

Air Force Installation & Mission Support Center





Housing Privatization

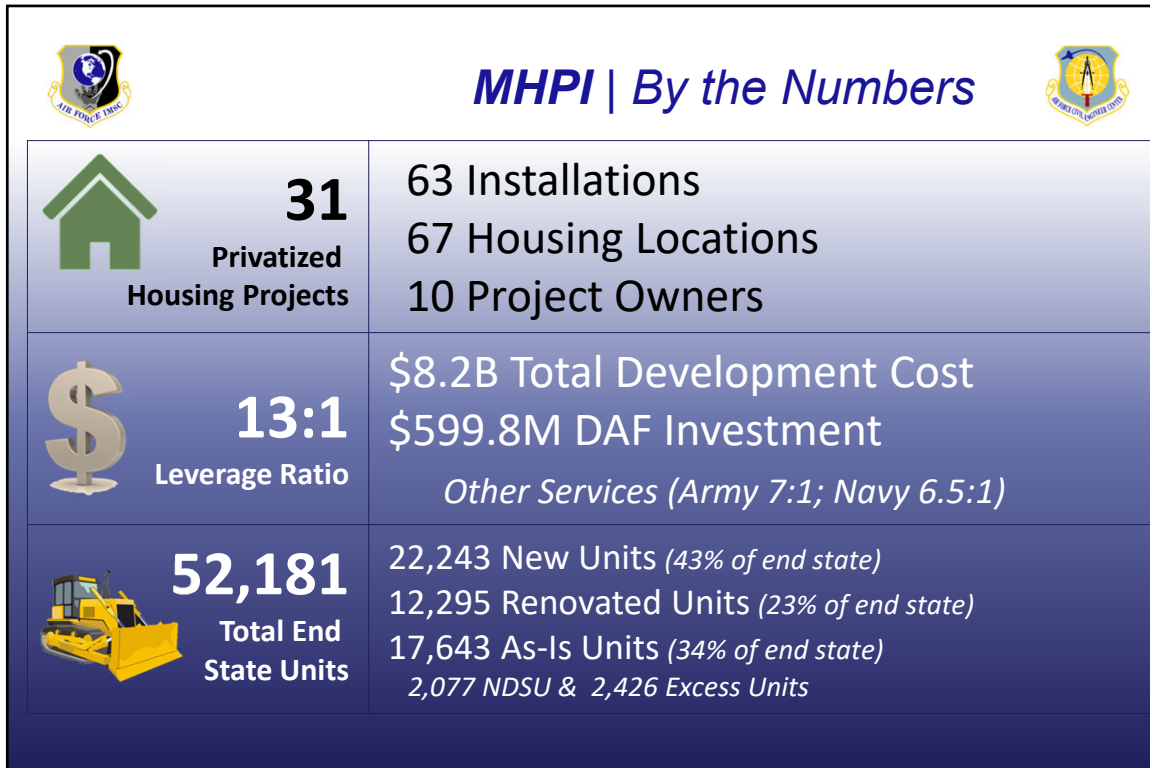
Flip Book

Your Success is Our Mission!


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	<h2>MHPI Overview</h2>		
Mission	<p>In 1996, Congress authorized the privatization of family housing on or near military installations within the United States and its territories and possessions under Title 10, United States Code, Sections 2871-2885, as amended, known as the Military Housing Privatization Initiative (MHPI). Under the MHPI program, the Department of the Air Force's (DAF's) primary objective is to enhance the quality of life for its Service Members and their families which also increases its ability to recruit and retain.</p>		
Vision	<p>Leveraging private sector financing and practices enables the DAF to introduce state-of-the-art master planning, design, renovation and construction techniques to its housing processes which ensures a holistic approach to community development. This approach not only builds quality housing but provides thriving communities for the DAF's Service Members and their families to live. The DAF believes that its Service Members are more motivated to stay in the DAF and perform their duties when their families reside in quality housing and receive the support they need during deployments from the privatized partners.</p>		


