services condition assessments, typically exceeding a per-unit cost of \$50,000 adjusted by the area cost factor. Services condition assessments utilize private sector housing industry construction codes and sizing standards as a basis for assessing inventory adequacy.

Installation Commander—The senior installation commander responsible for housing, referred to as the “commander.”

Privatized Housing (PH)—Housing typically owned and operated by a private or public entity other than the Service concerned and which is intended primarily to meet housing requirements for the service members concerned. The projects used to acquire, construct or operate this type of housing use any of the authorities under the National Defense Authorization Act of 1996, Subtitle A, Title XXVIII (Public Law 104-106), of government direct loans (debt transactions), loan guarantees, investments in nongovernment entities (equity transactions), rental guarantees, differential lease payments, conveyance or lease of existing property and facilities, interim leases, use of market standards for unit size and type, inclusion of ancillary supporting facilities and assignment of members to PH units.