

**GUIDANCE FROM CORONA SOUTH
ON
FAMILY HOUSING MASTER PLAN**

- Air Force will produce a Family Housing Master Plan (FHMP) integrating traditional MILCON, privatization and O&M requirements into an investment "roadmap".
- The FHMP will document how the Air Force will comply with the Defense Planning Guidance requirement to fix inadequate housing by FY2010.
- Air Force FHMP will be produced by integrating data from base plans.
- Base plans will be individually developed.
- On-base housing requirement will be determined by using the Air Force interpretation of OSD's housing policy to rely on the local community for housing.
 - Adequate (safe, affordable, acceptable) housing in the community will be considered only if it is within 30 minutes commuting time
 - Other factors determining on-base requirement include availability of housing in local community, housing for key and essential personnel, keeping our historic units, maintaining a viable housing community, waiting list size and upward adjustment for high cost of living areas.
- Where there is a surplus of on-base houses as determined by the housing requirement and validated by empty houses and by a non-existent or small waiting list, the Air Force will divest these units (note: there are 12 installations that have from 74 to over 300 vacant units).
- The Air Force will use, in addition to MILCON and O&M funding, a measured privatization approach to accelerate housing revitalization.
- Privatization.
 - CSAF will approve all privatization initiatives.
 - Housing areas in the center of installations will not be privatized.
 - Housing areas geographically separated from an installation or areas severable from the installation will be privatized if feasible. Severable is defined as being able to relocate the installation fenceline and access the area from public roads. Feasibility considerations will address economic viability and non-housing assets (AAFES, DECA, MWR, etc) within the area.
- Air Force will work to reduce housing out-of-pocket expenses to 15% and program resources to cover increased BAH requirements due to privatization.