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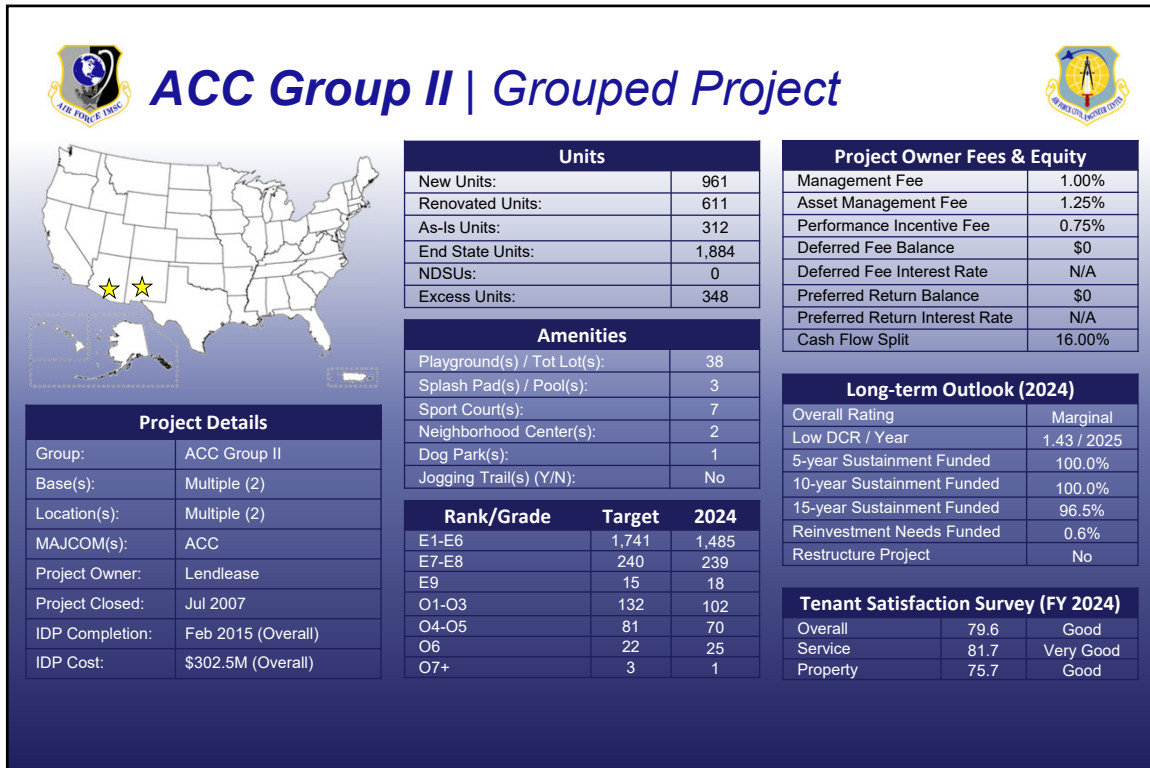


2024 Reforecast | Long-term Outlook

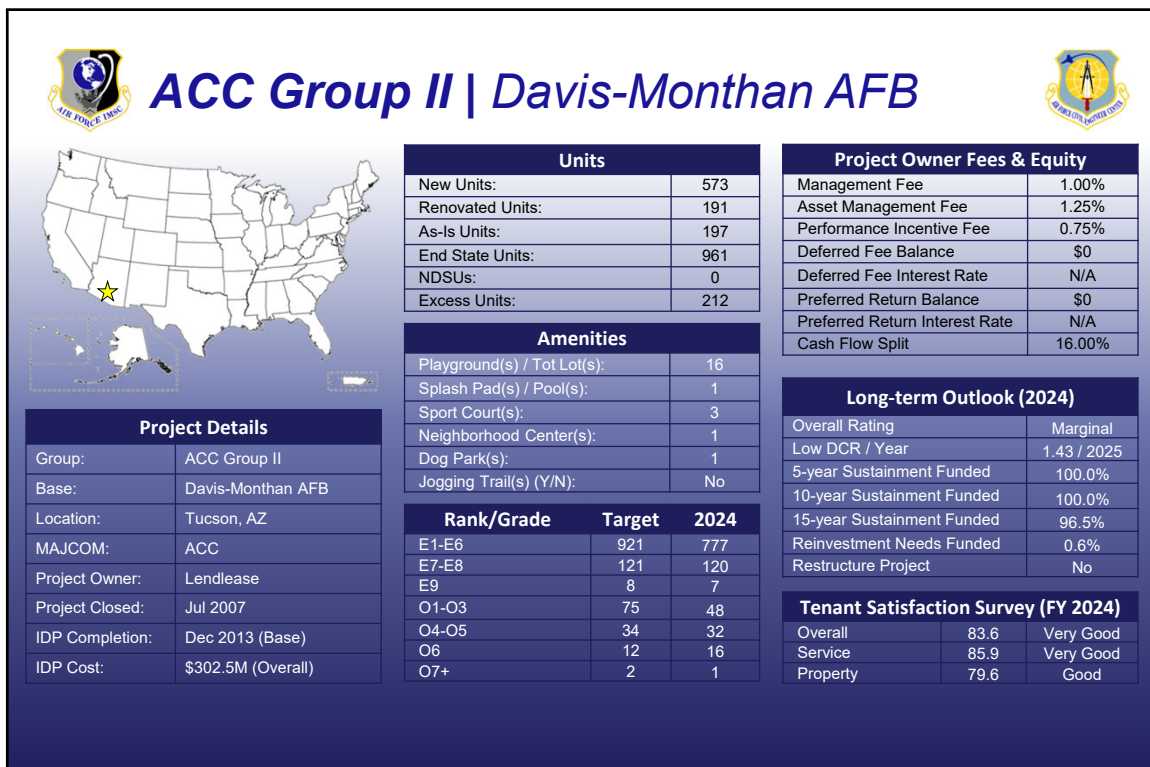


Project	Project Owner	Overall Rating	Low DCR	5-Yr. CR&R	10-Yr. CR&R	15-Yr. CR&R	RIA %	Restructure FY
Vandenberg AFB	BBC	Healthy	2.43 / 2025	100.0%	100.0%	100.0%	150.4%	--
McGuire-Dix	United Communities	Healthy	2.63 / 2024	100.0%	100.0%	100.0%	139.3%	--
Tri-Group	Lendlease	Healthy	1.22 / 2033	100.0%	100.0%	100.0%	96.6%	--
Continental Group	Mayroad	Healthy	1.57 / 2028	100.0%	100.0%	100.0%	90.2%	--
Northern Group	BBC	Healthy	1.59 / 2024	100.0%	100.0%	100.0%	67.0%	--
AMC East	Michaels	Healthy	1.51 / 2024	100.0%	100.0%	100.0%	51.3%	--
Kirtland AFB	Hunt	Healthy	1.24 / 2036	100.0%	100.0%	100.0%	51.0%	--
Nellis AFB	Hunt	Healthy	1.15 / 2031	100.0%	100.0%	100.0%	50.4%	--
Robins AFB 2	Hunt	Healthy	1.24 / 2034	100.0%	100.0%	100.0%	47.7%	FY22
Wright-Patt AFB	Wright Field Dev Co	Healthy	2.07 / 2024	100.0%	100.0%	100.0%	44.2%	--
Falcon Group	Hunt	Healthy	1.15 / 2033	100.0%	100.0%	100.0%	39.0%	--
AMC West	BBC	Healthy	1.71 / 2024	100.0%	100.0%	100.0%	38.0%	--
ACC Group III	BBC	Healthy	1.77 / 2024	100.0%	100.0%	100.0%	35.3%	--
USAF A	Hunt	Marginal	1.17 / 2032	100.0%	100.0%	100.0%	28.6%	--
Hill AFB	Boyer Hill	Marginal	3.07 / 2024	100.0%	100.0%	100.0%	13.3%	--
Western Group	BBC	Marginal	1.57 / 2025	100.0%	100.0%	100.0%	10.6%	--
ACC Group II	Lendlease	Marginal	1.43 / 2025	100.0%	100.0%	96.5%	0.6%	--
BLB	Hunt	Marginal	1.17 / 2032	91.4%	100.0%	100.0%	0.2%	--
Lackland AFB	BBC	Marginal	1.18 / 2027	85.2%	79.6%	75.6%	16.0%	FY25
JBER I	JL Properties	Marginal	1.45 / 2024	100.0%	58.0%	52.5%	0.0%	--
JBER III x	JL Properties	Marginal	1.19 / 2024	100.0%	56.6%	43.4%	0.0%	FY25
Southern Group	Hunt	Marginal	1.02 / 2025	99.1%	85.7%	58.0%	0.0%	FY24
Dover AFB	Hunt	Restructure	1.16 / 2030	60.8%	100.0%	100.0%	259.1%	FY23
Dyess AFB	Hunt	Restructure	1.42 / 2024	62.1%	47.3%	50.3%	0.0%	TBD
Scott AFB	Hunt	Restructure	1.16 / 2031	10.2%	27.6%	20.7%	0.0%	FY23
Buckley AFB	Hunt	Restructure	1.35 / 2025	67.7%	27.9%	20.3%	0.0%	TBD
Hickam AFB	Lendlease	Restructure	1.10 / 2026	40.5%	35.4%	26.6%	0.0%	FY24
AETC Group II	Hunt	Restructure	1.05 / 2028	29.6%	20.6%	14.0%	0.0%	FY24
Offutt AFB	Burlington Capital	Restructure	1.00 / 2028	25.4%	31.0%	26.7%	0.0%	FY22
JBER III	JL Properties	Restructure	0.96 / 2032	74.1%	37.4%	19.7%	0.0%	FY25
AETC Group I	BBC	Restructure	0.95 / 2028	46.1%	18.7%	17.3%	0.0%	FY23

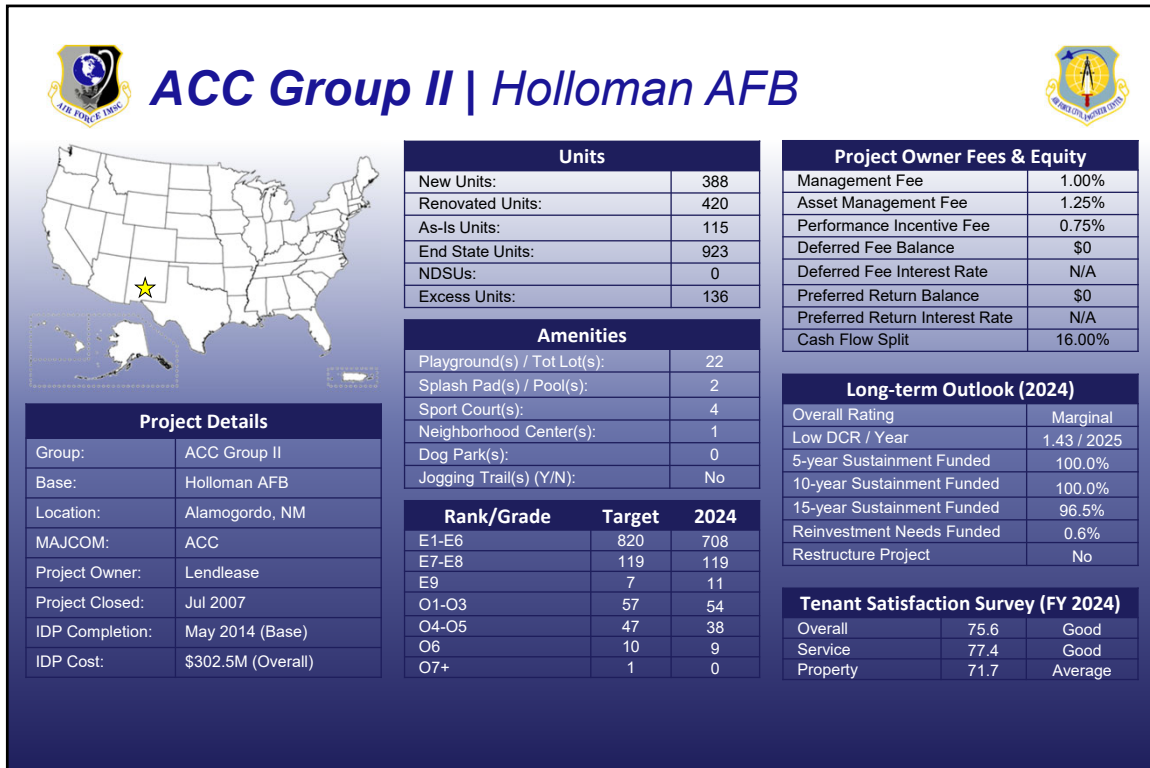
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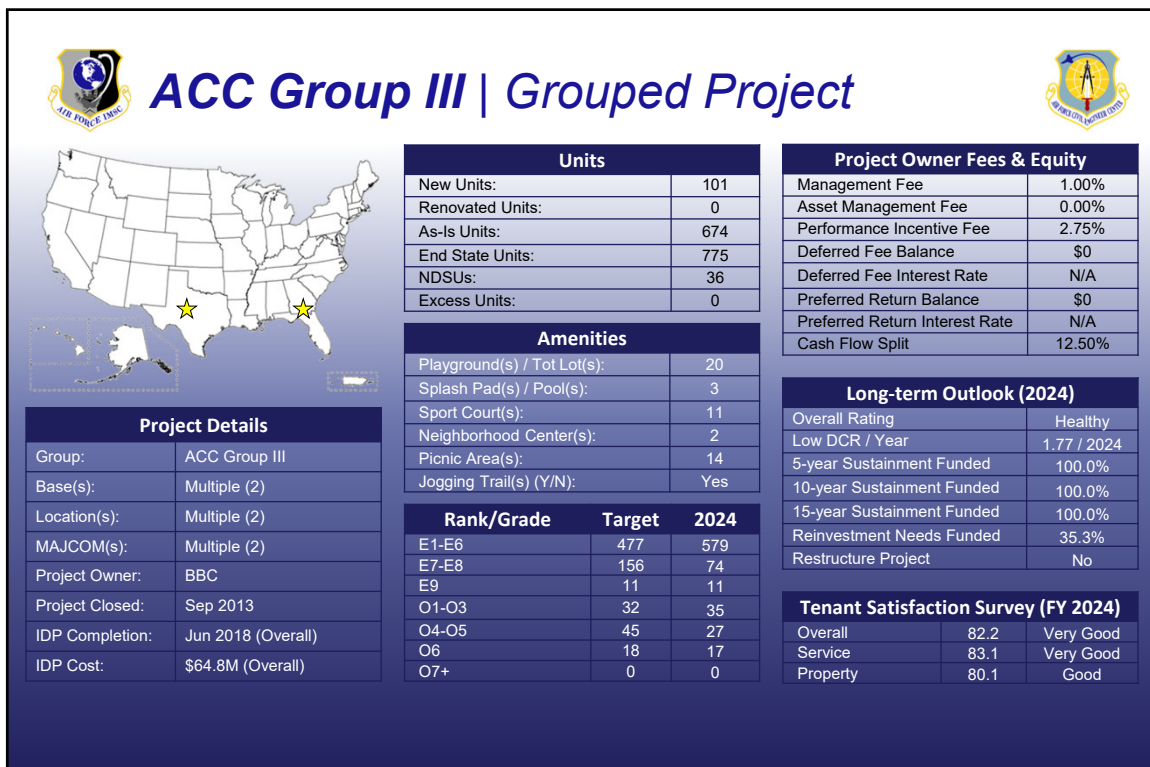
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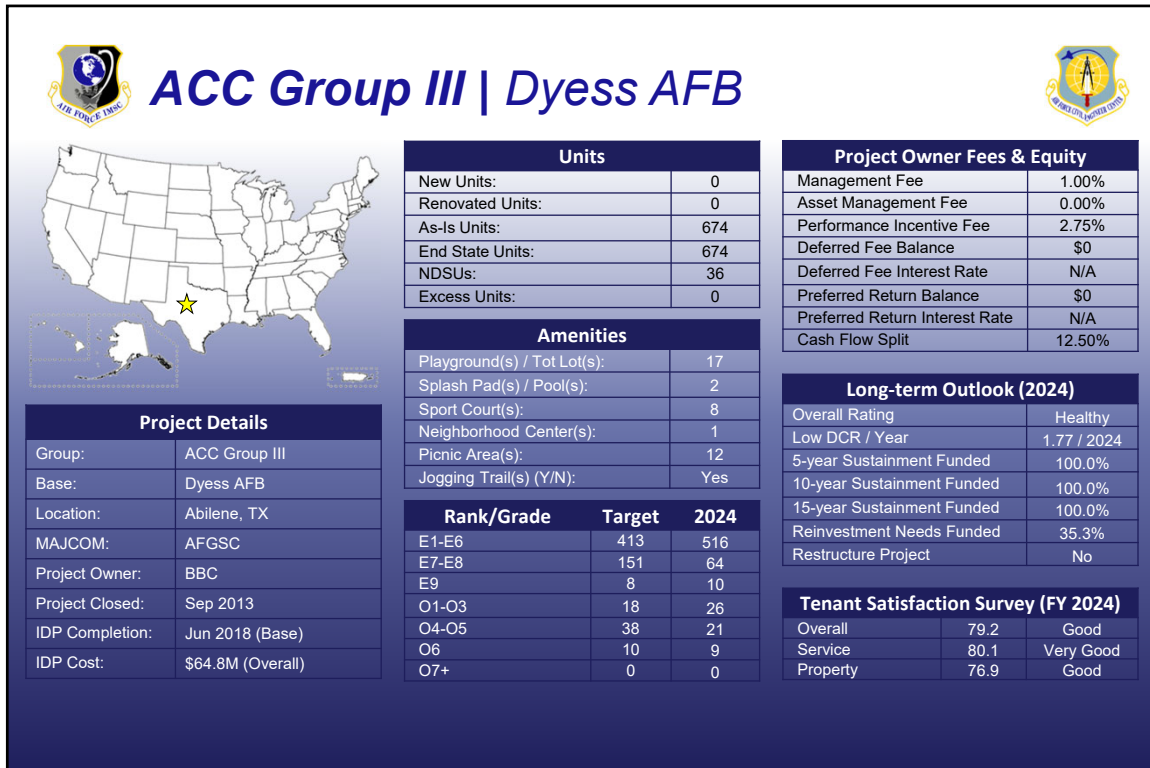
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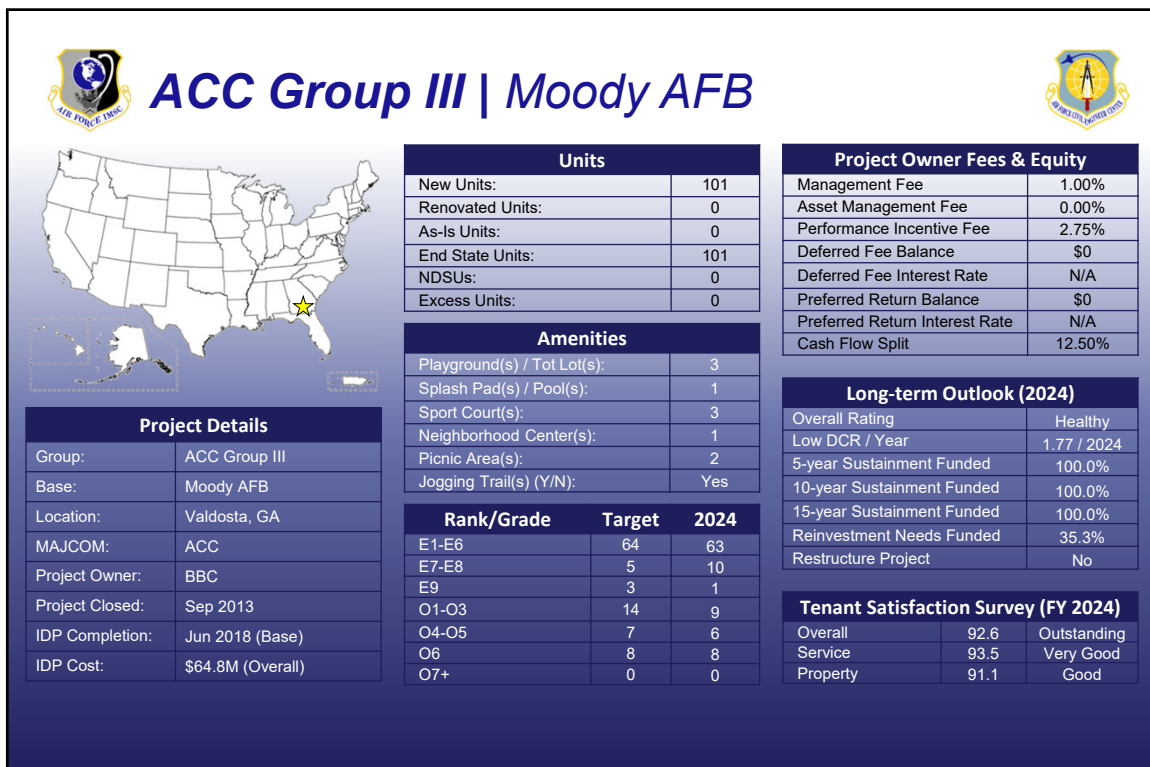
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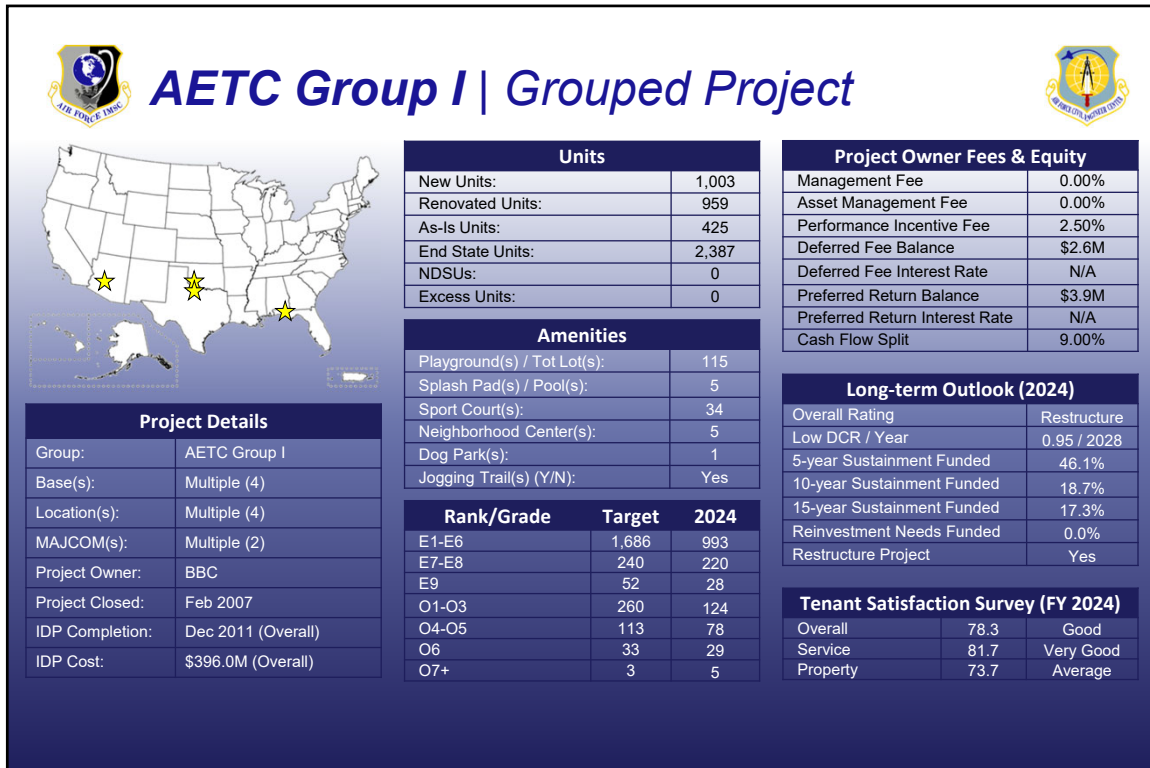
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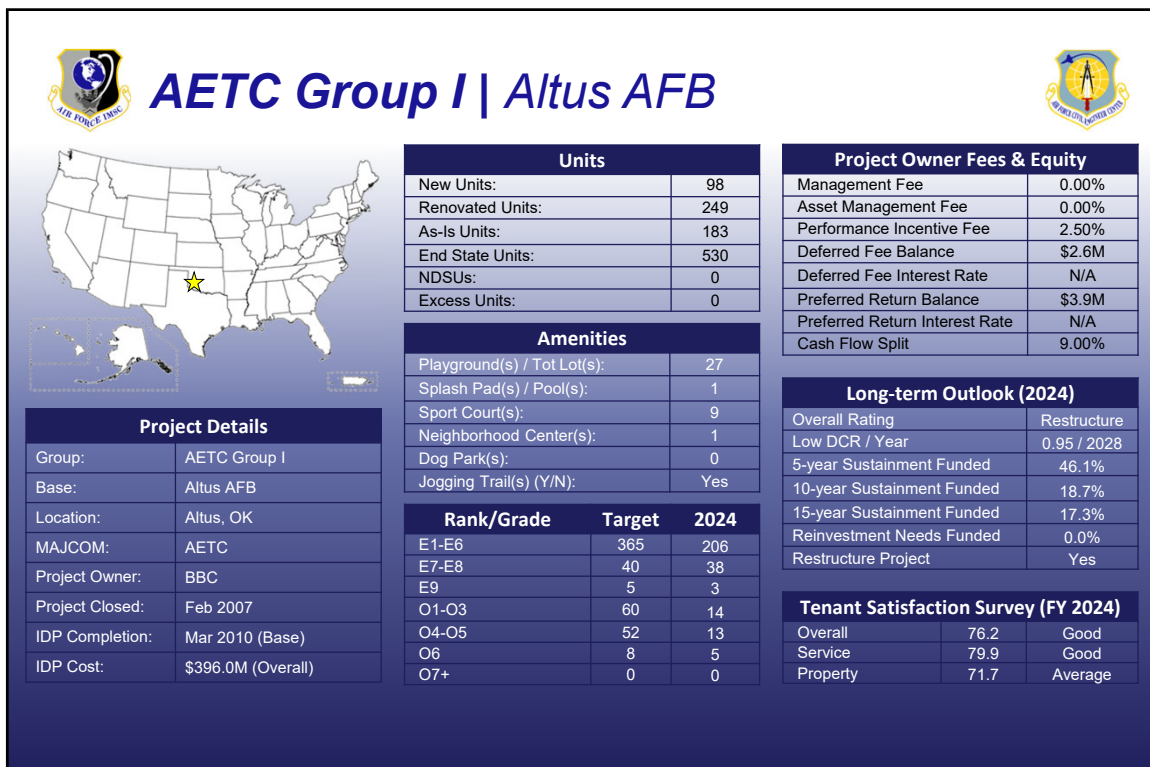
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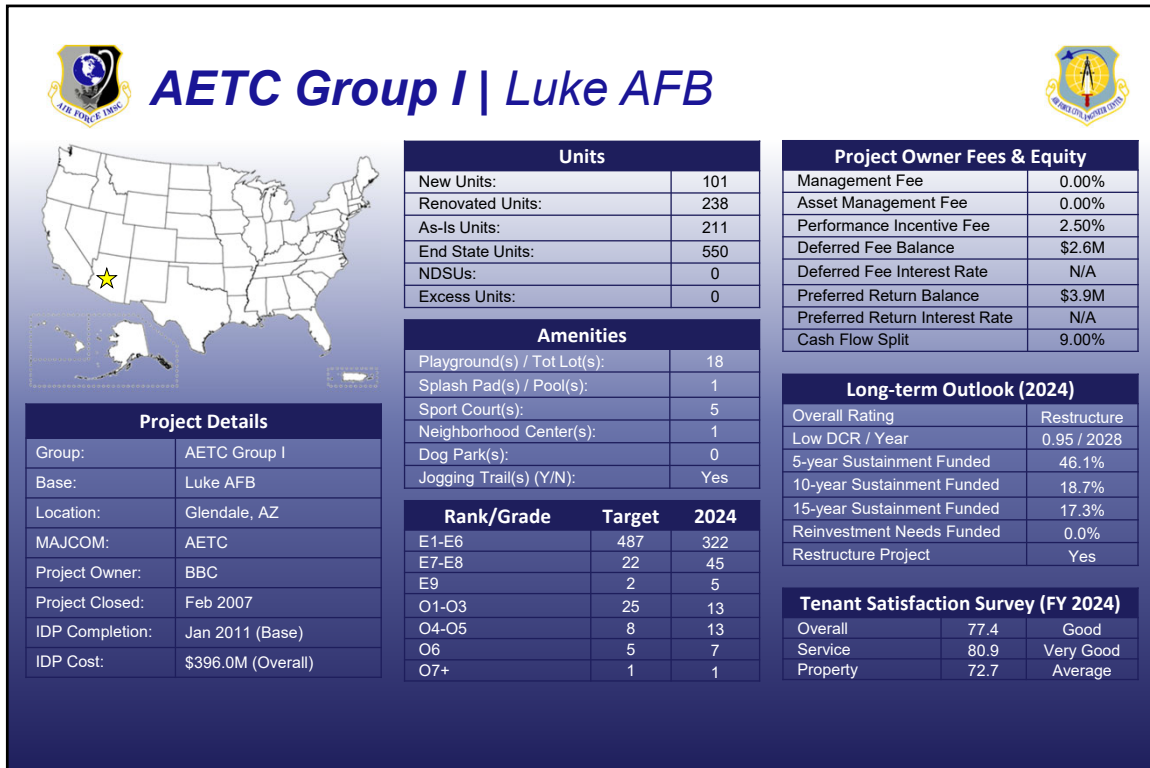
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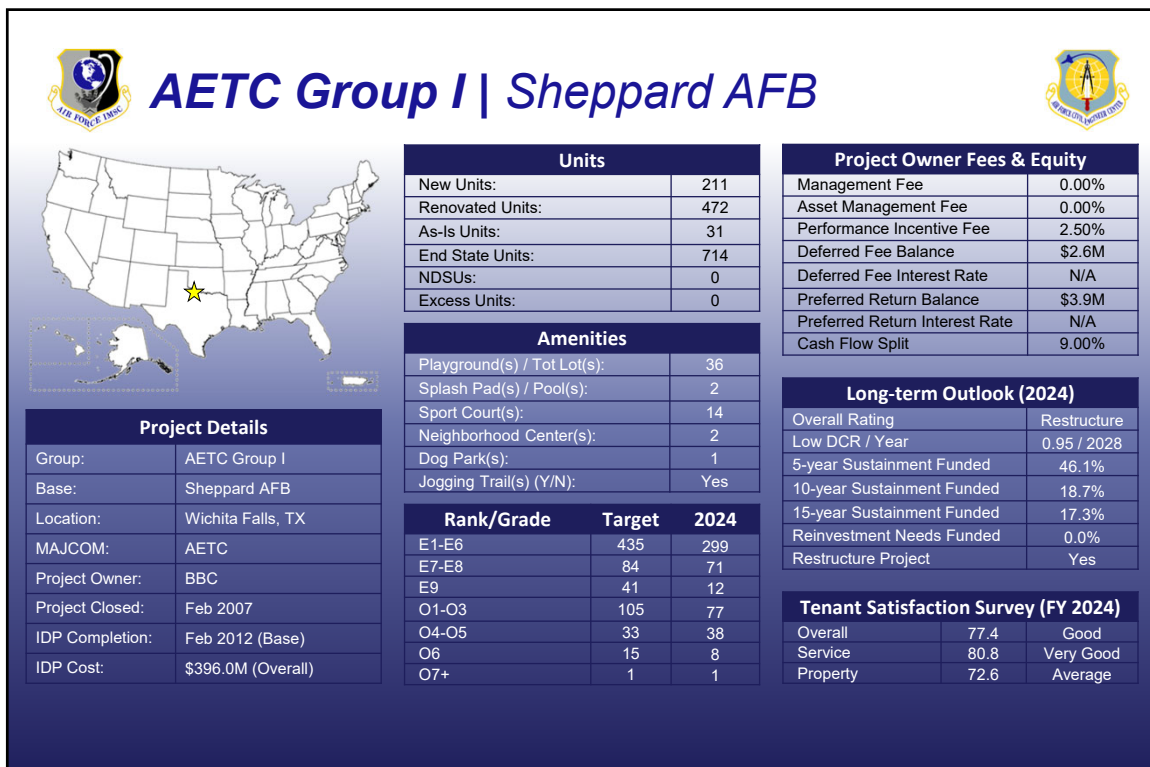
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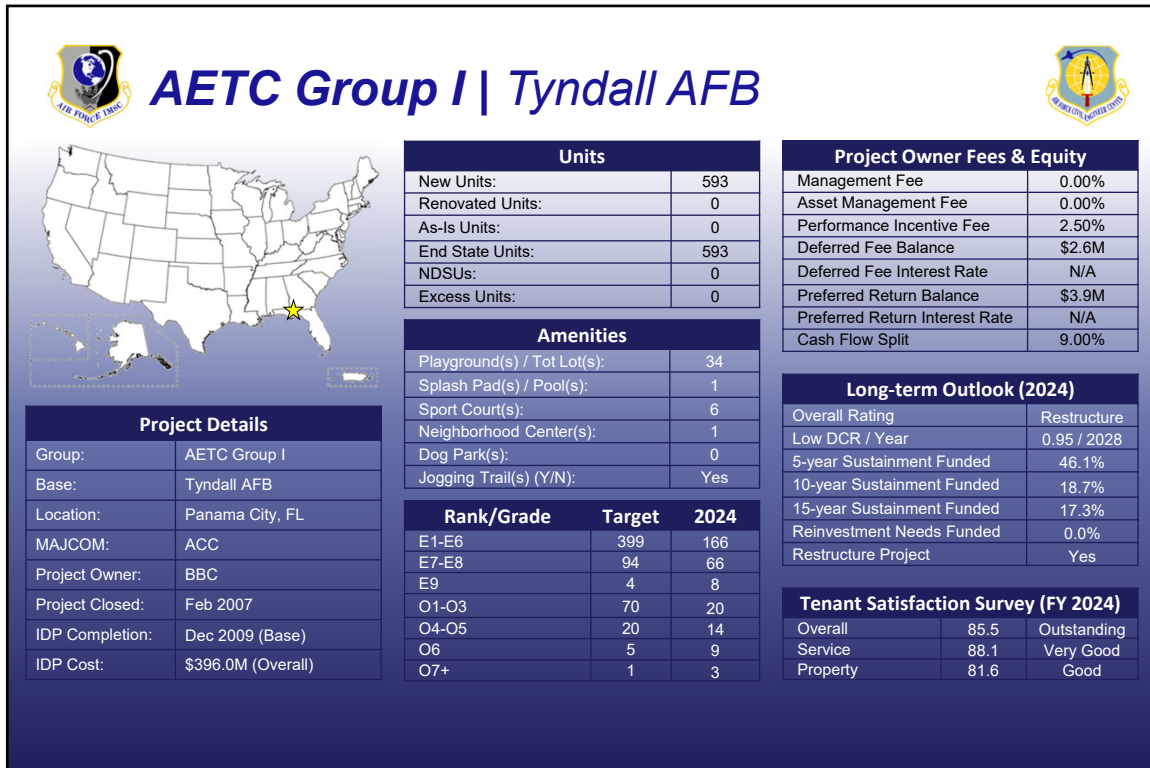
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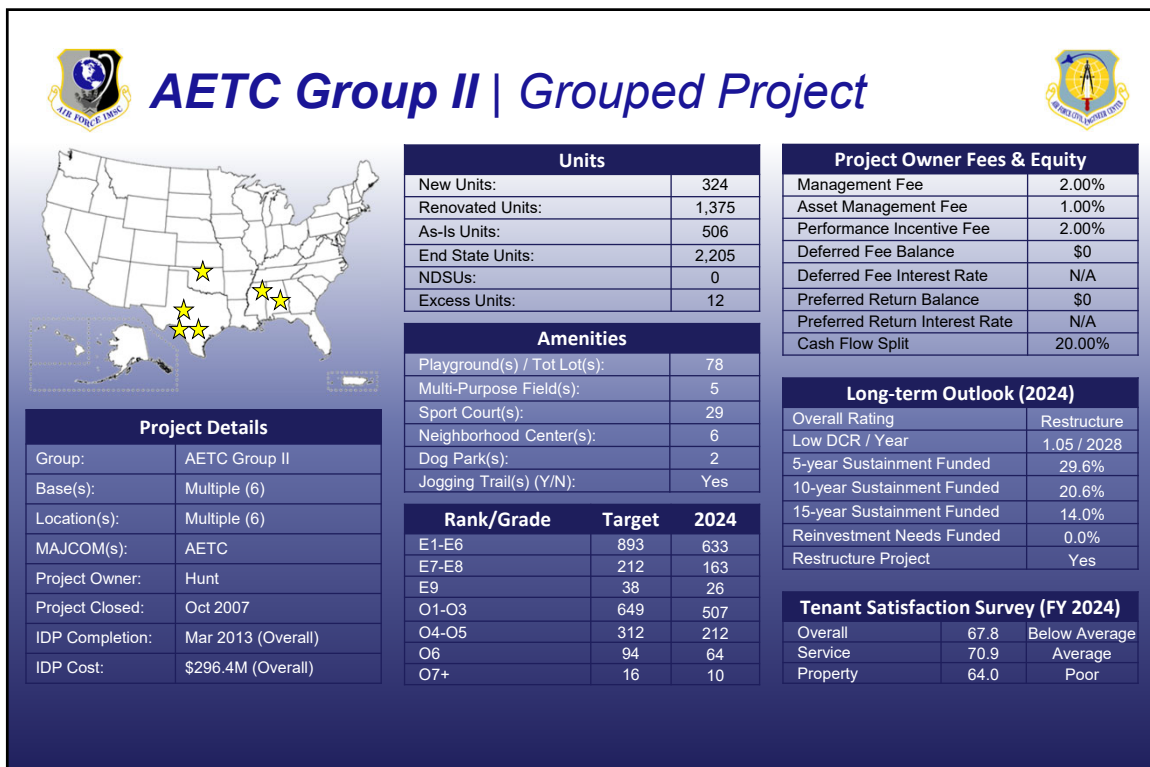
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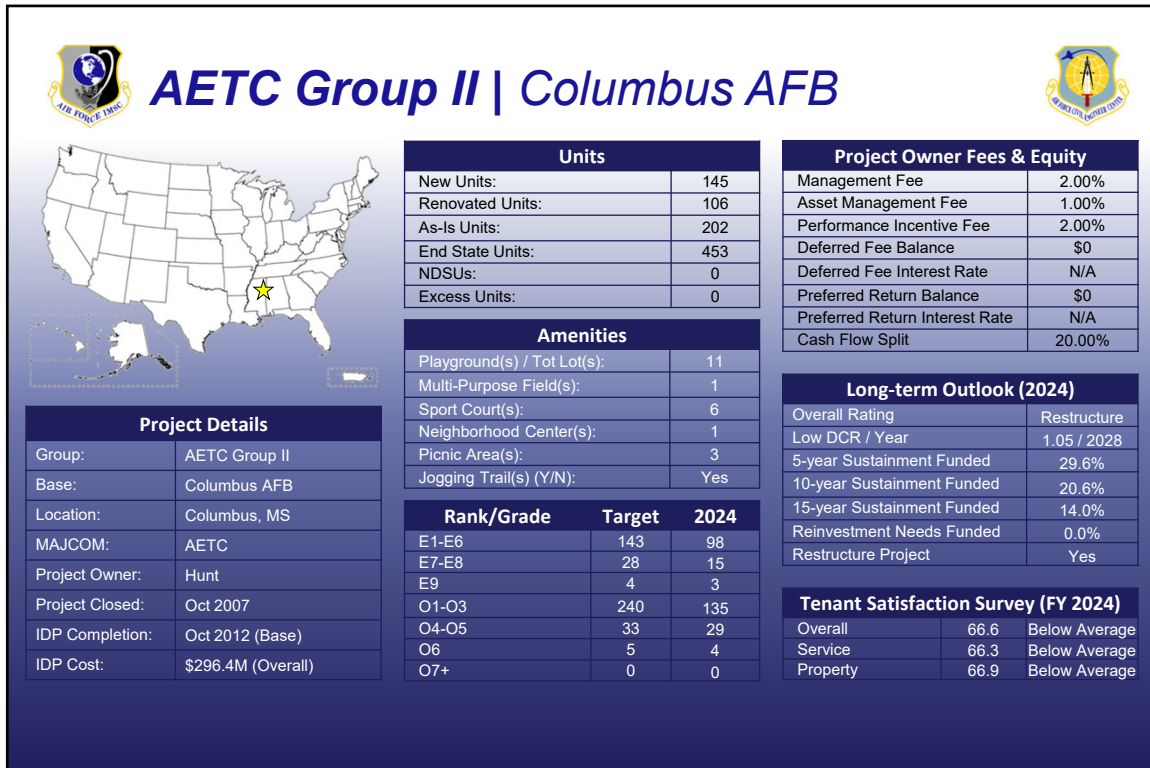
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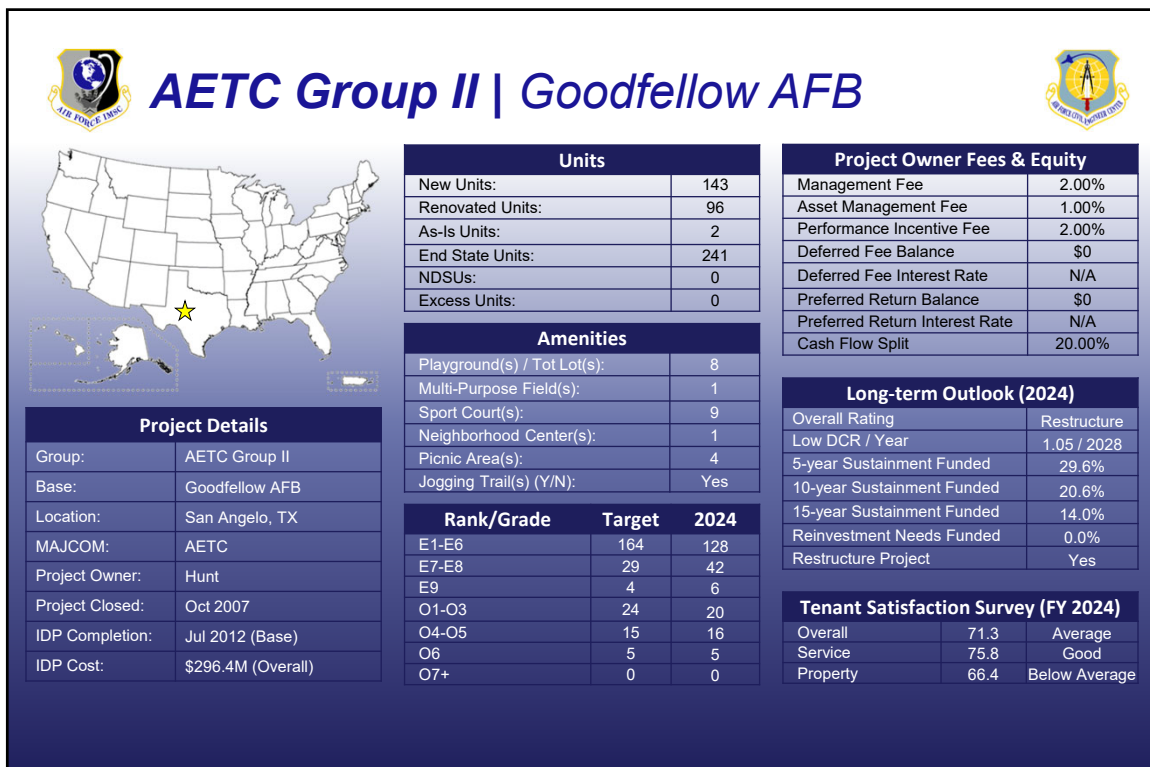
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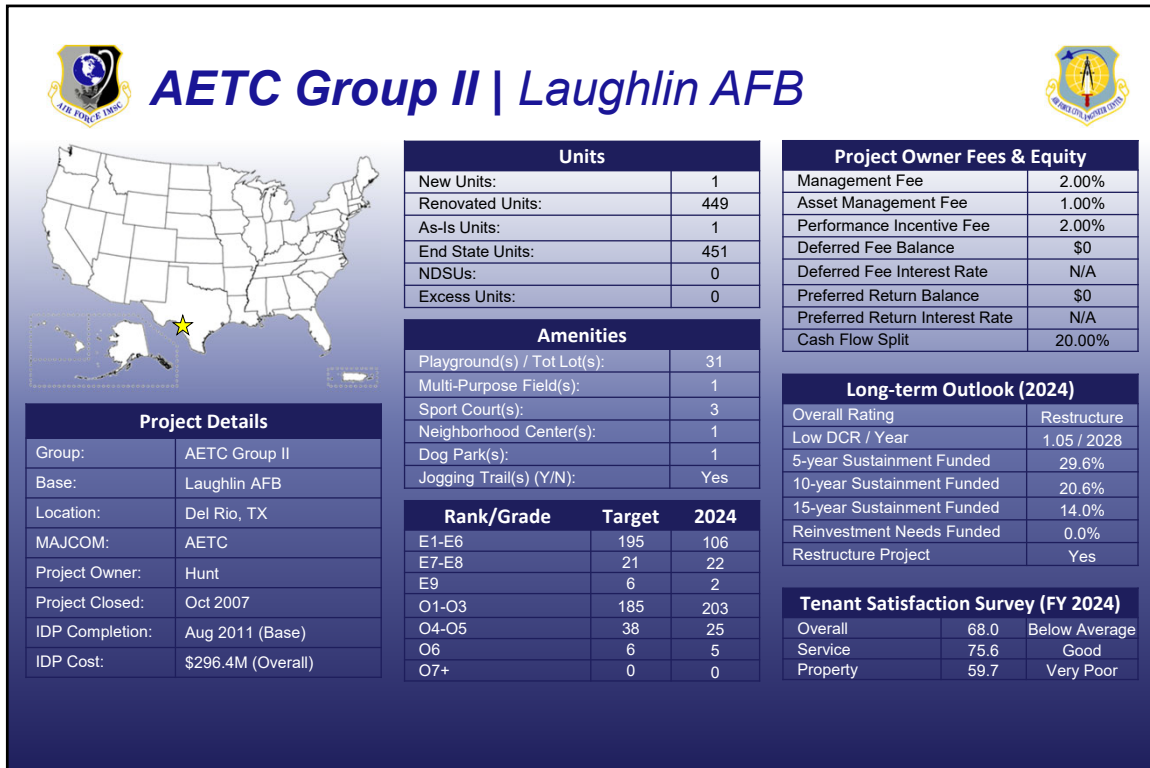
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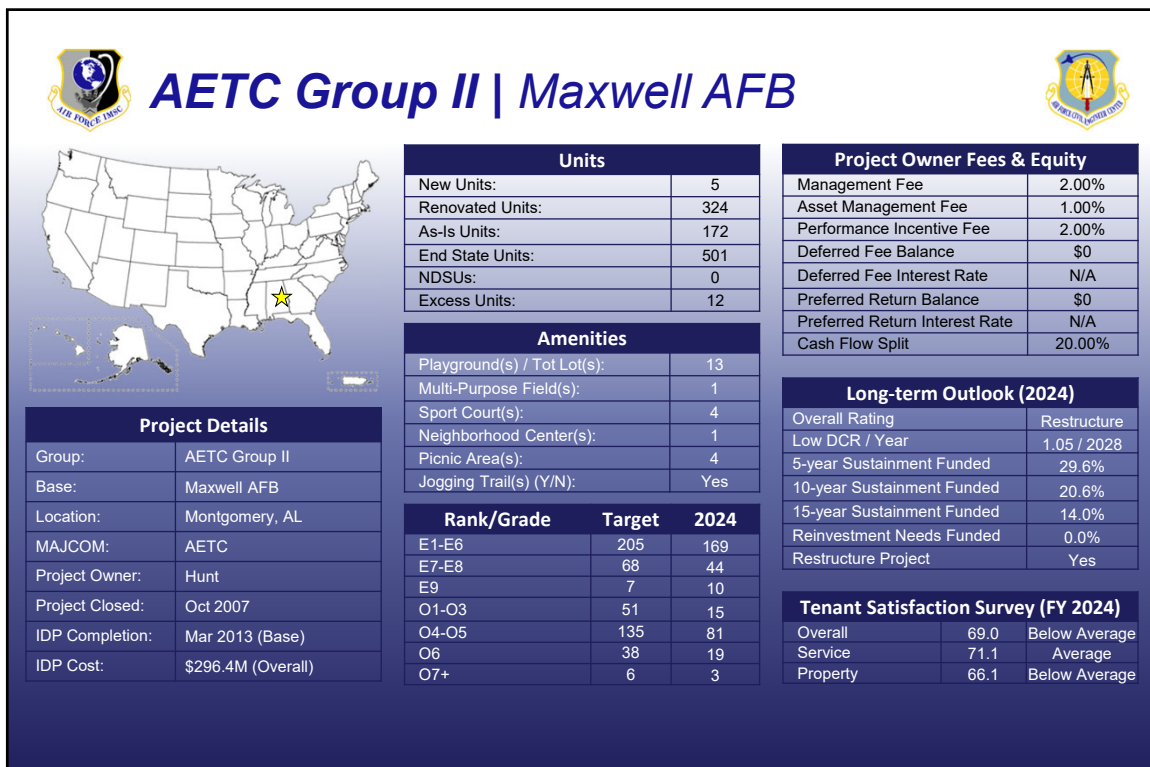
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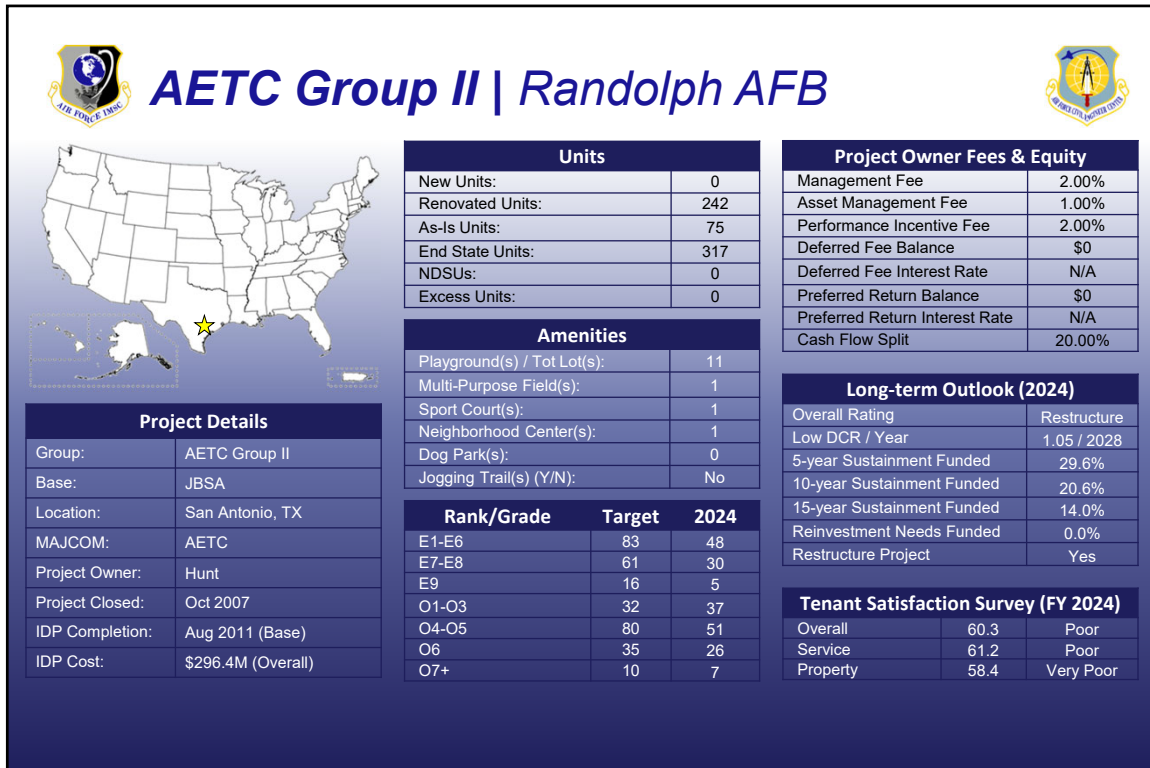
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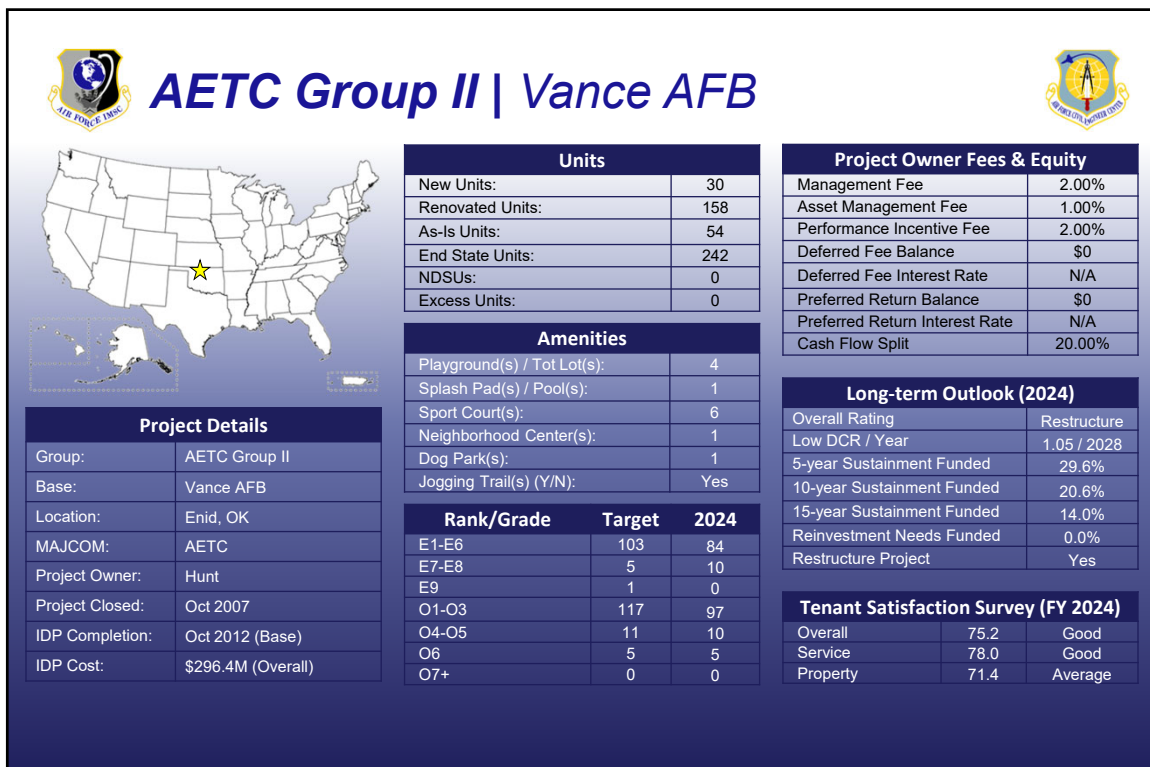
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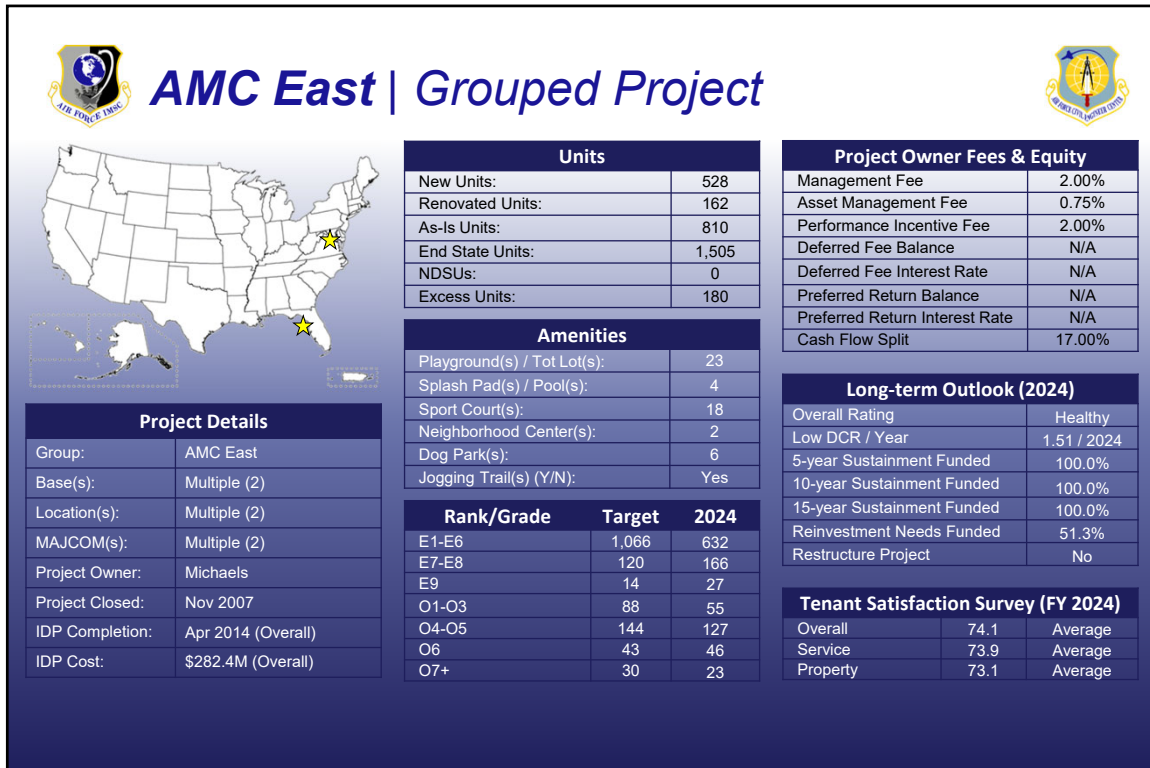
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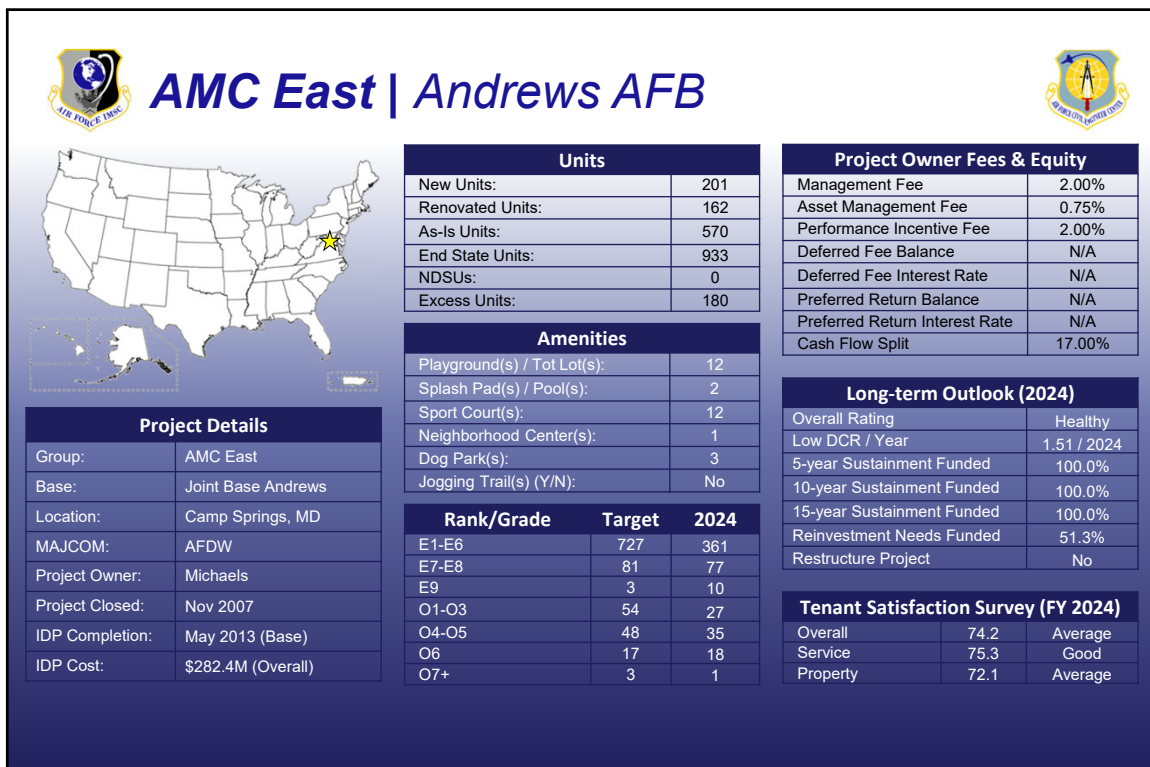
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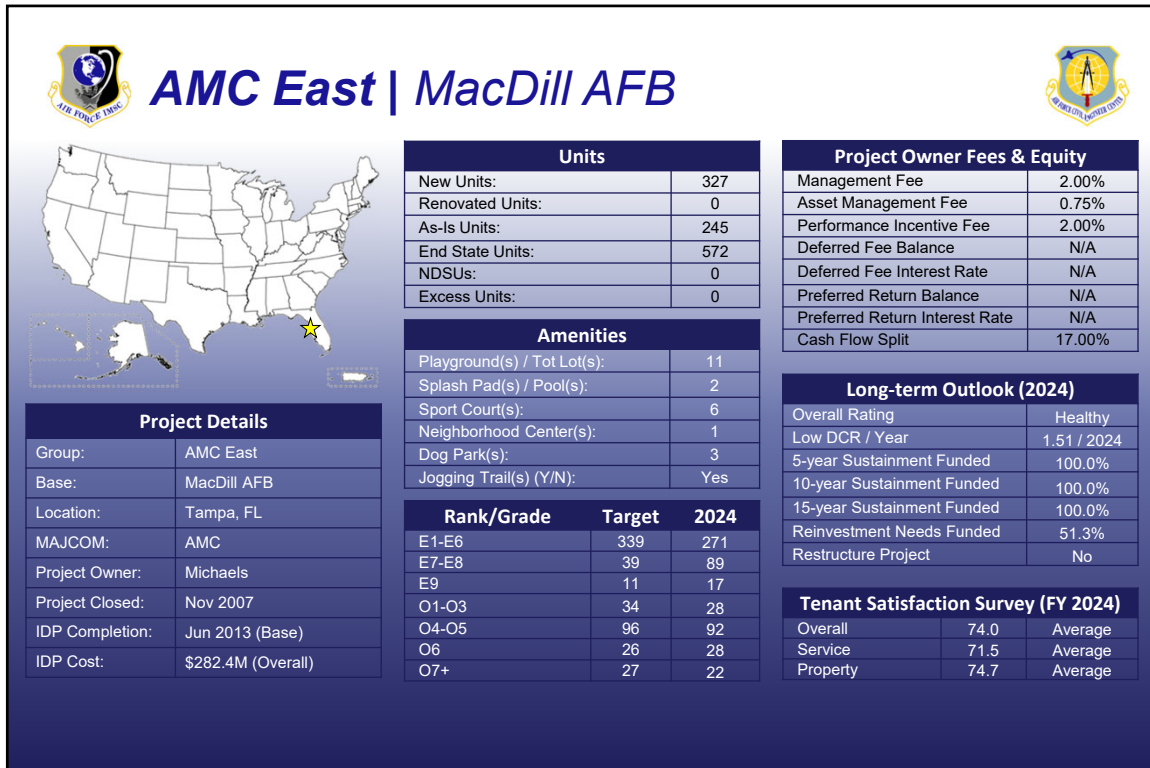
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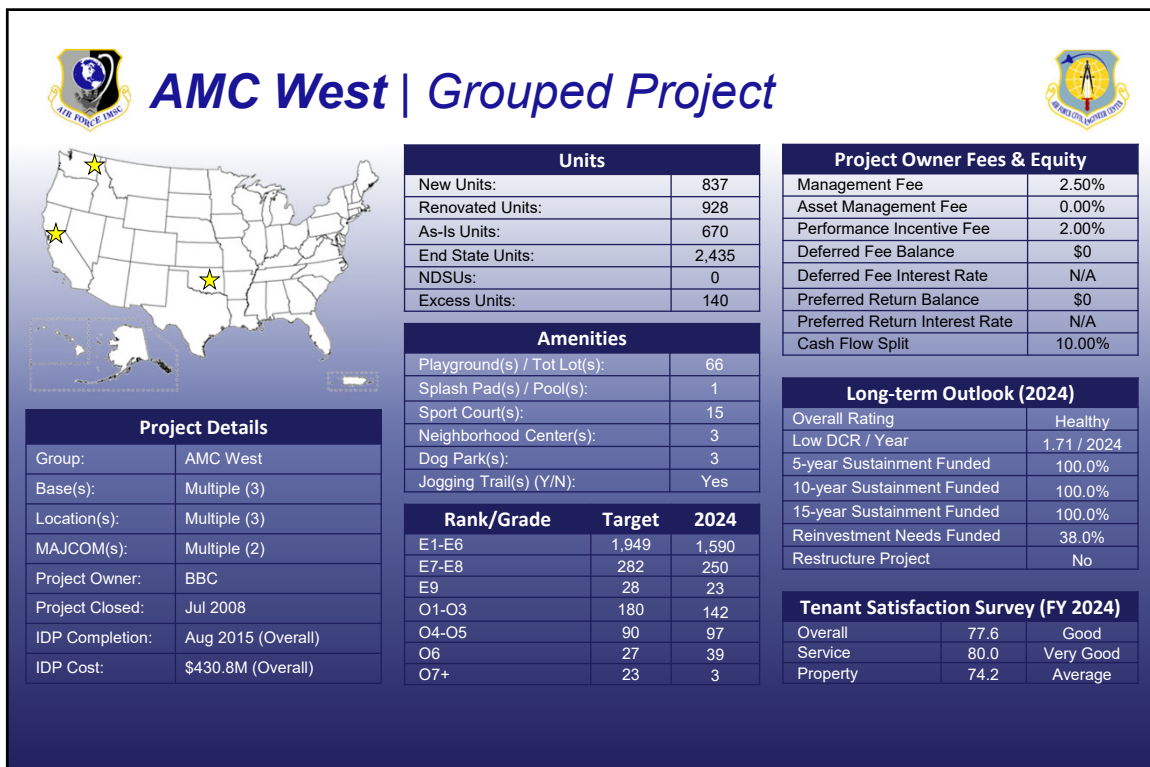
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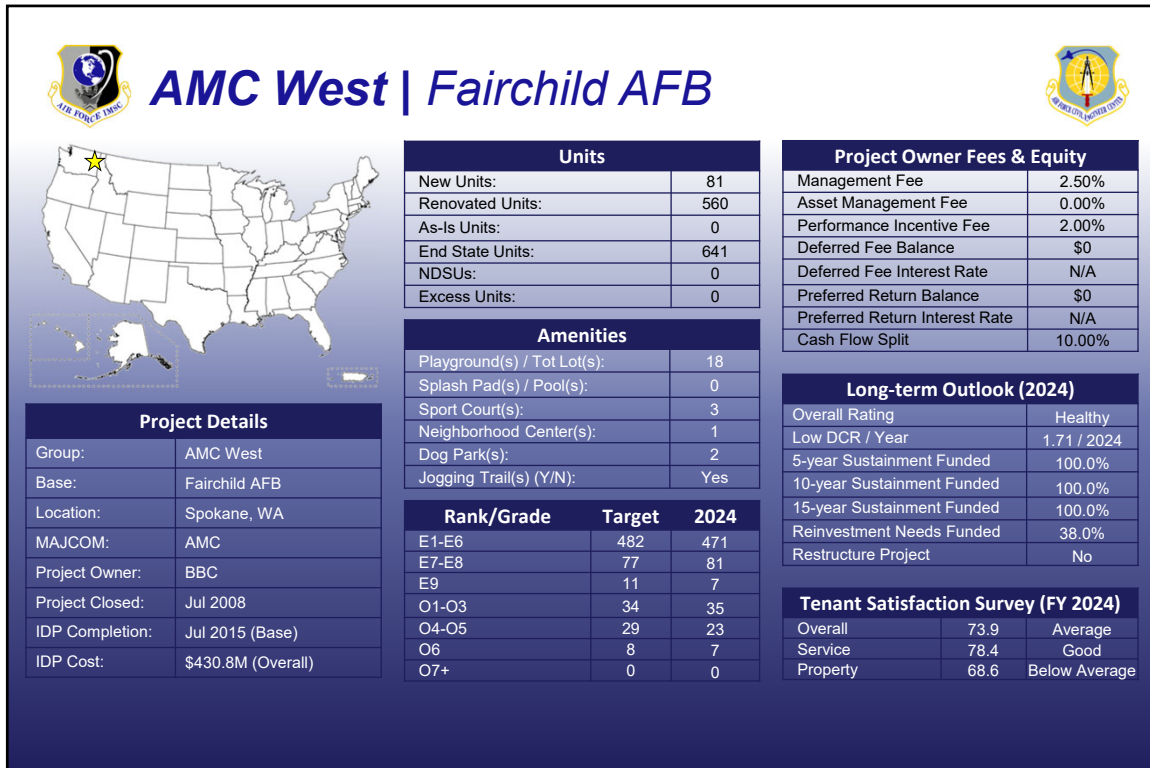
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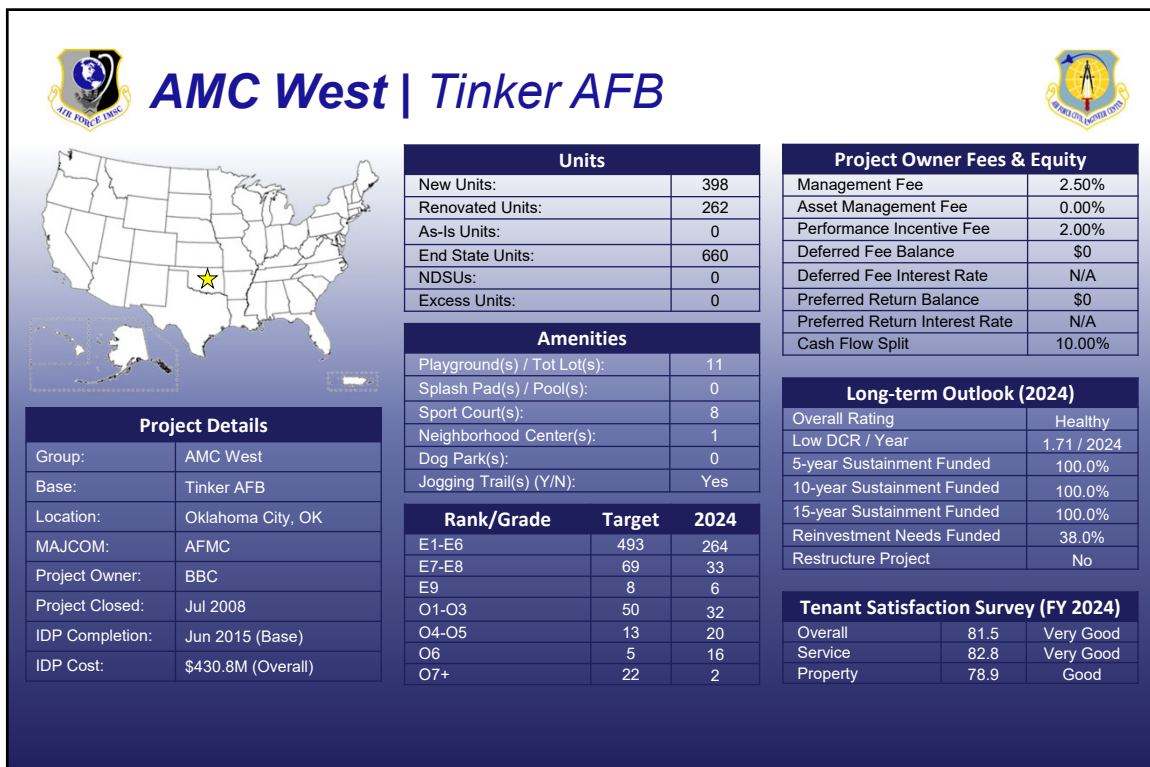
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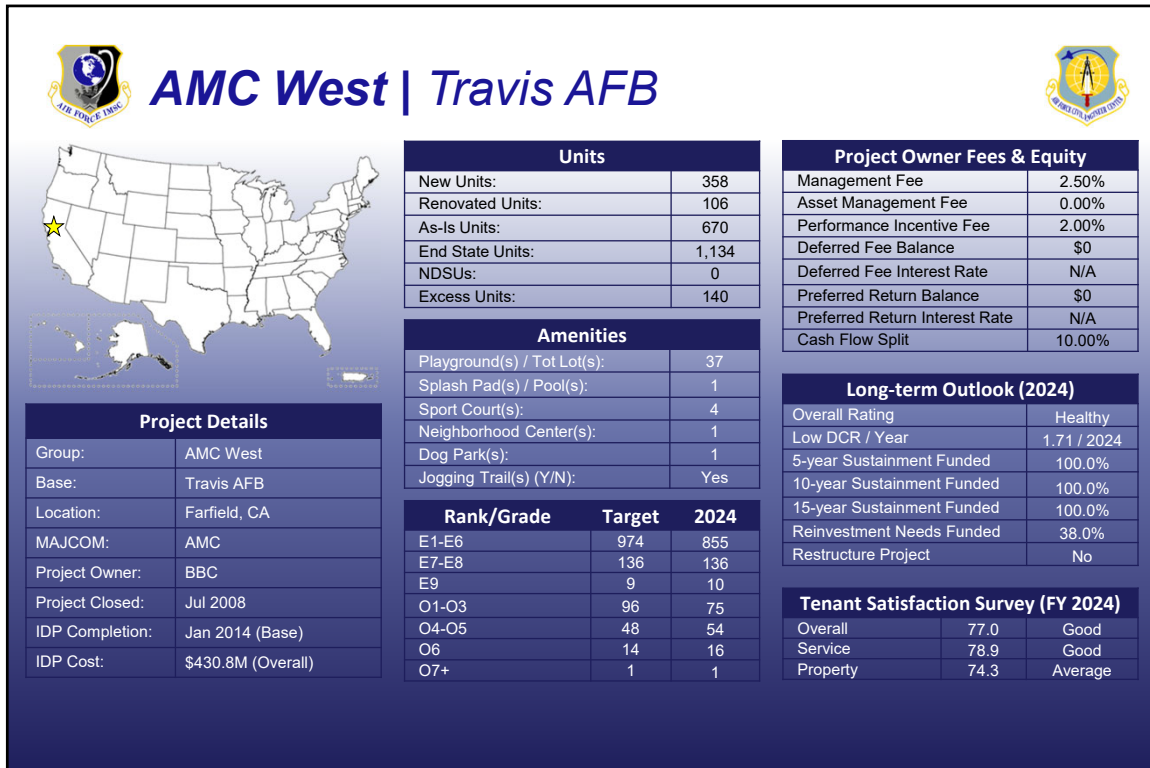
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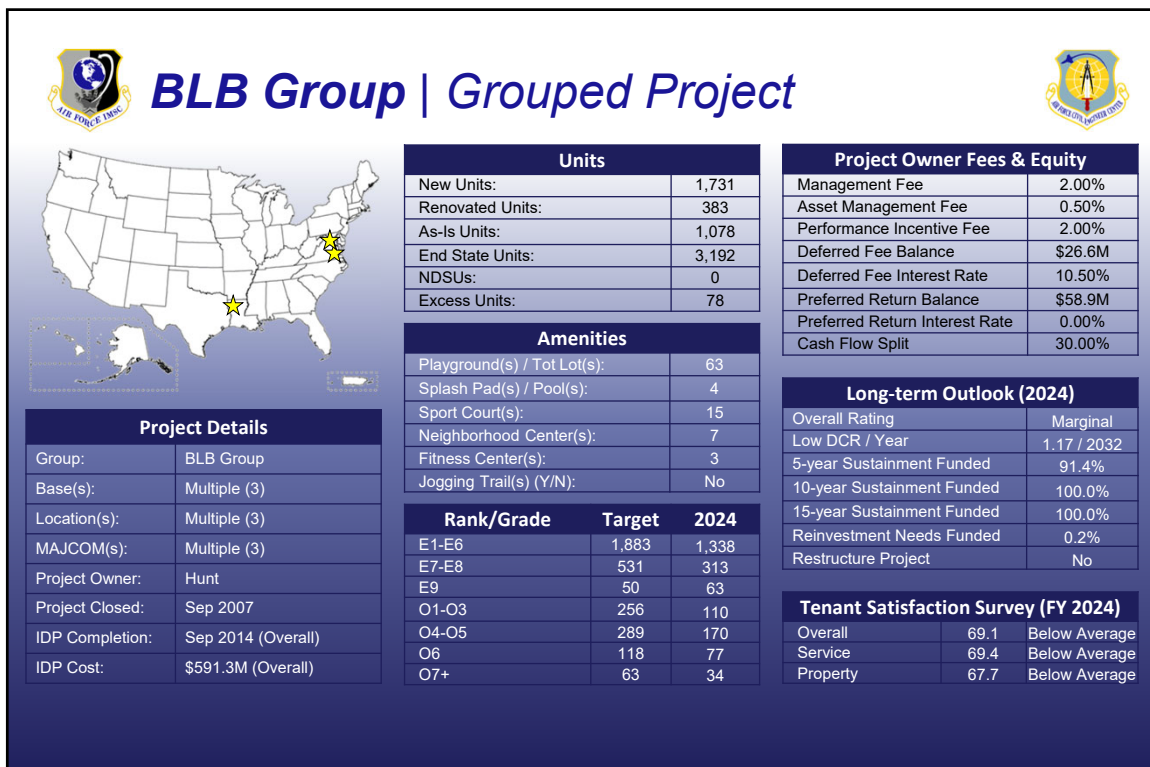
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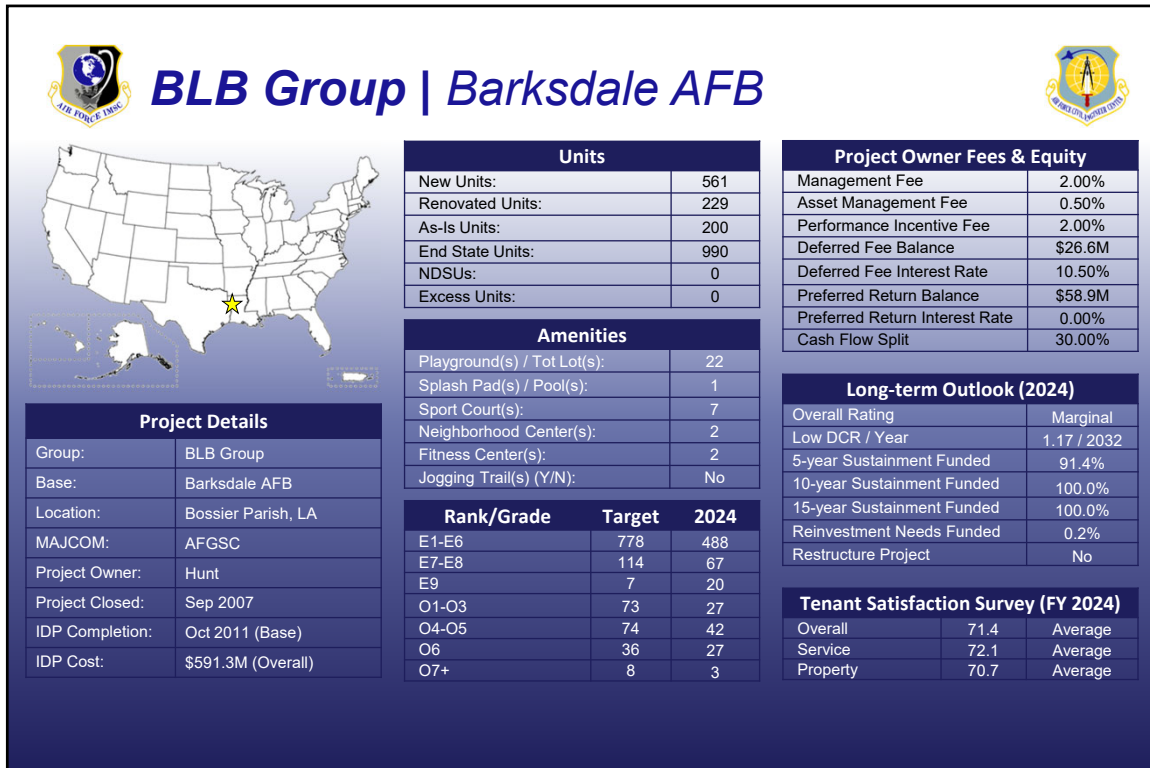
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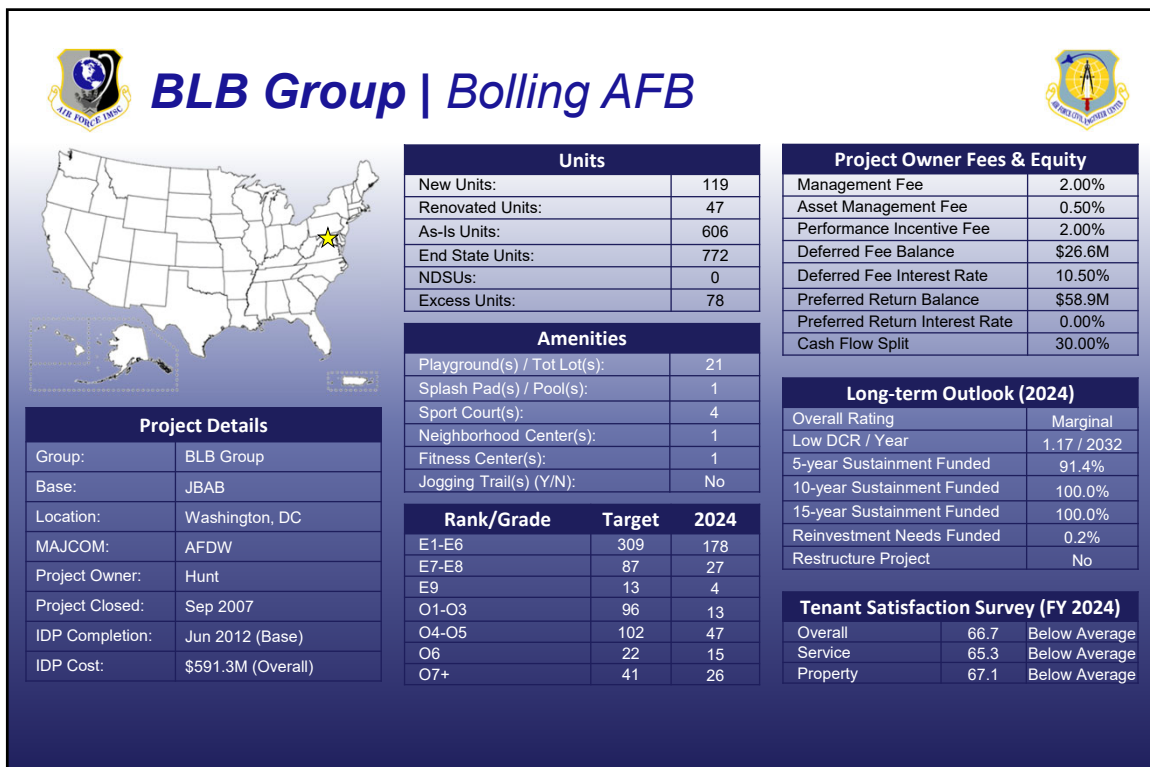
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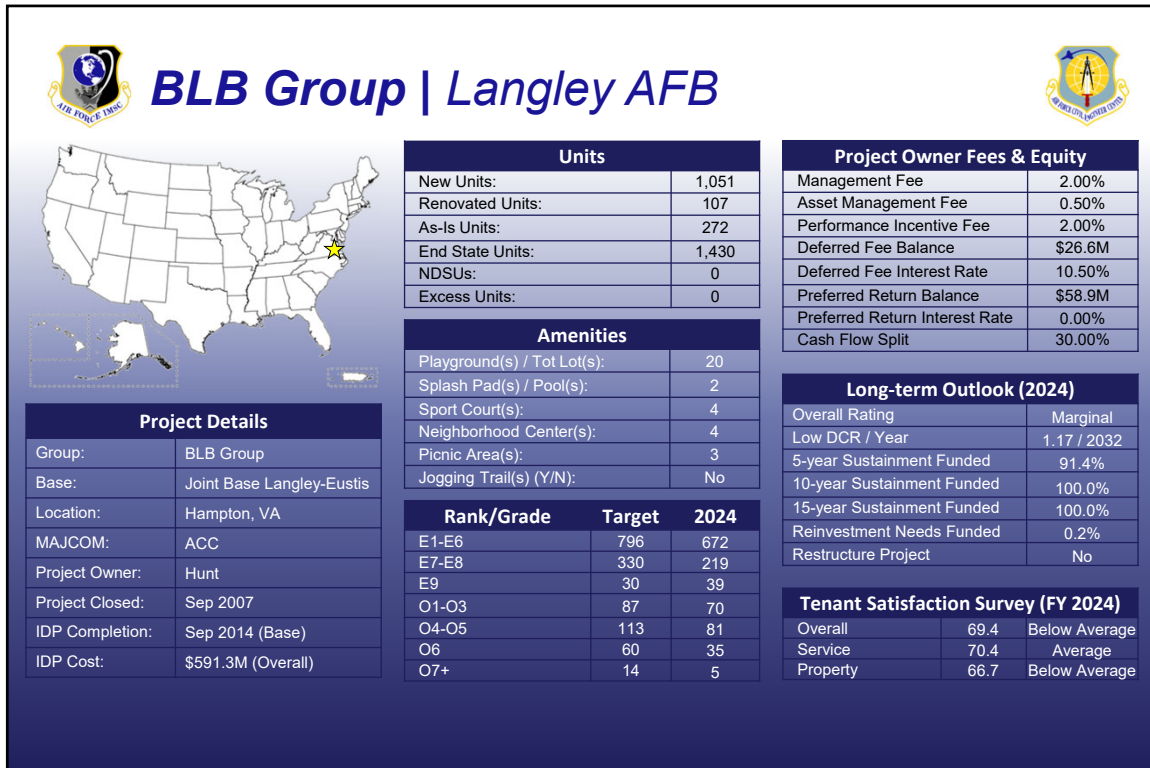
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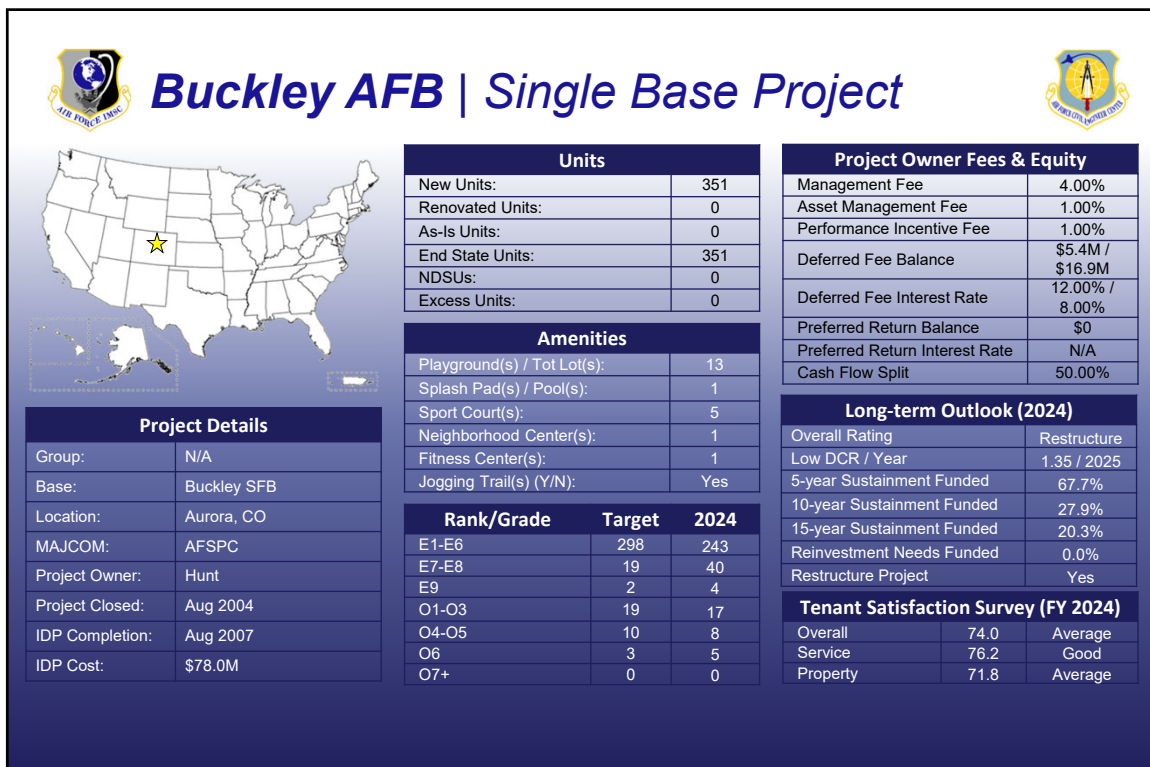
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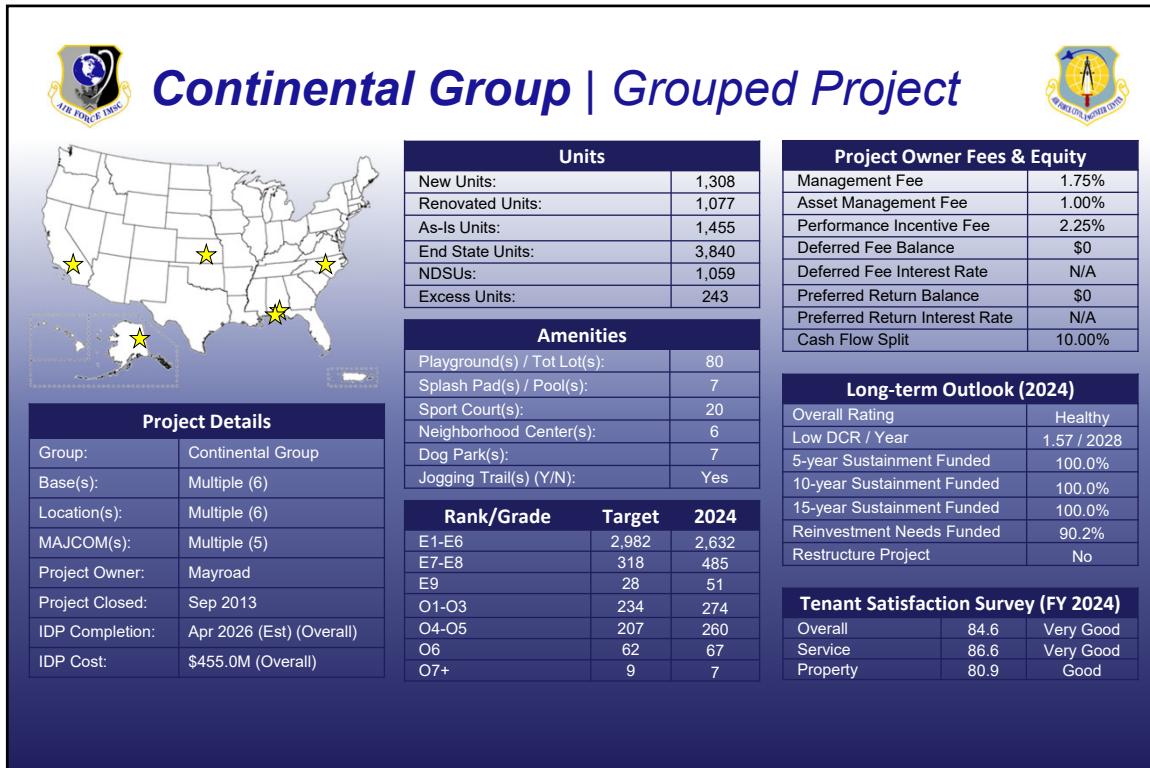
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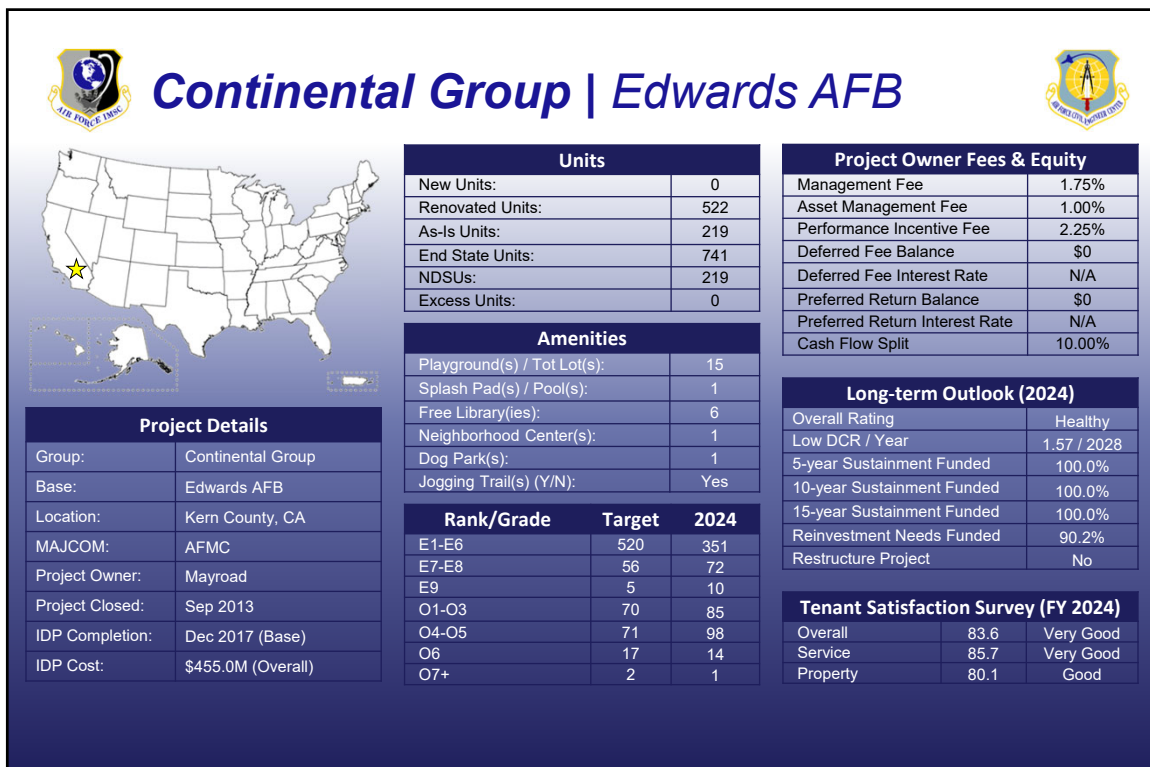
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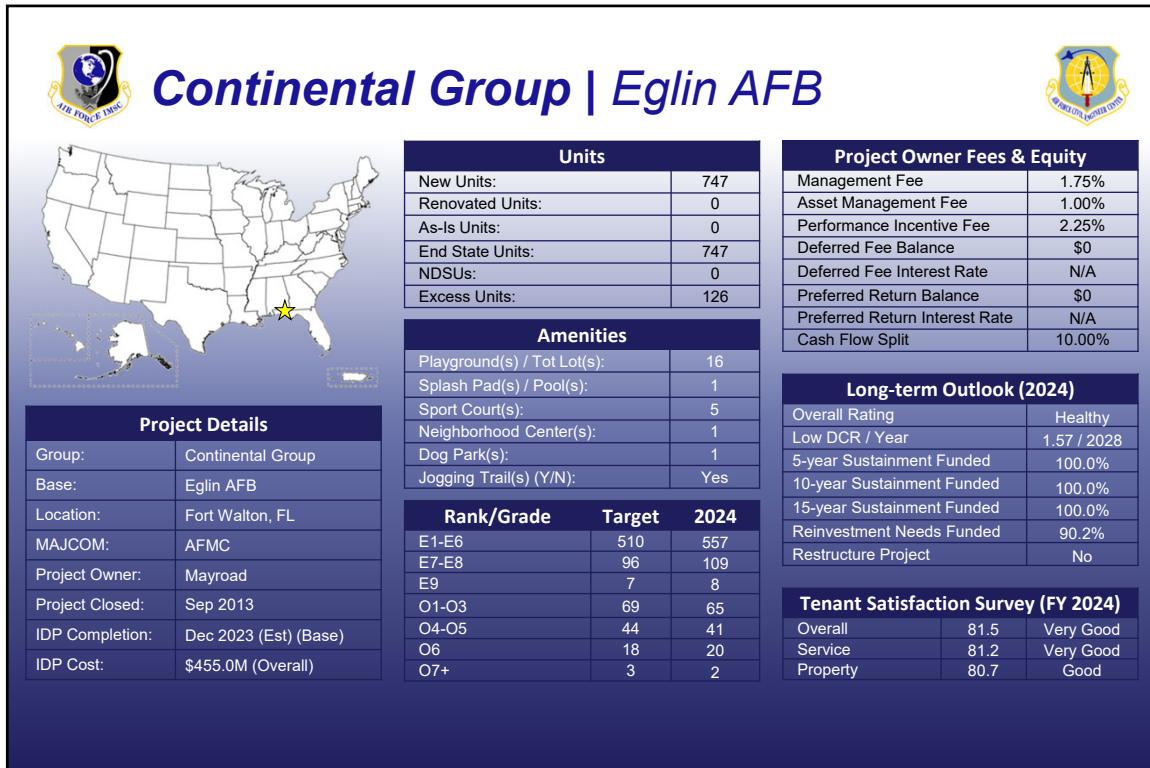
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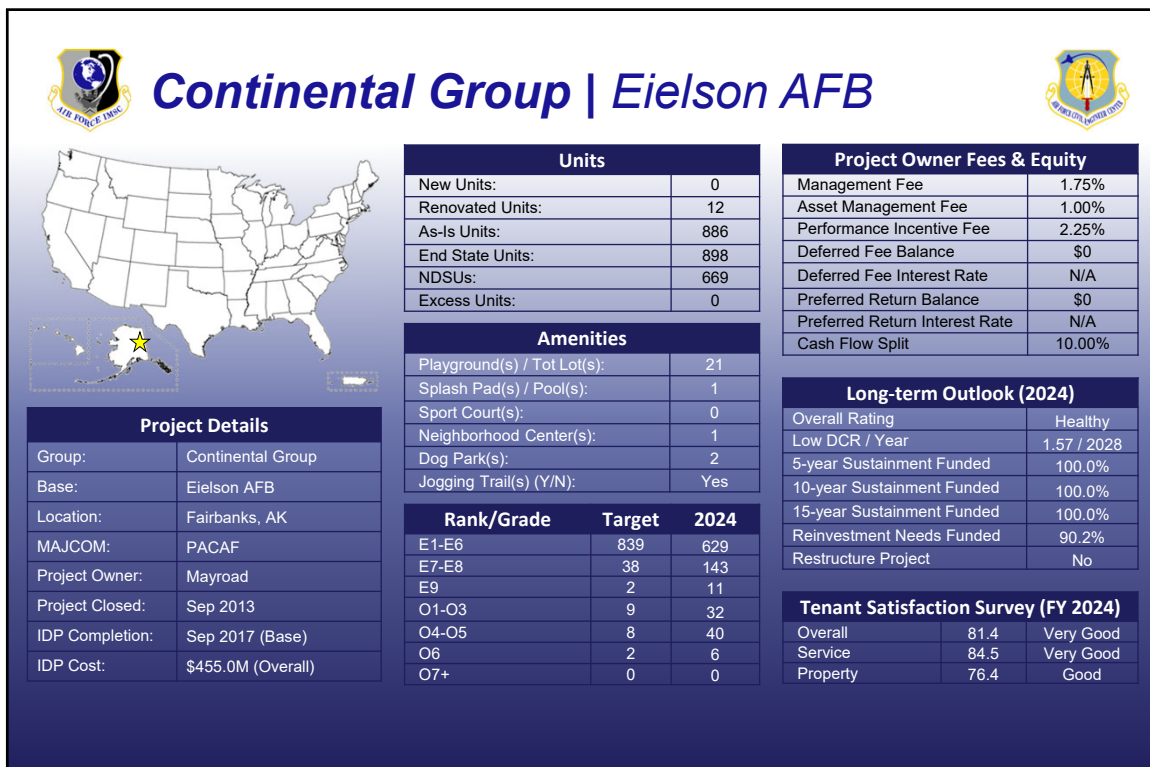
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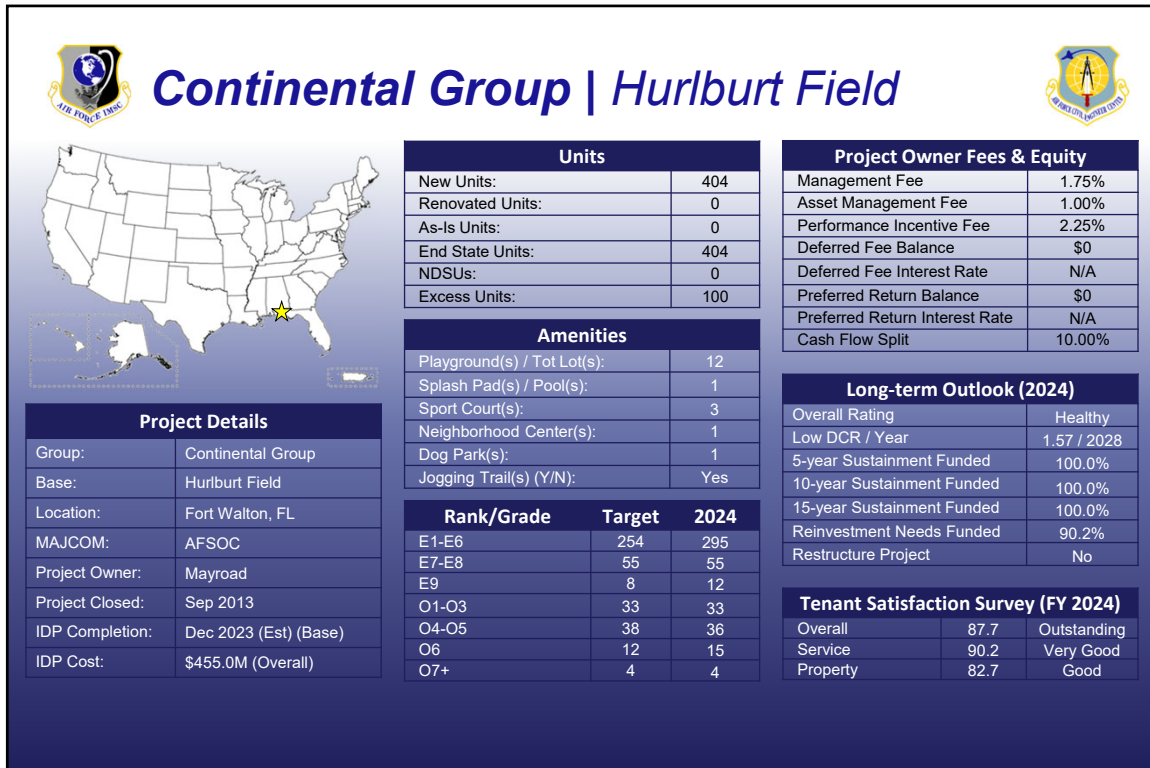
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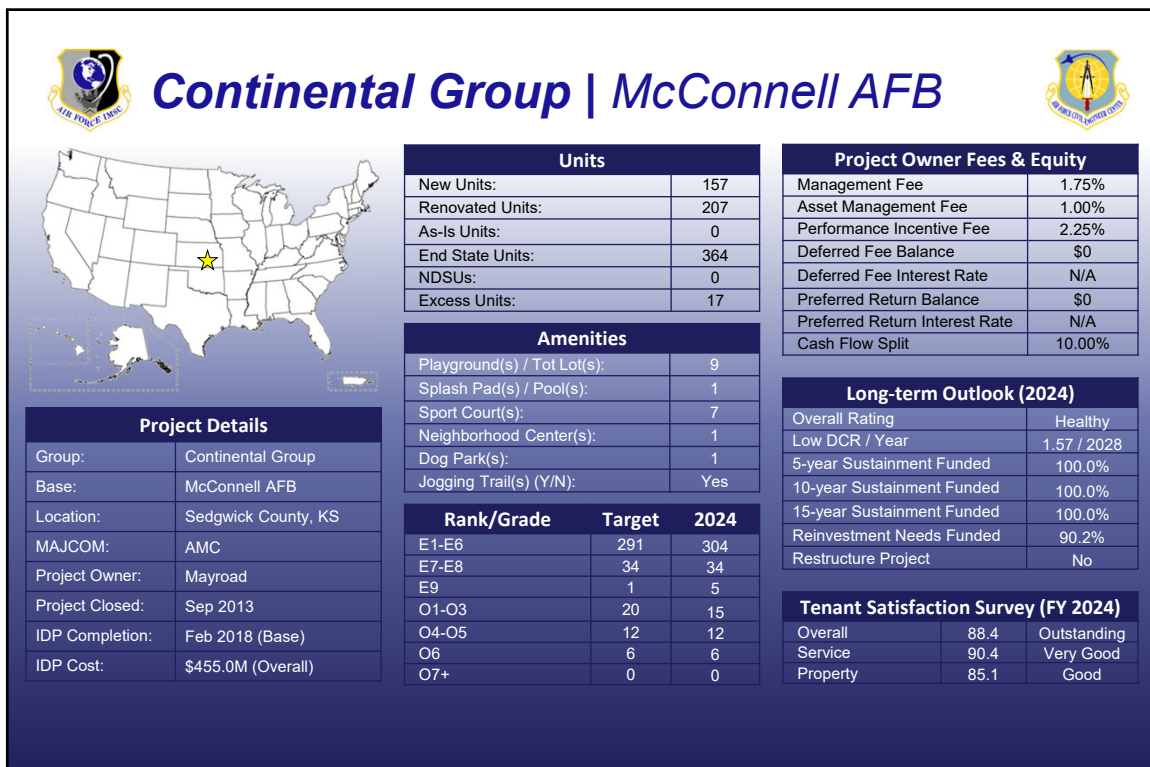
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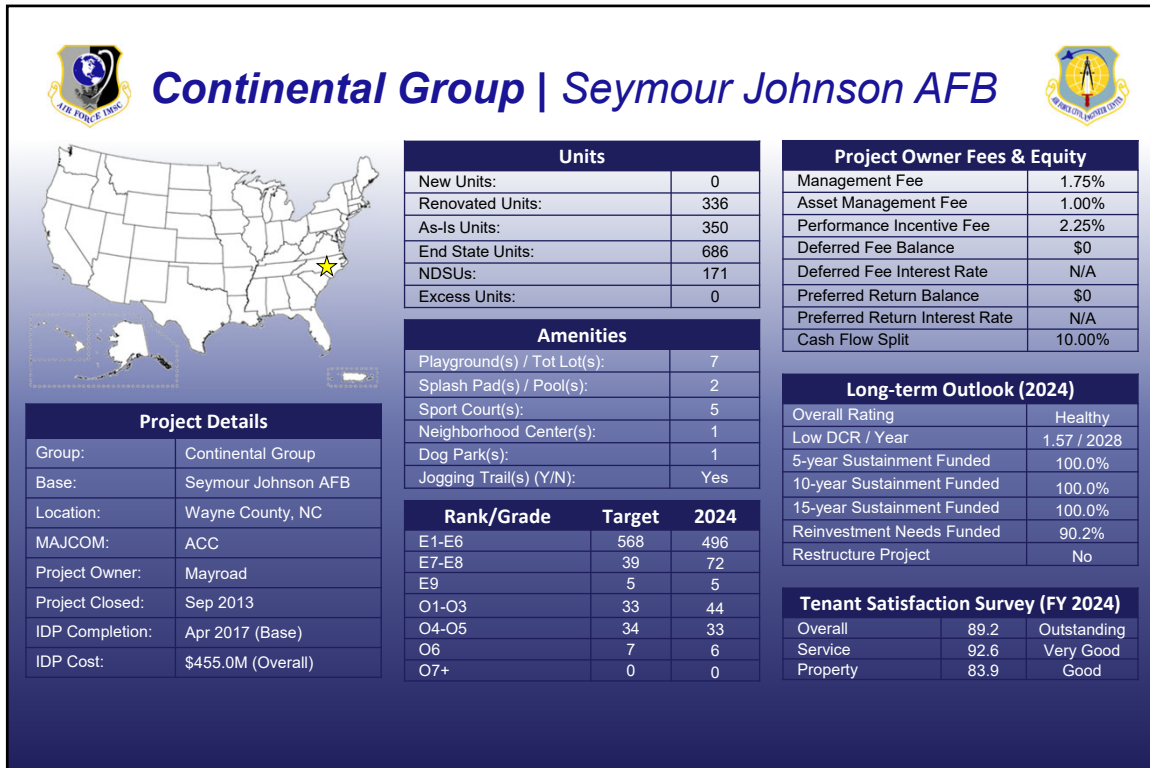
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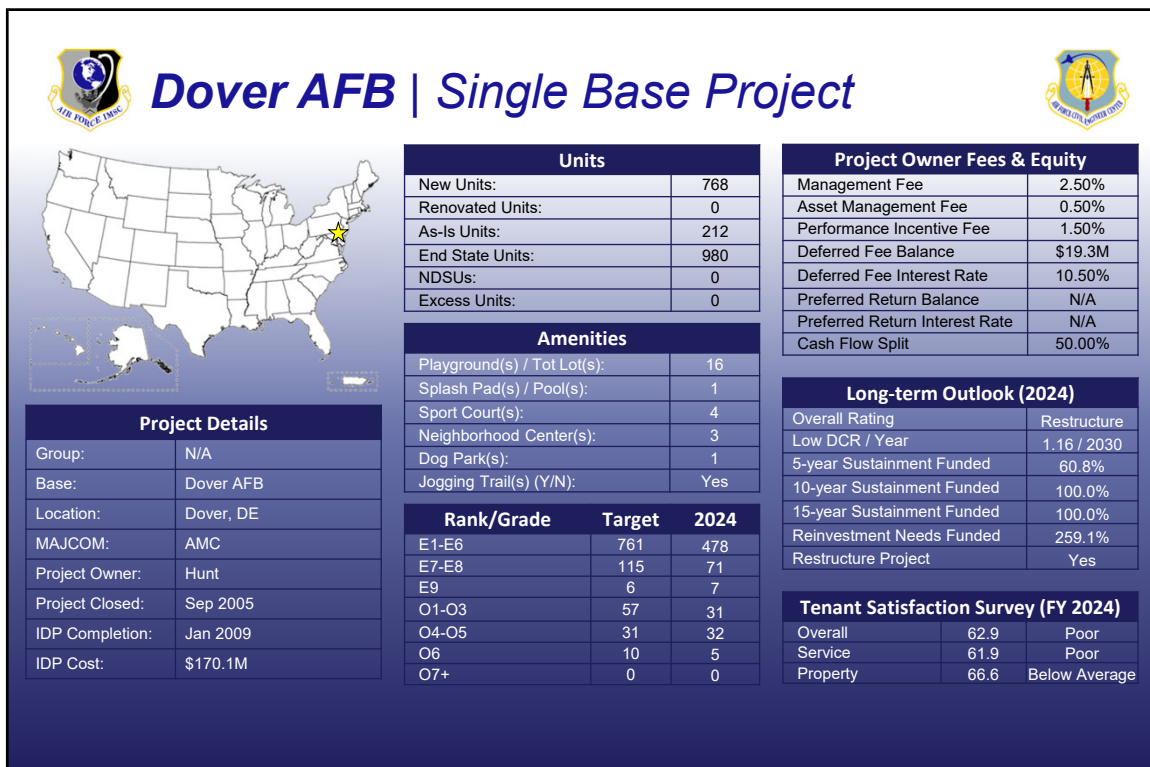
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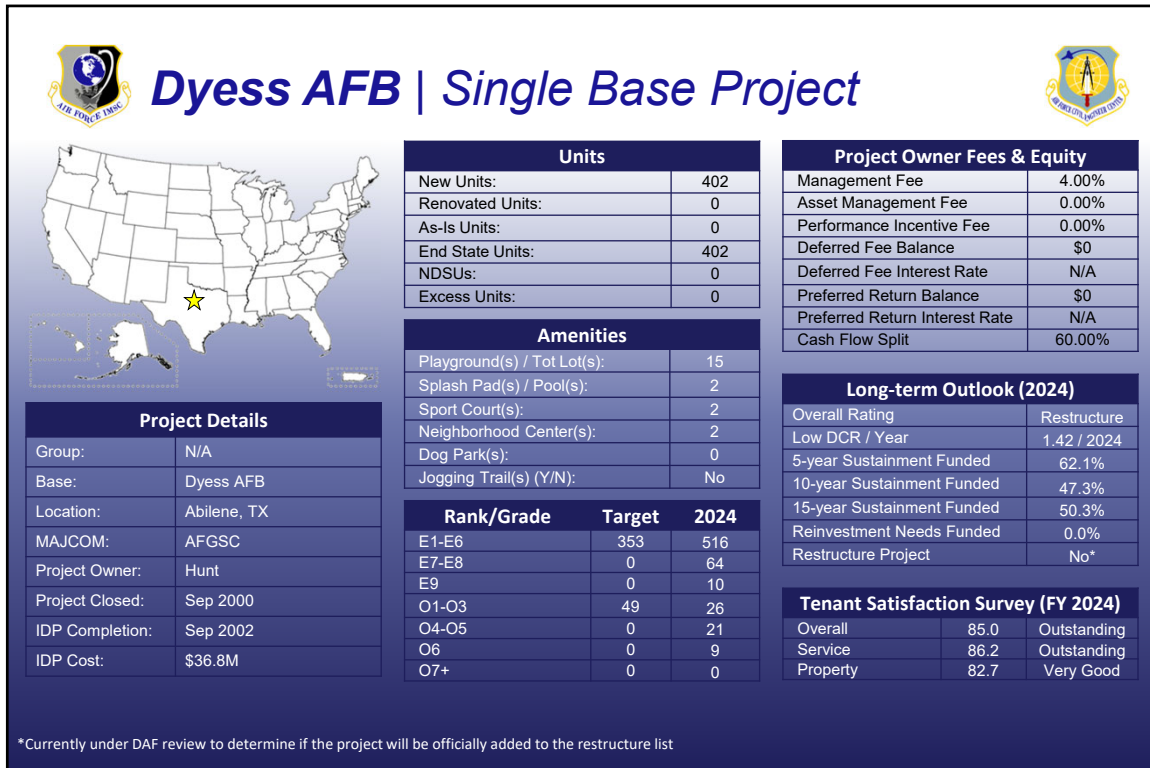
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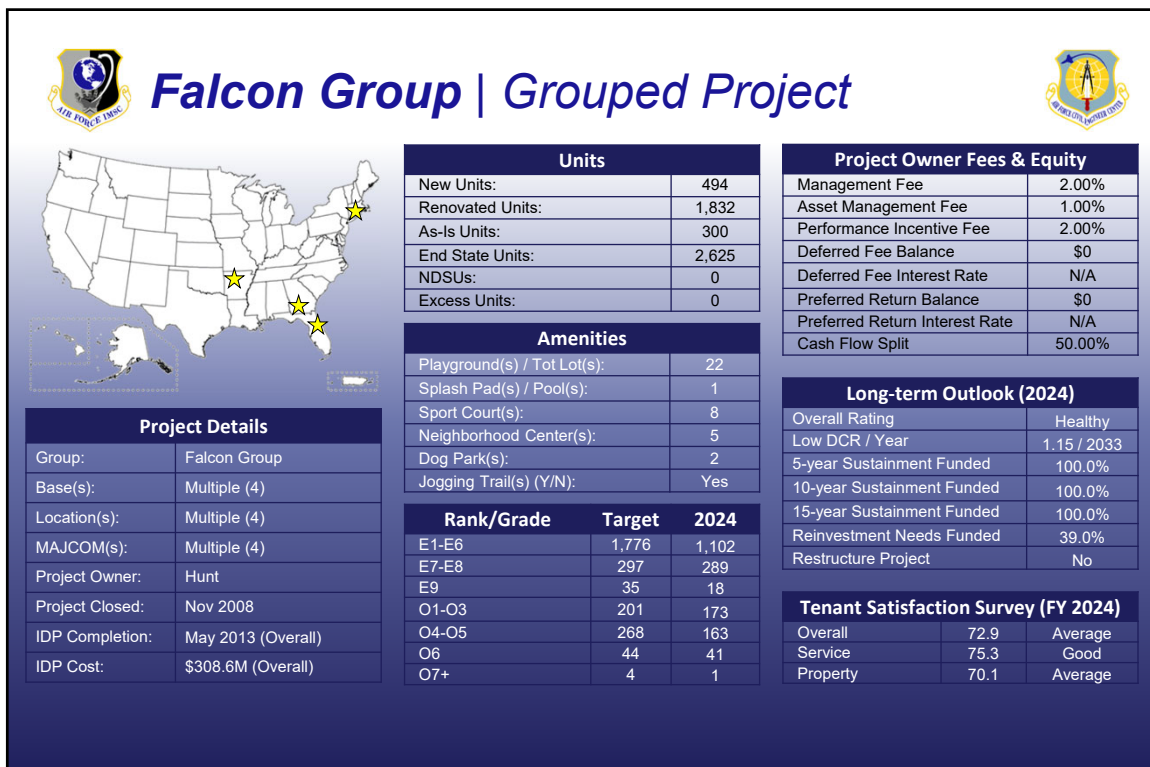
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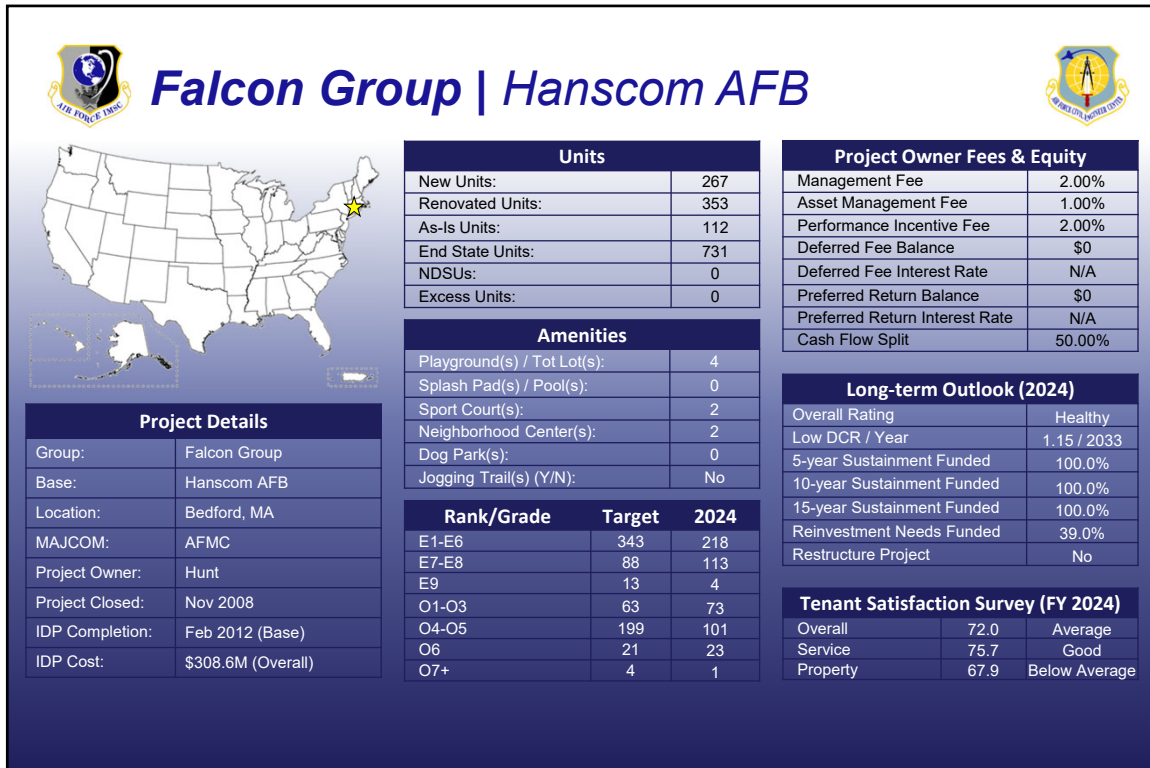
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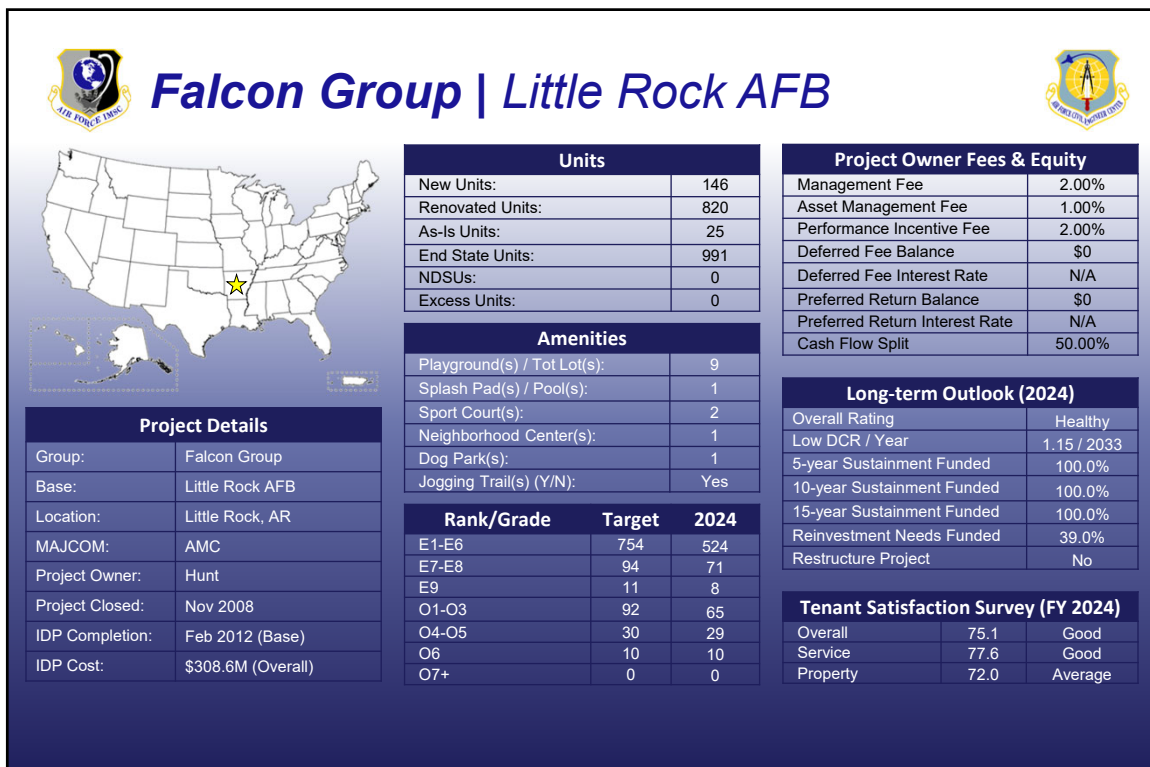
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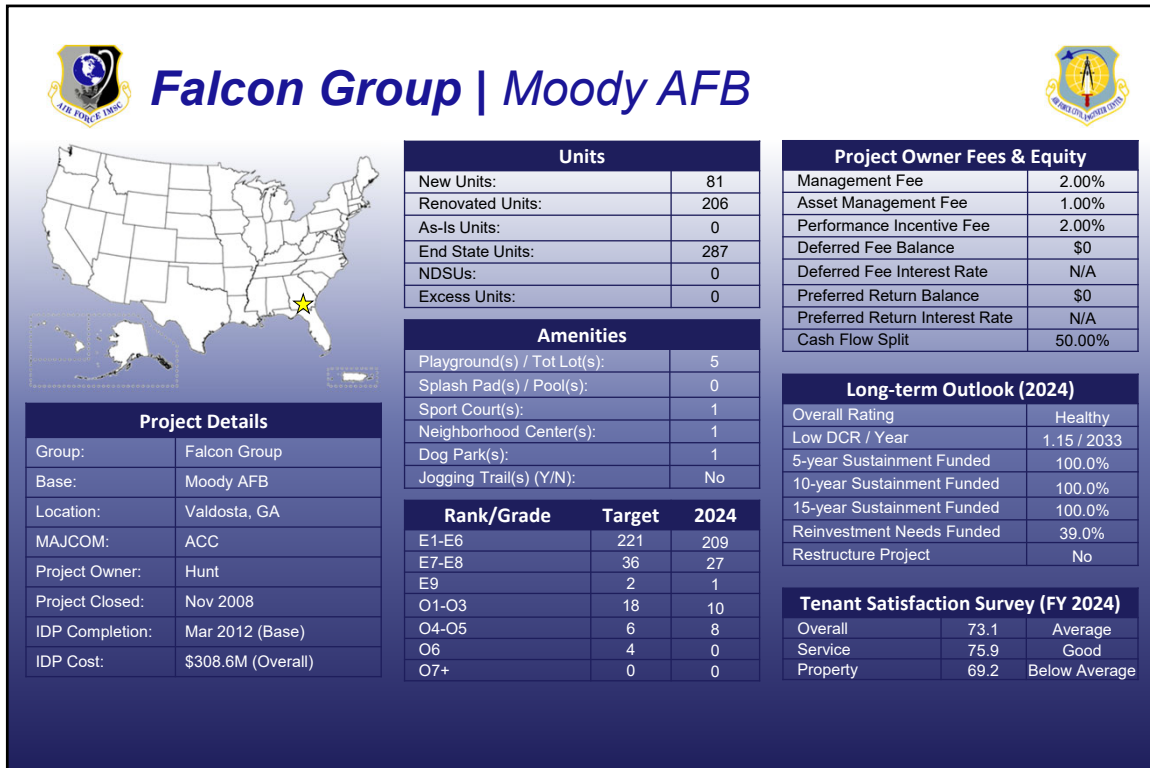
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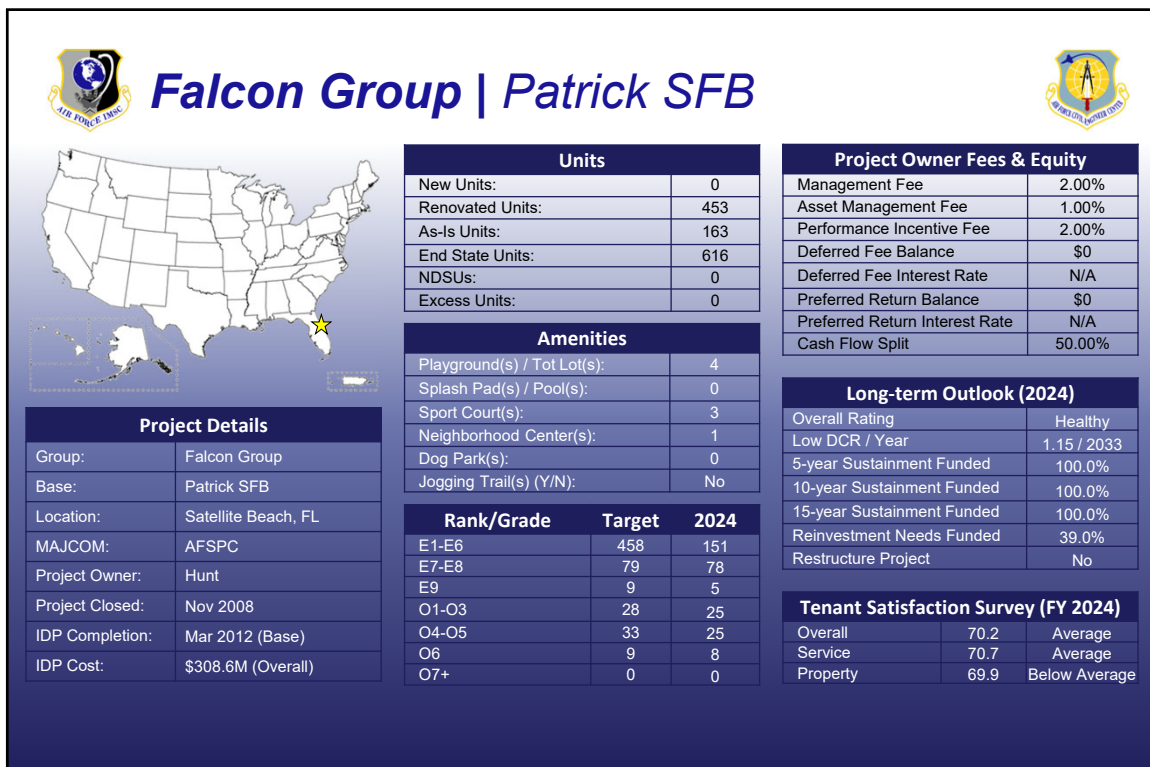
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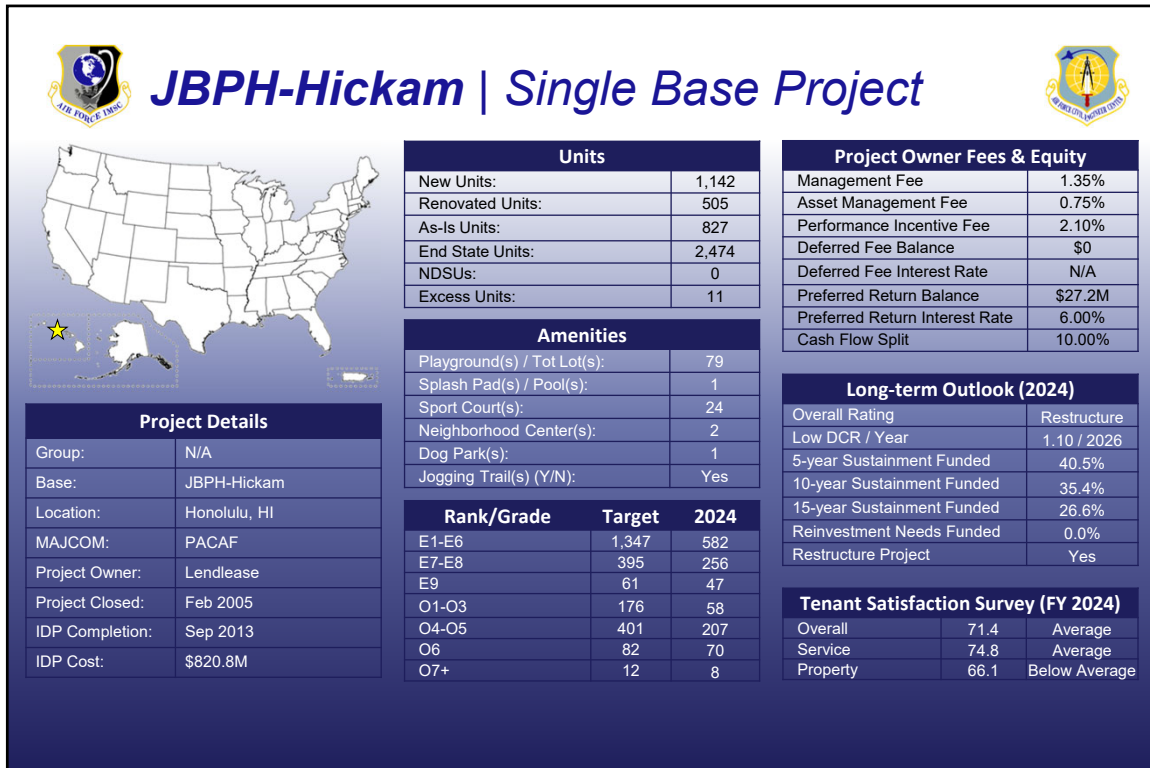
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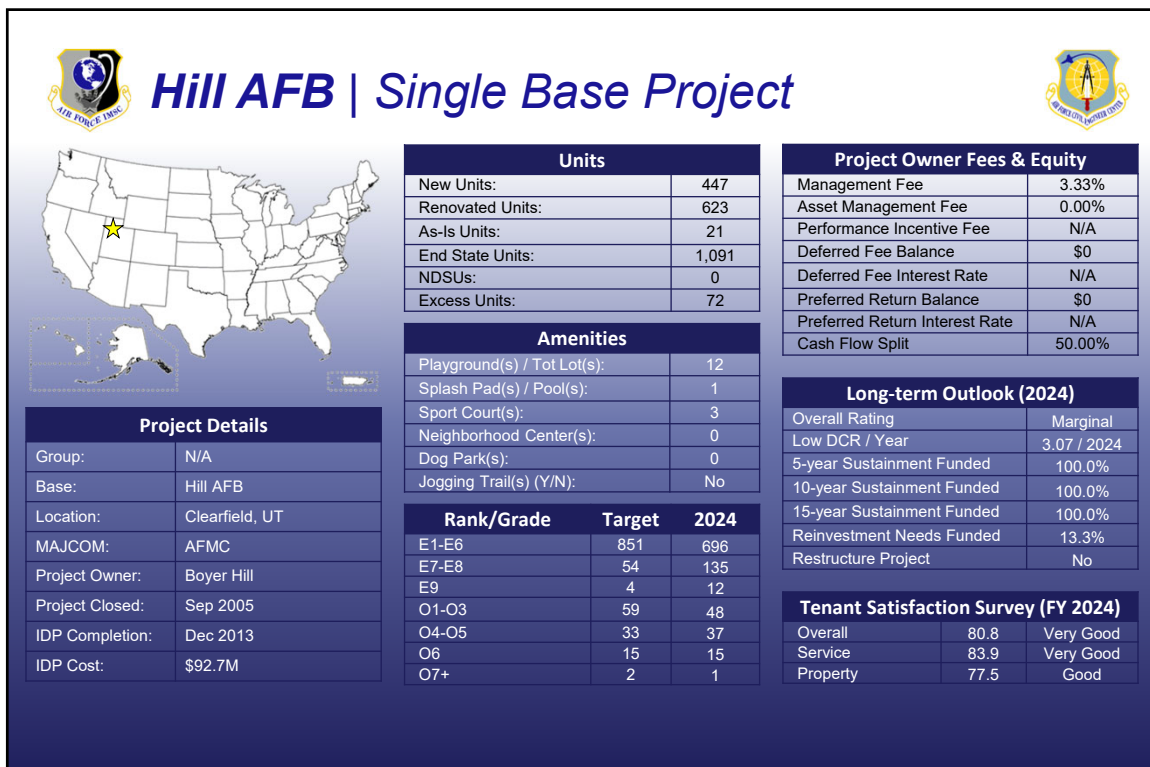
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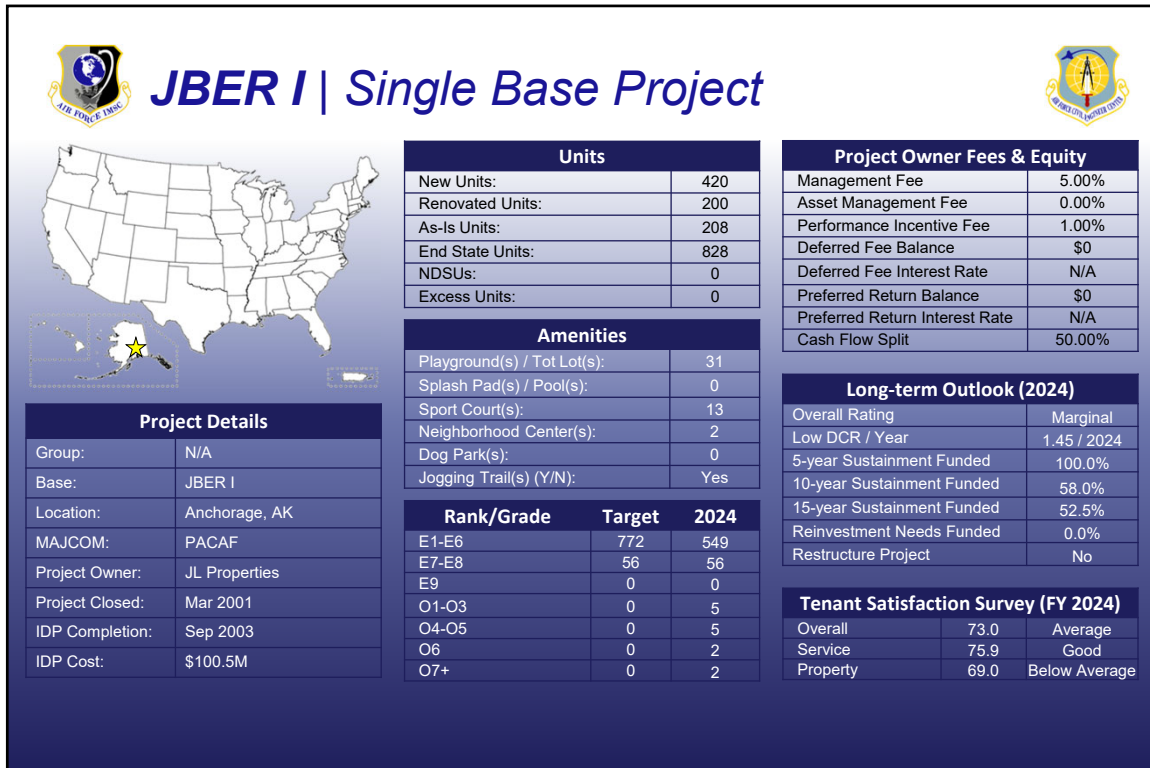
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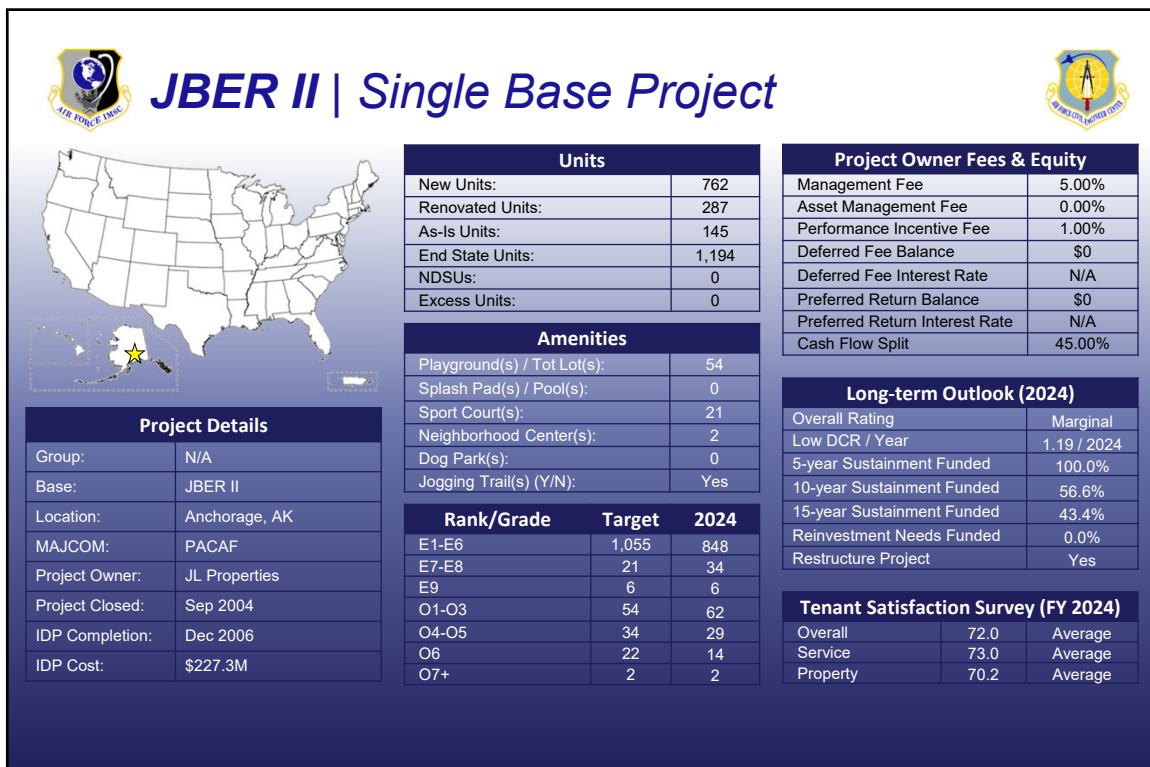
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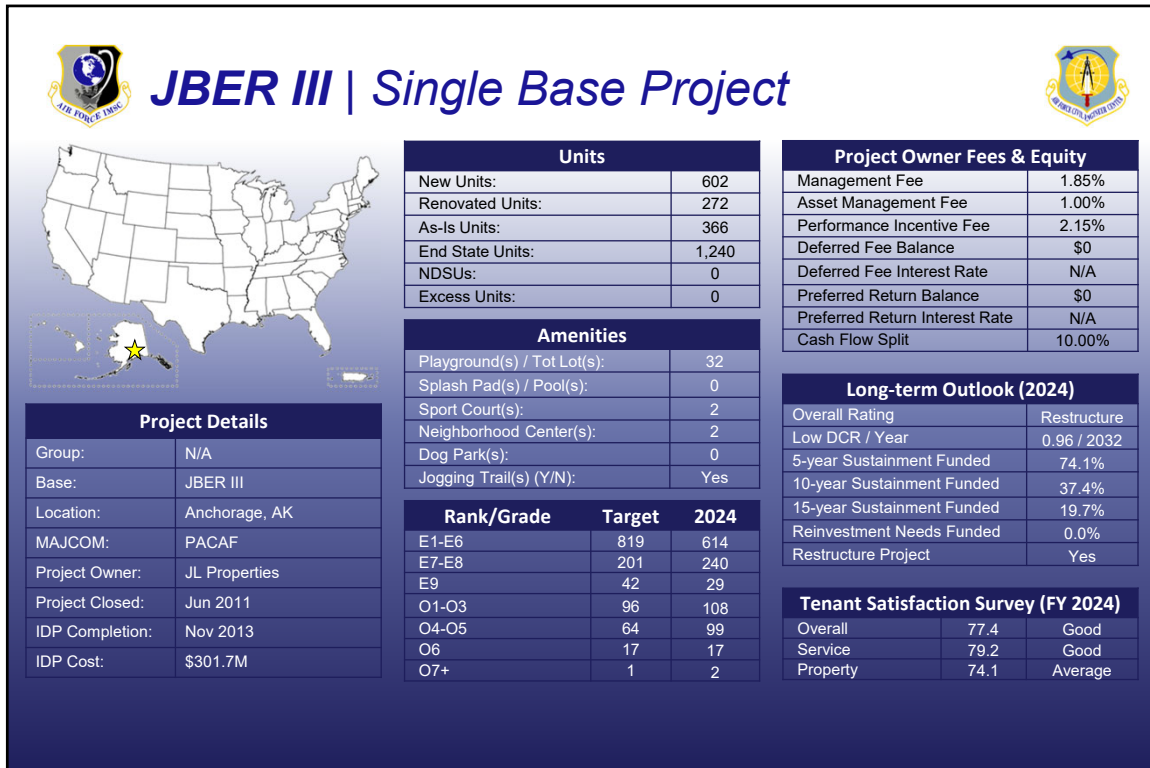
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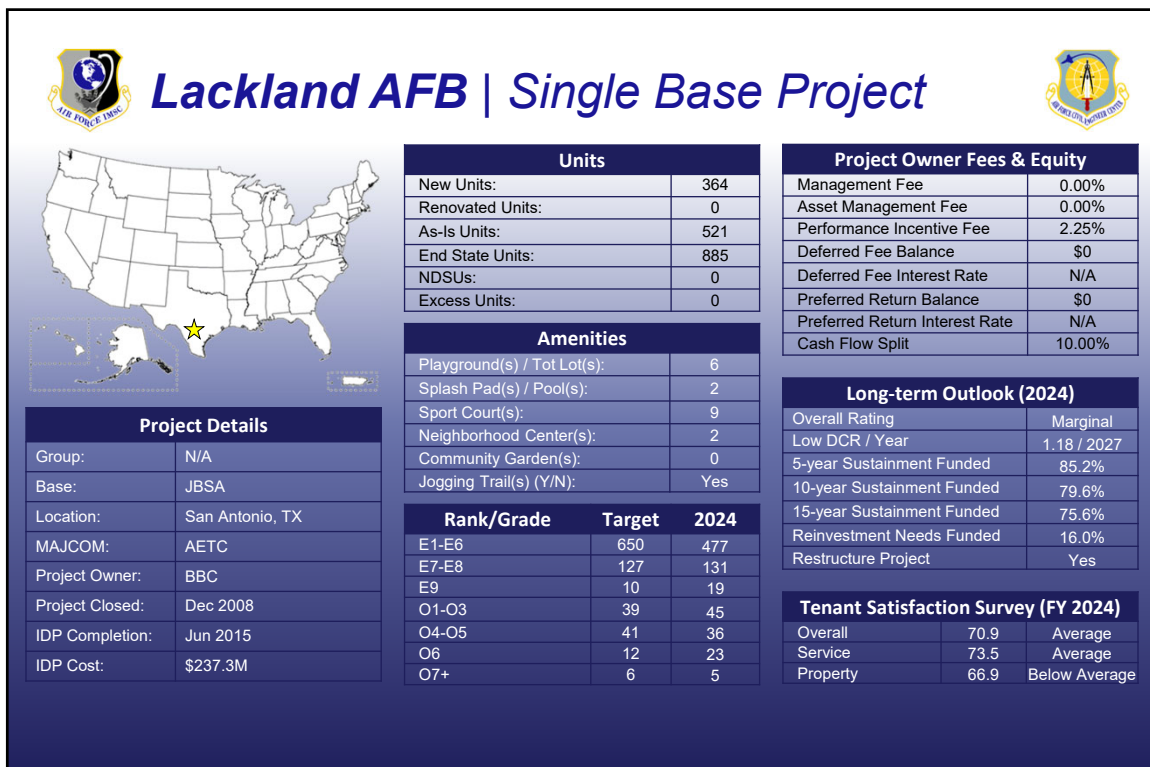
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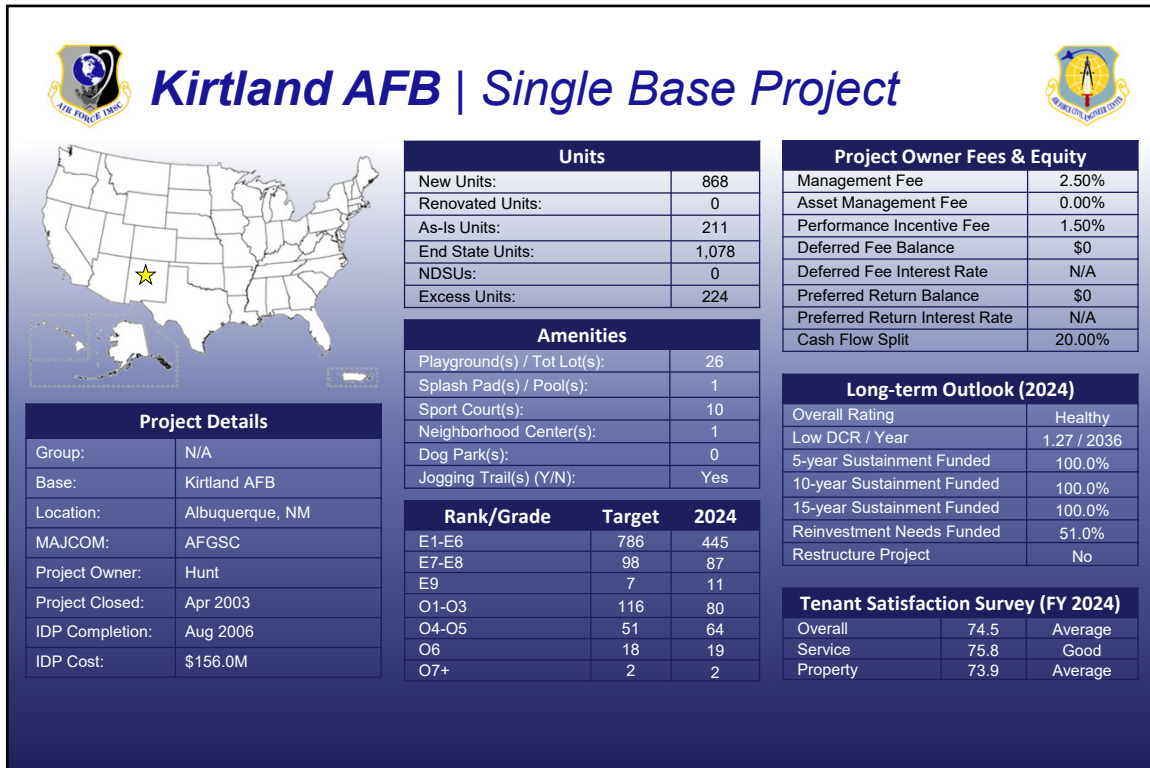
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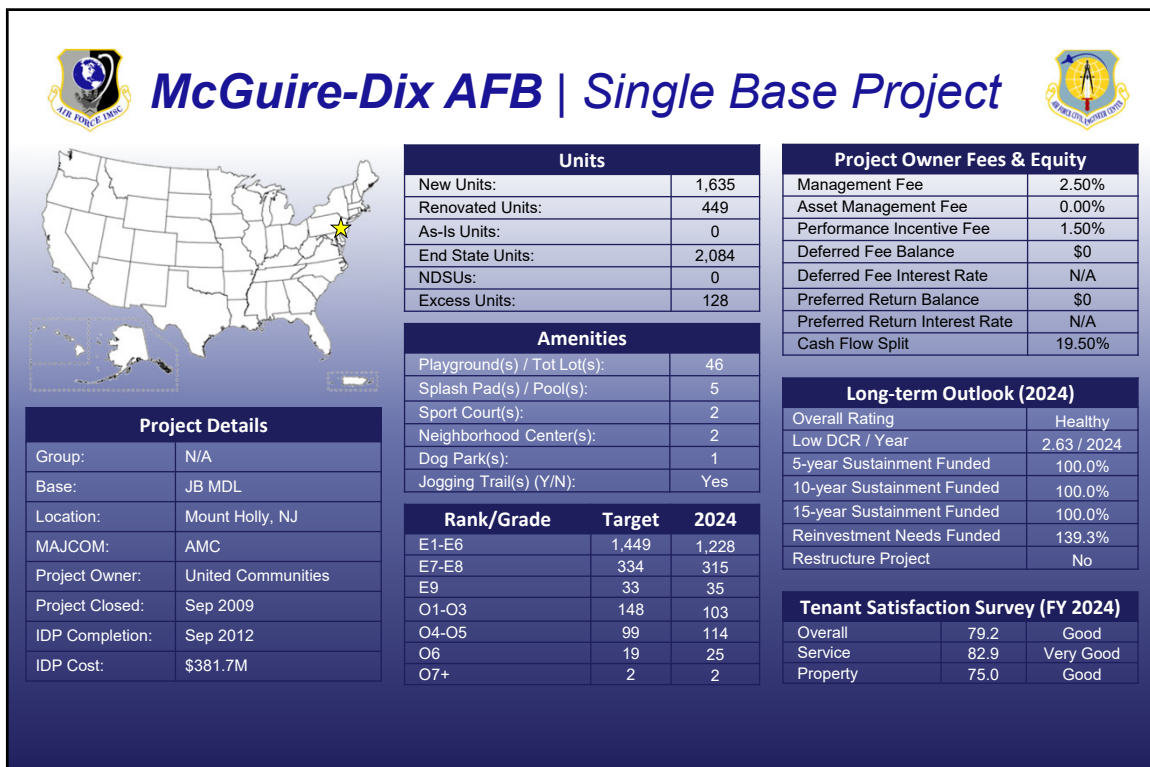
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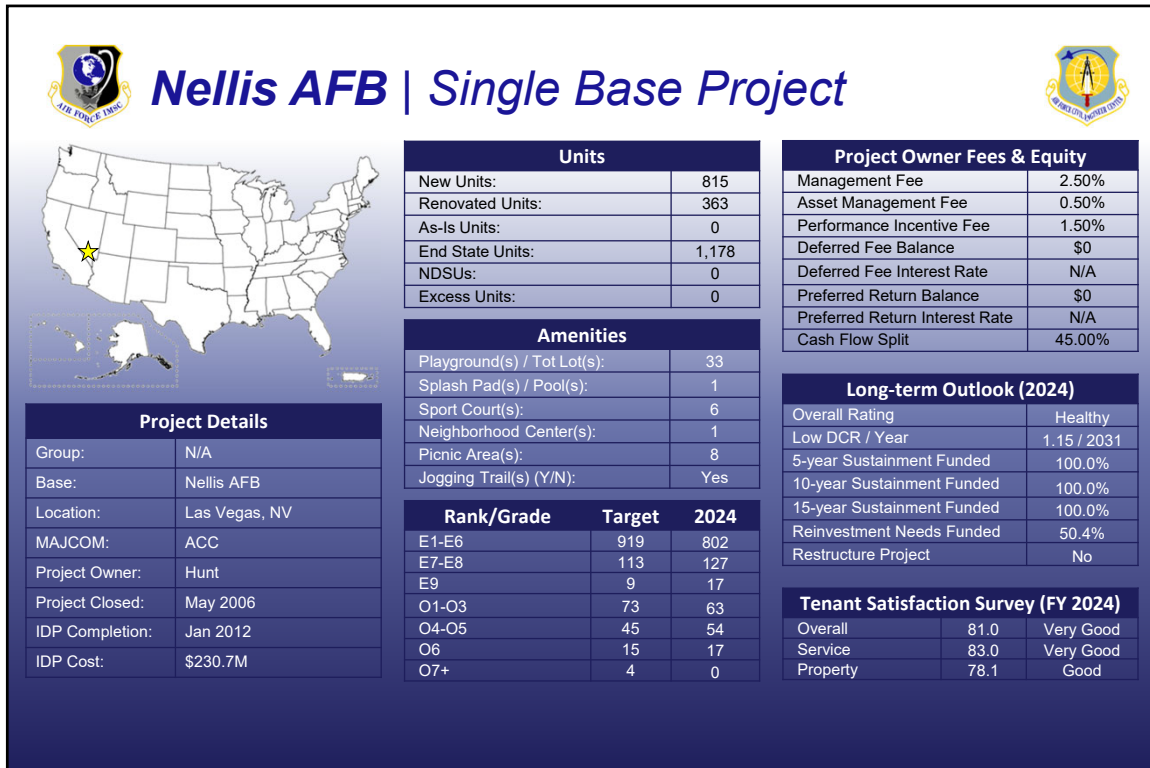
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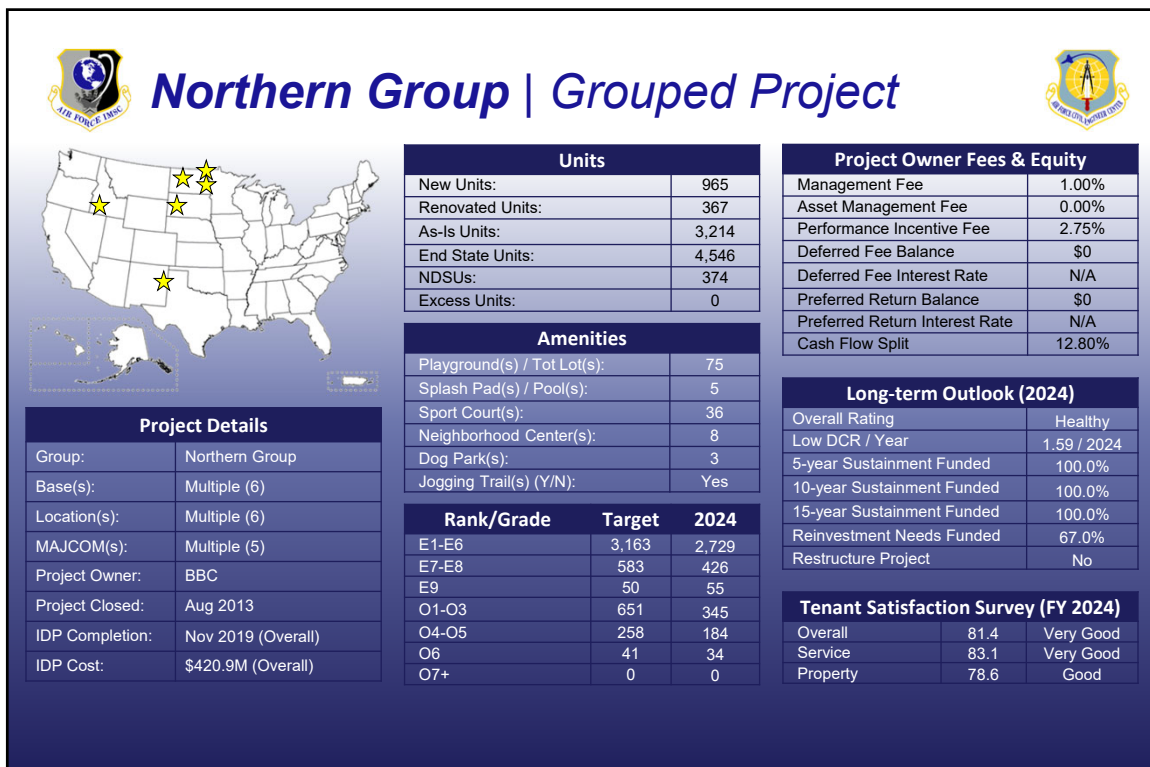
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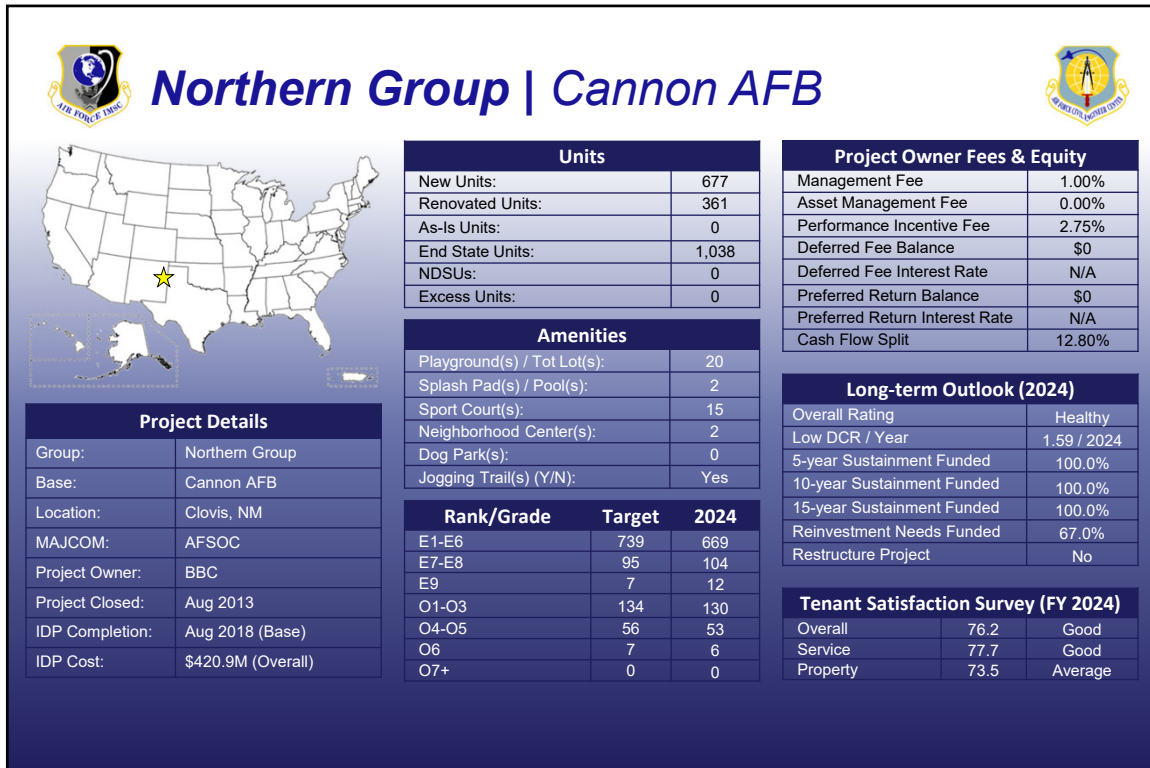
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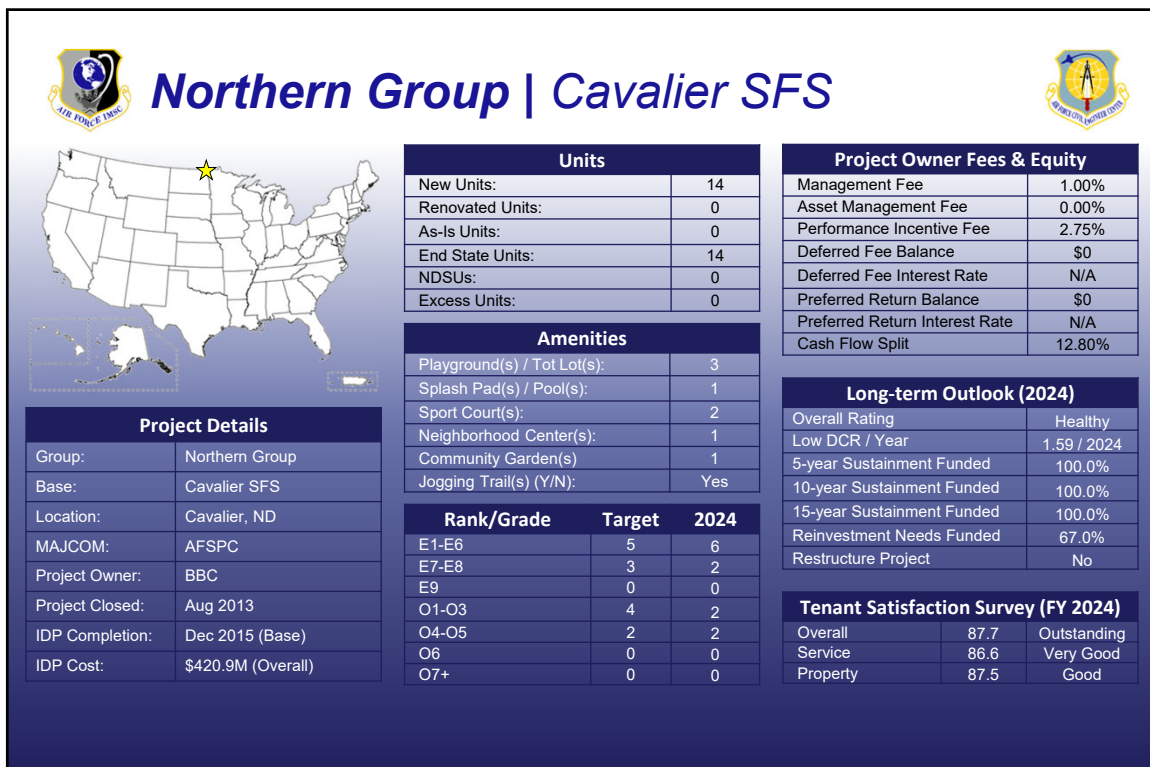
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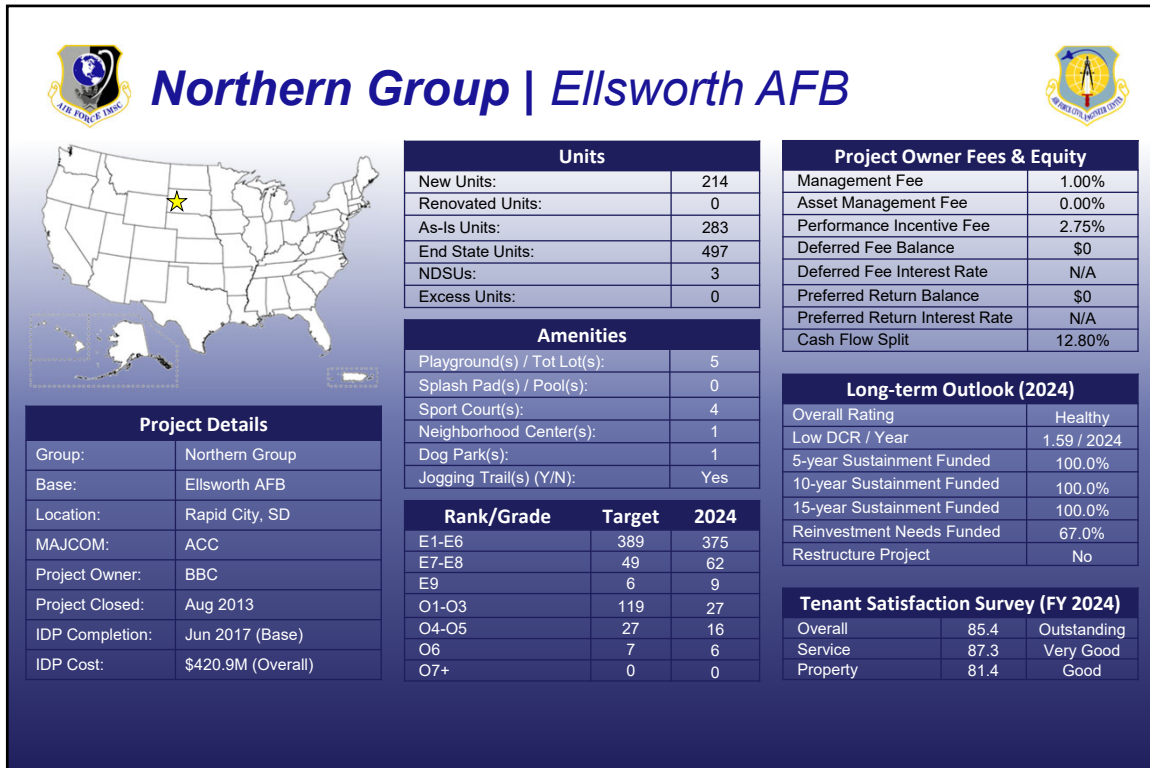
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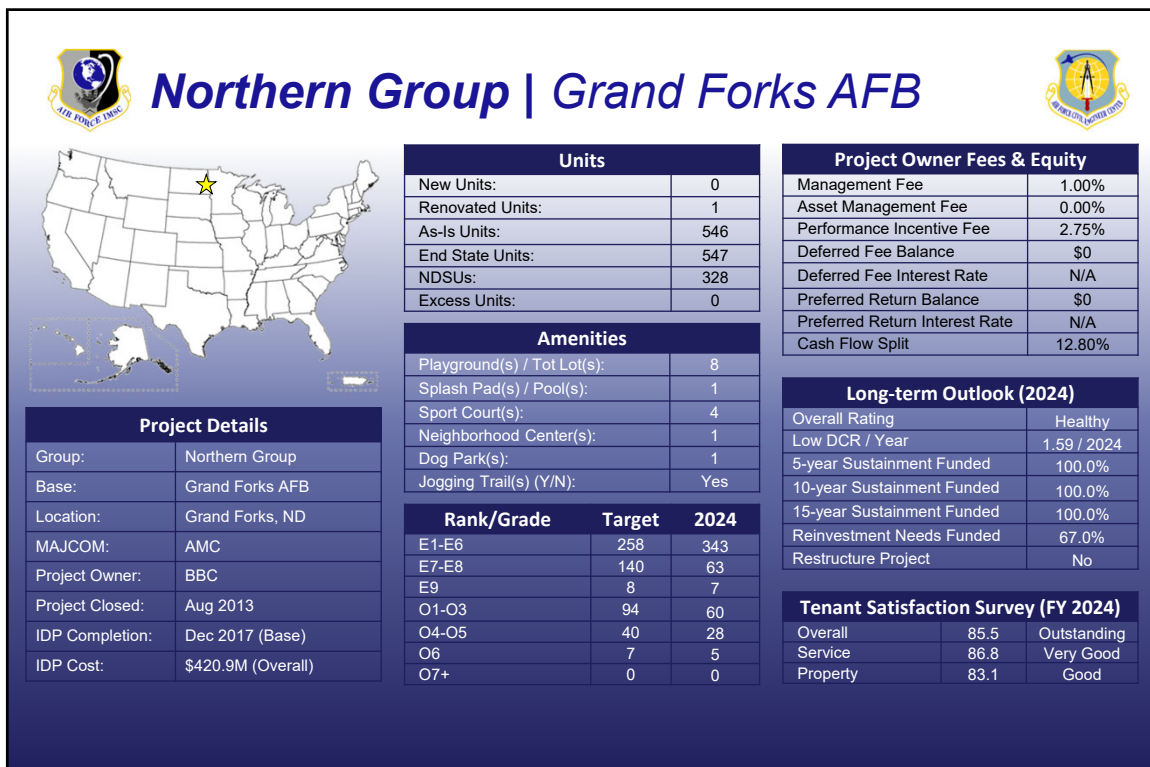
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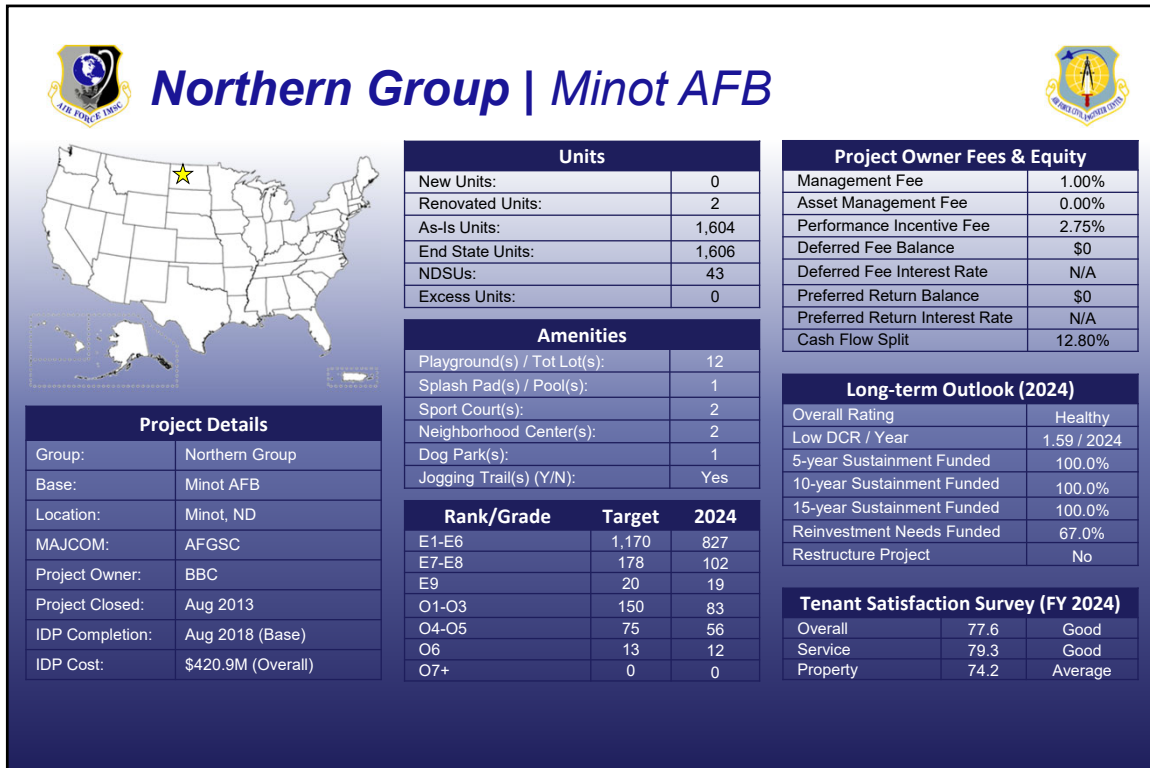
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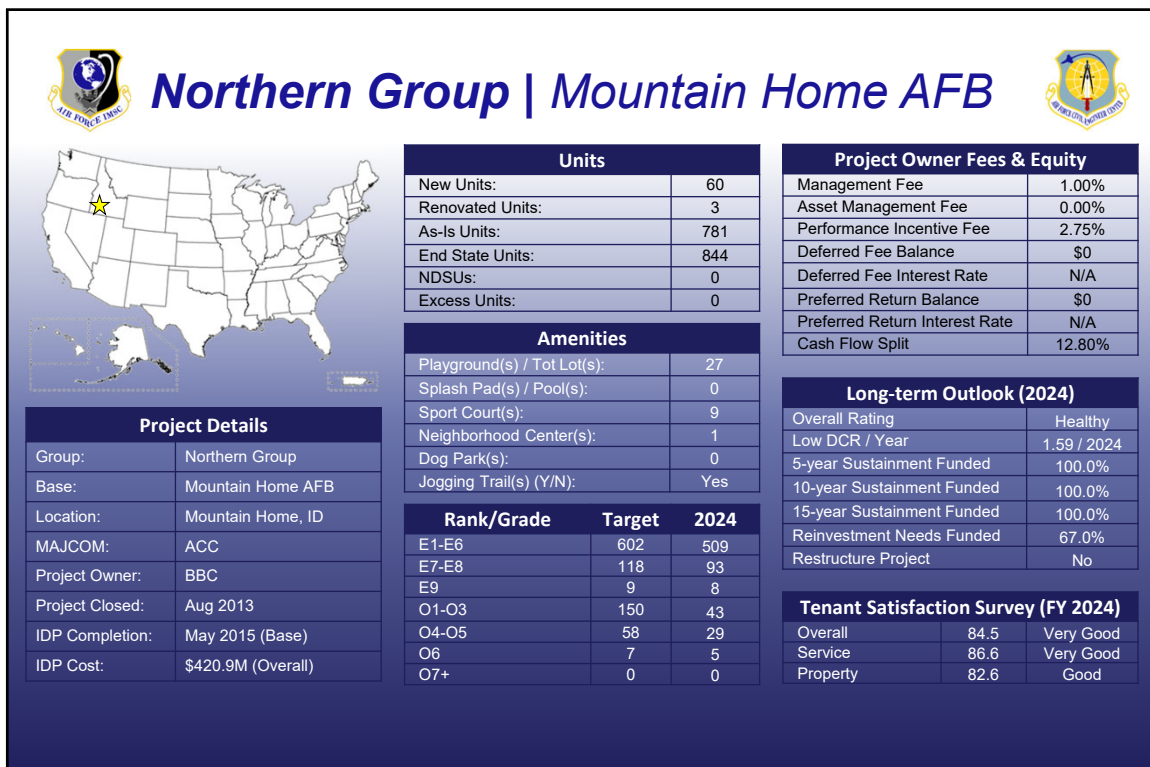
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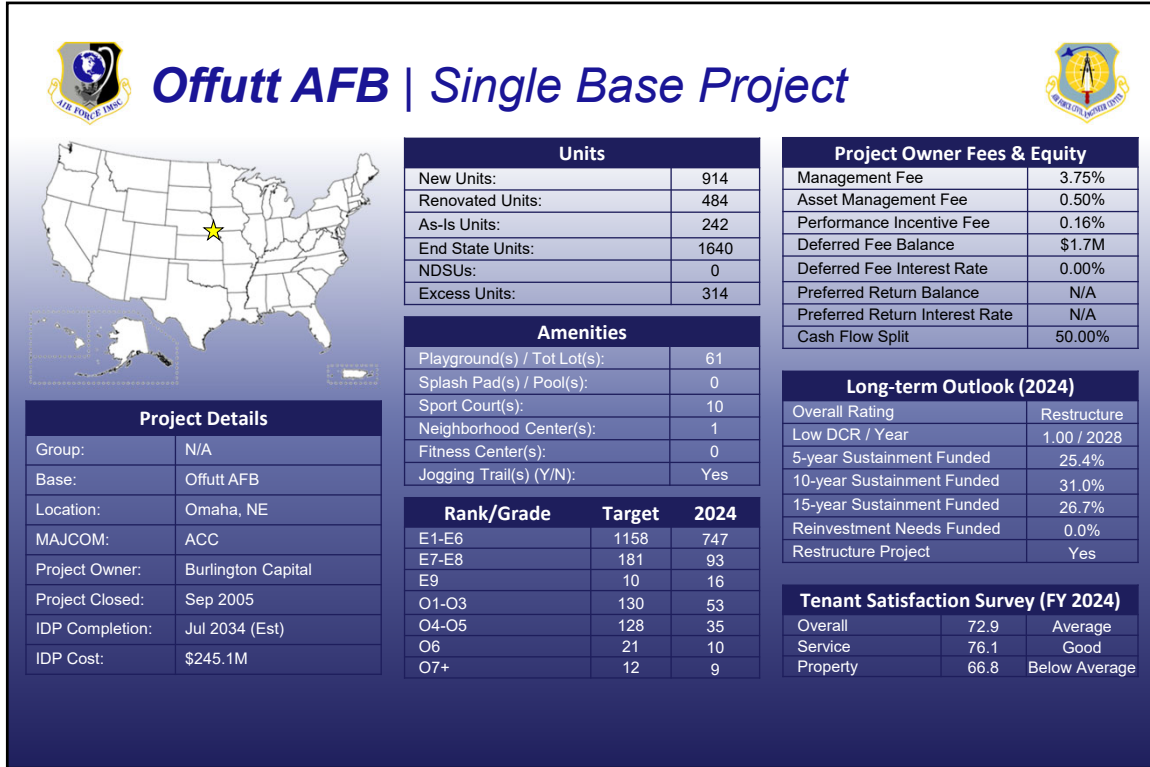
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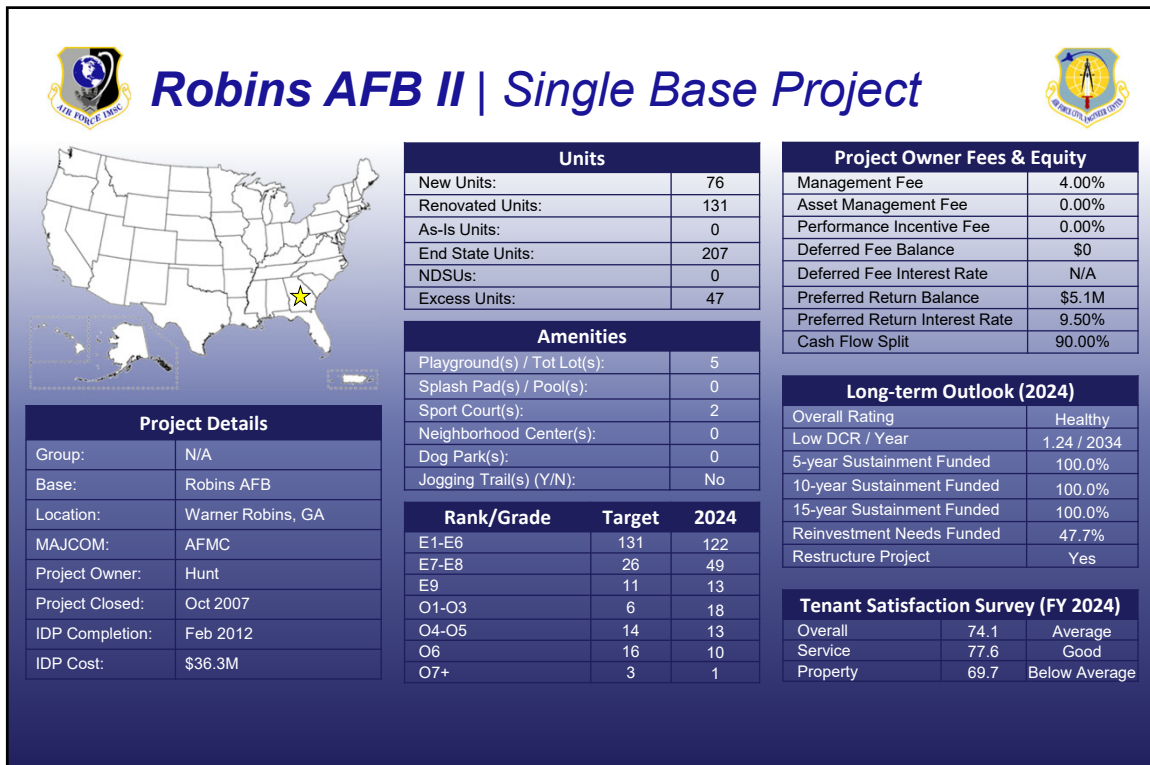
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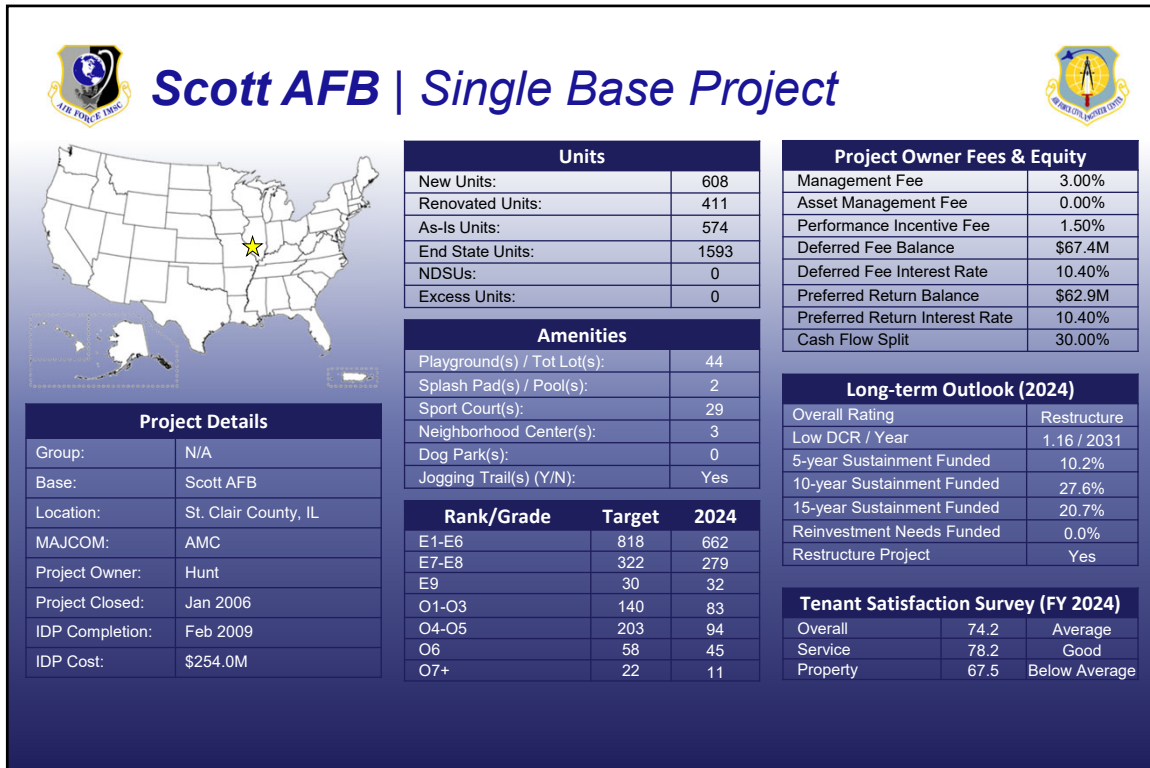
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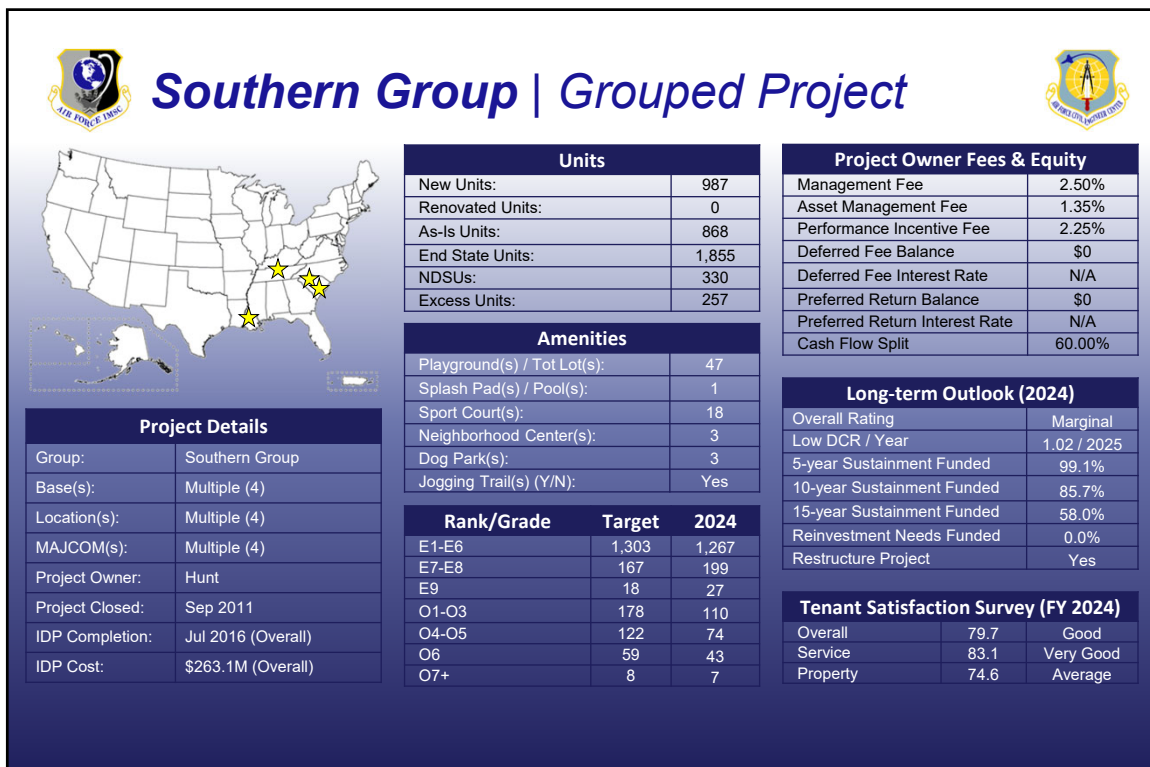
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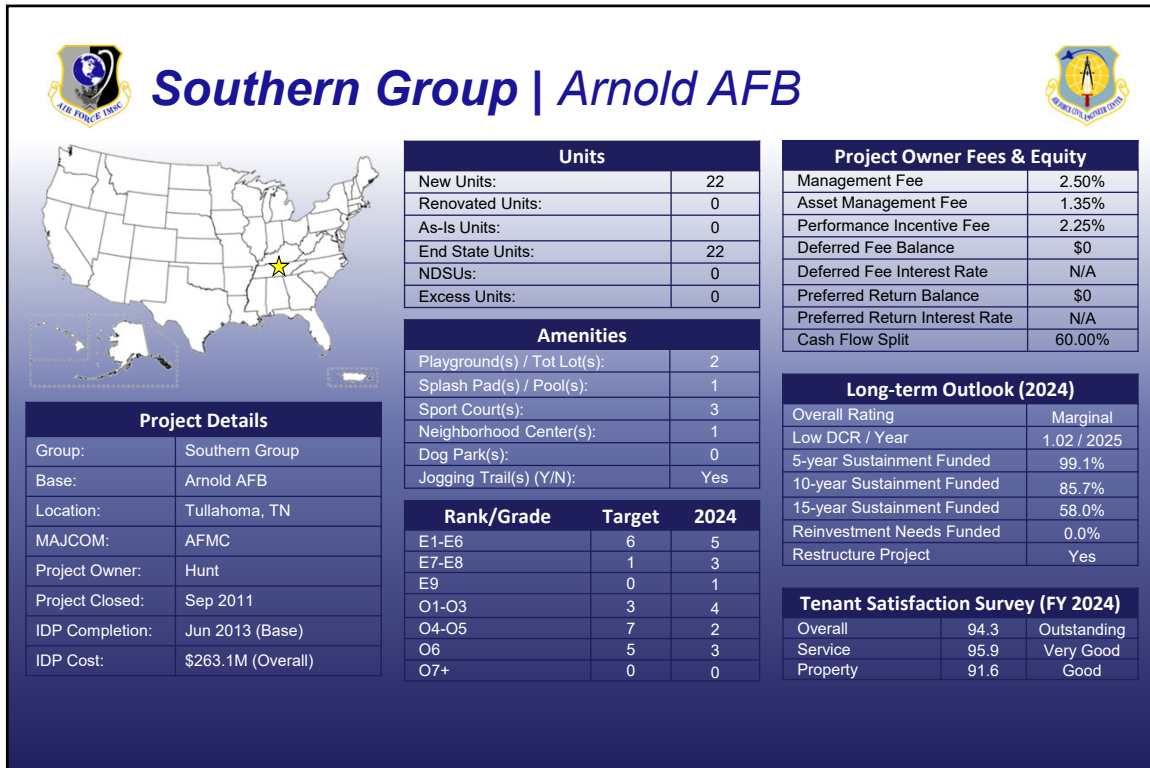
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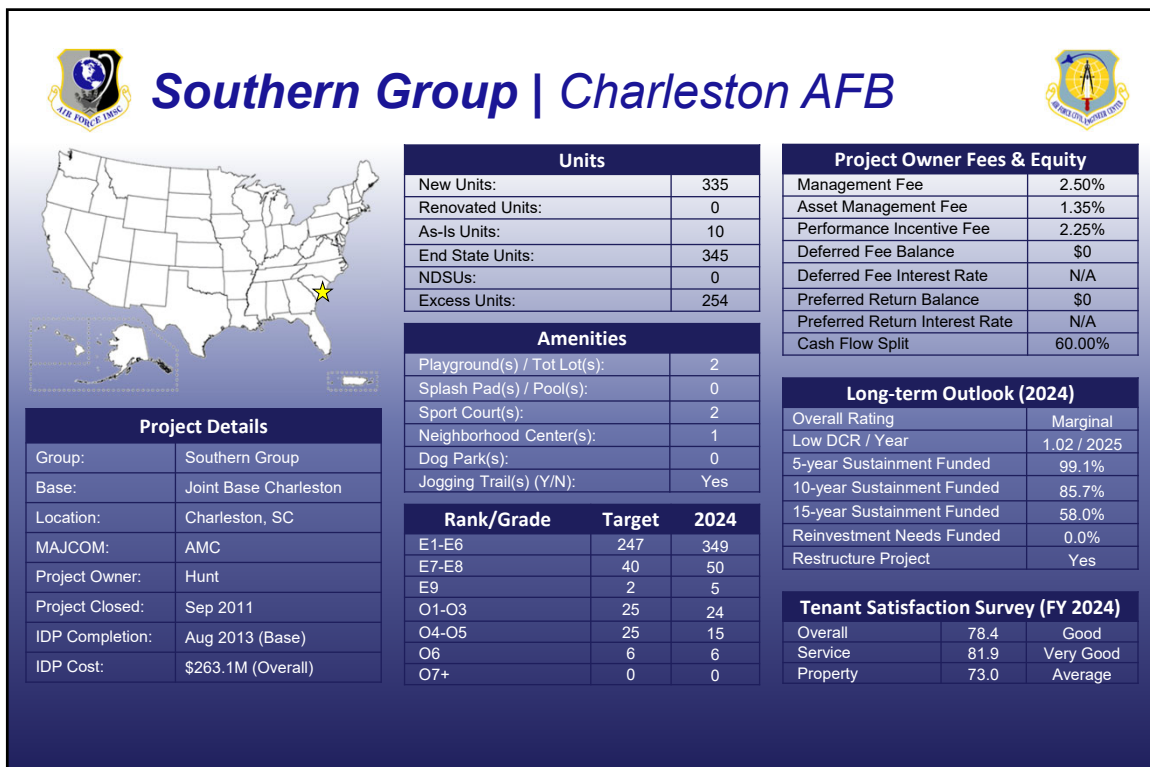
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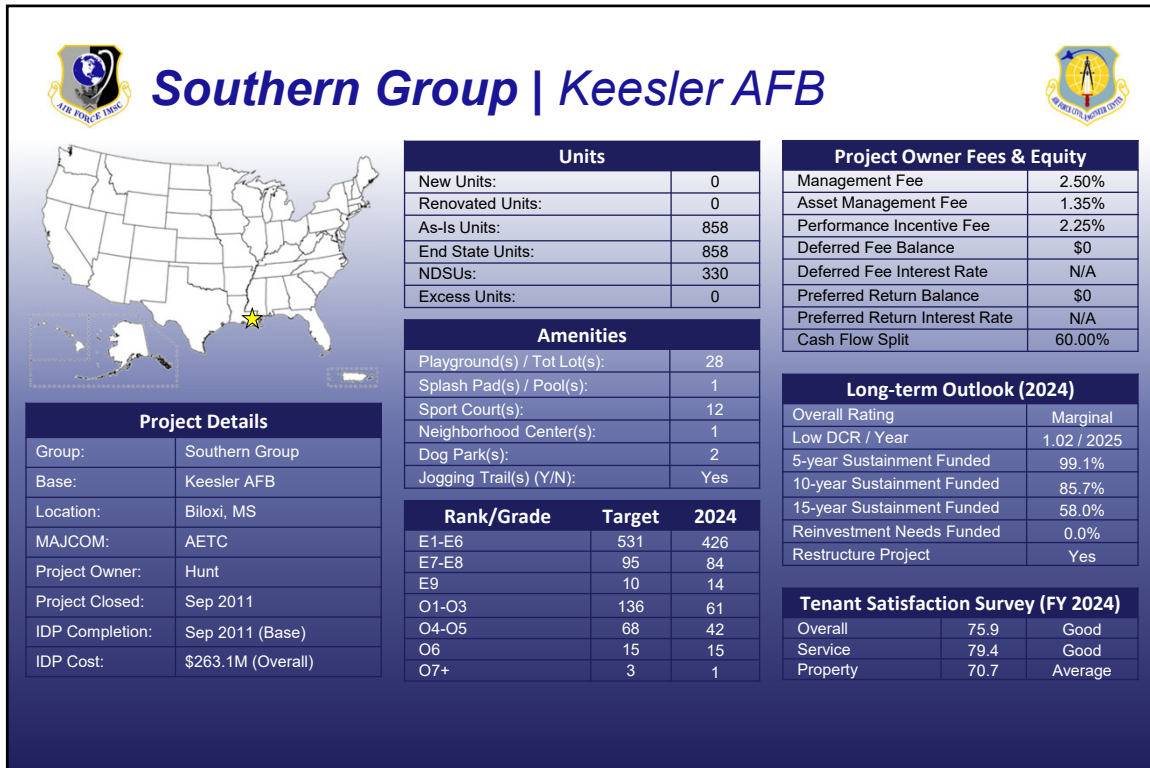
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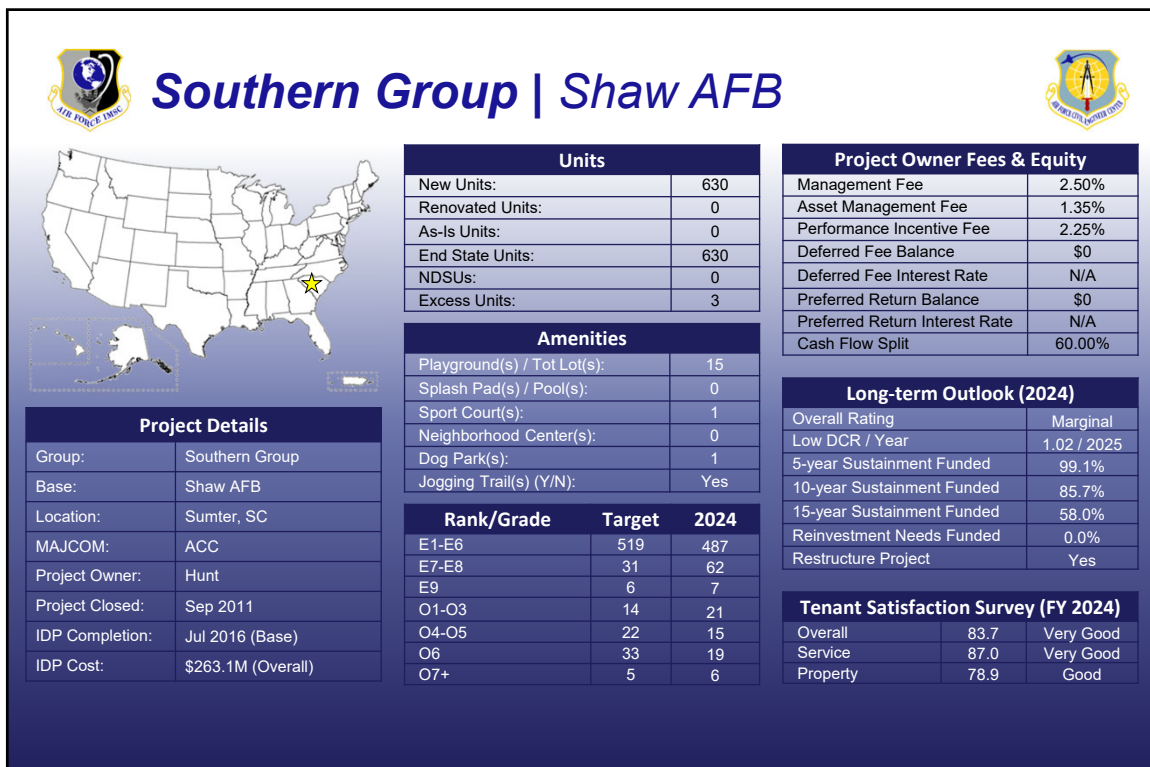
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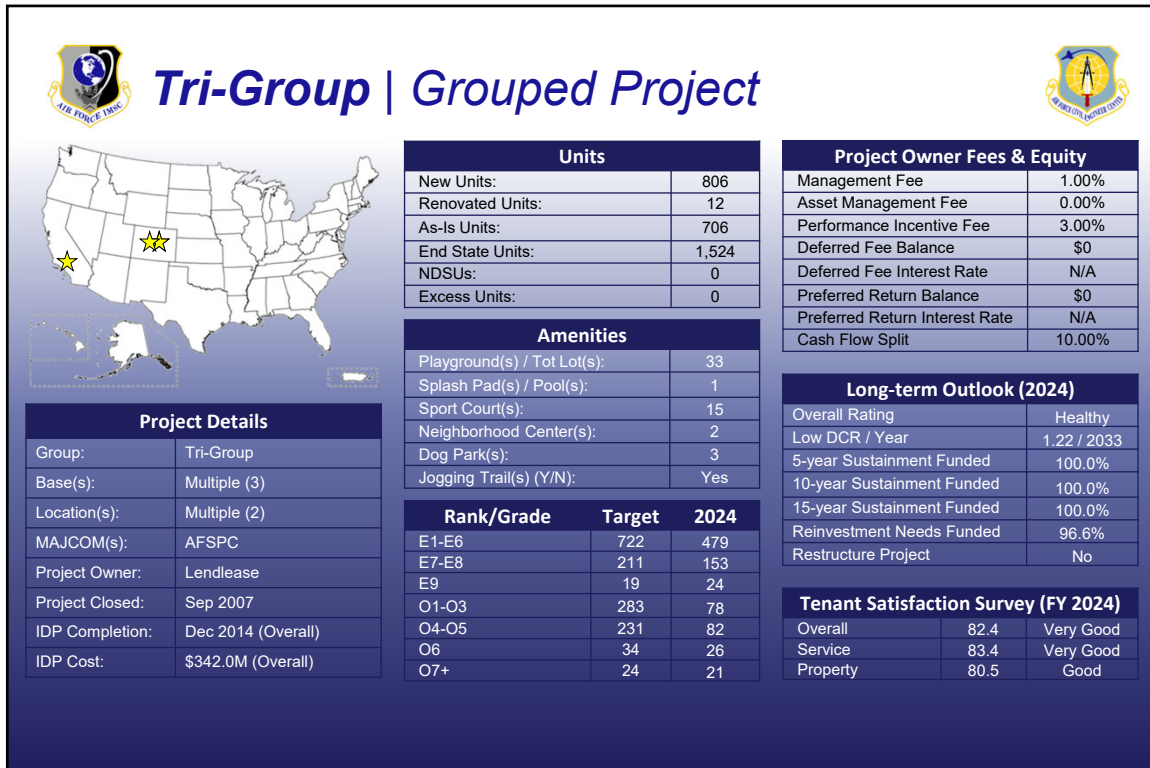
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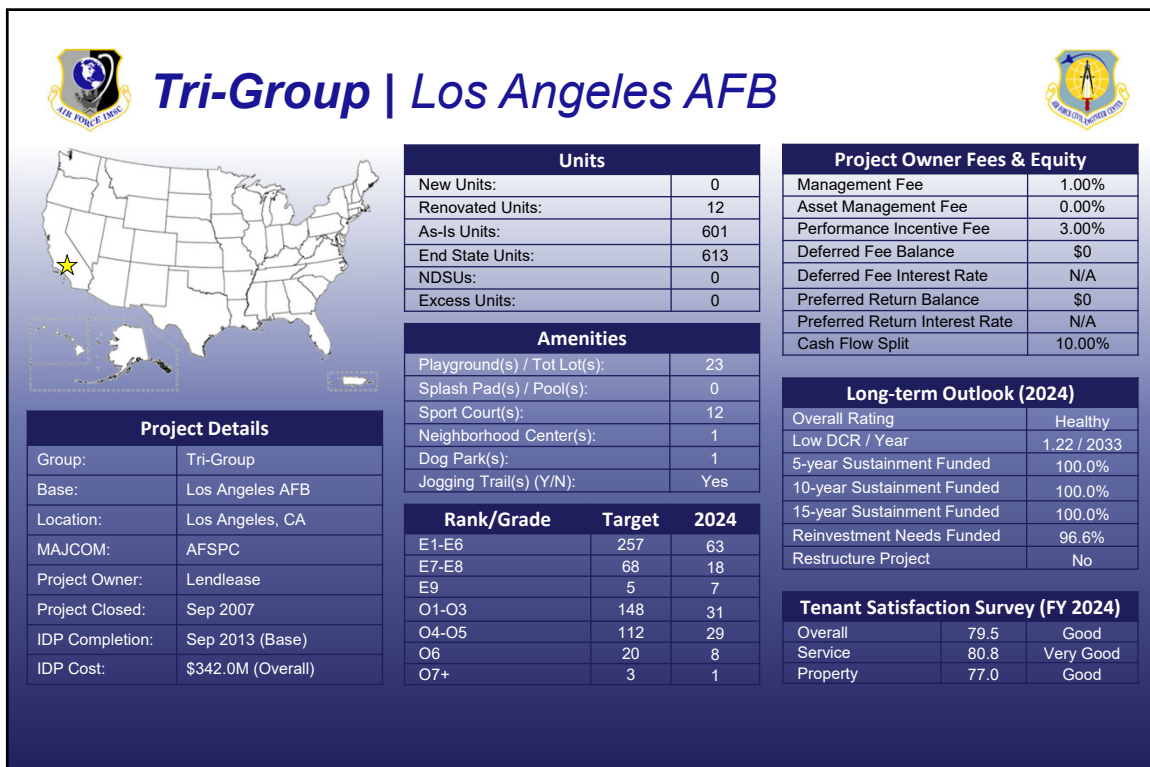
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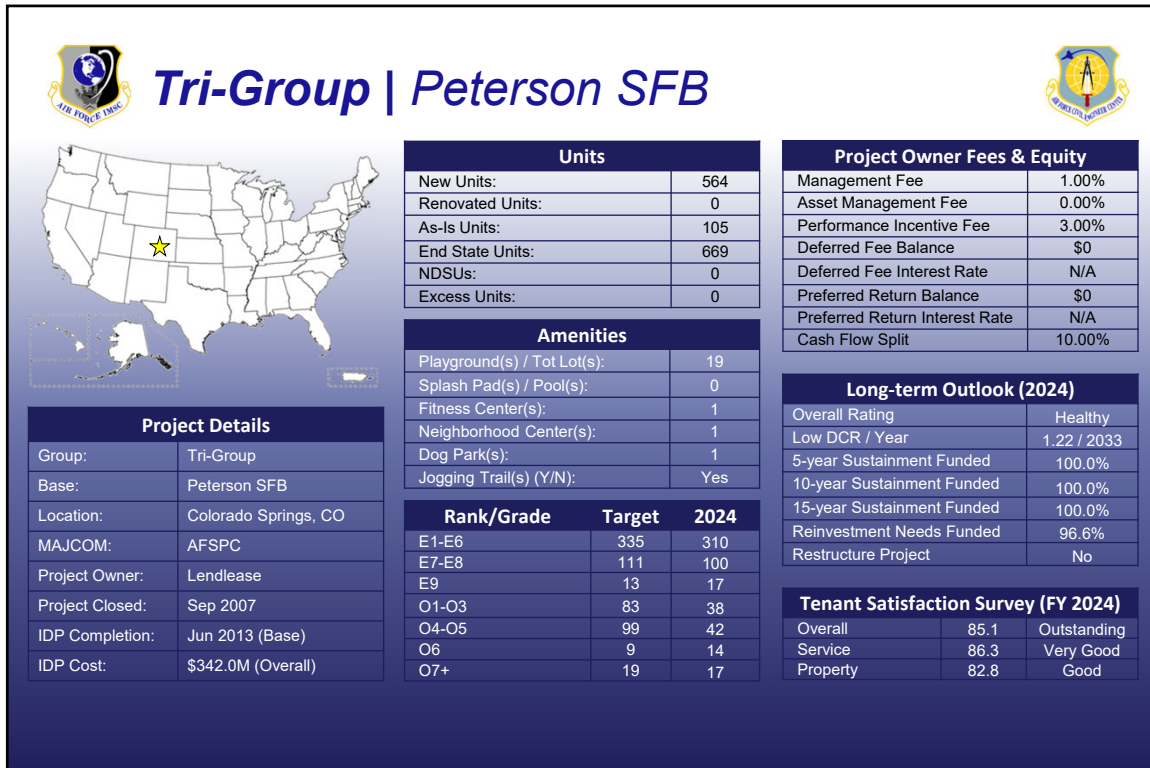
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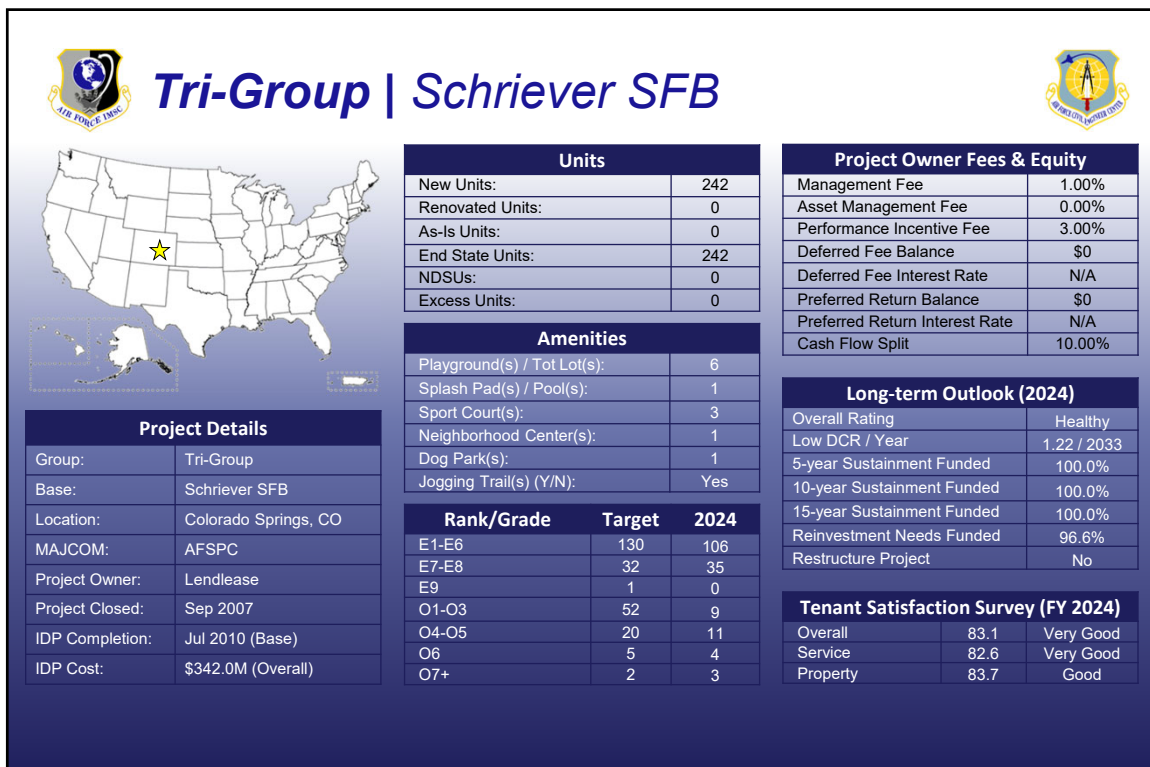
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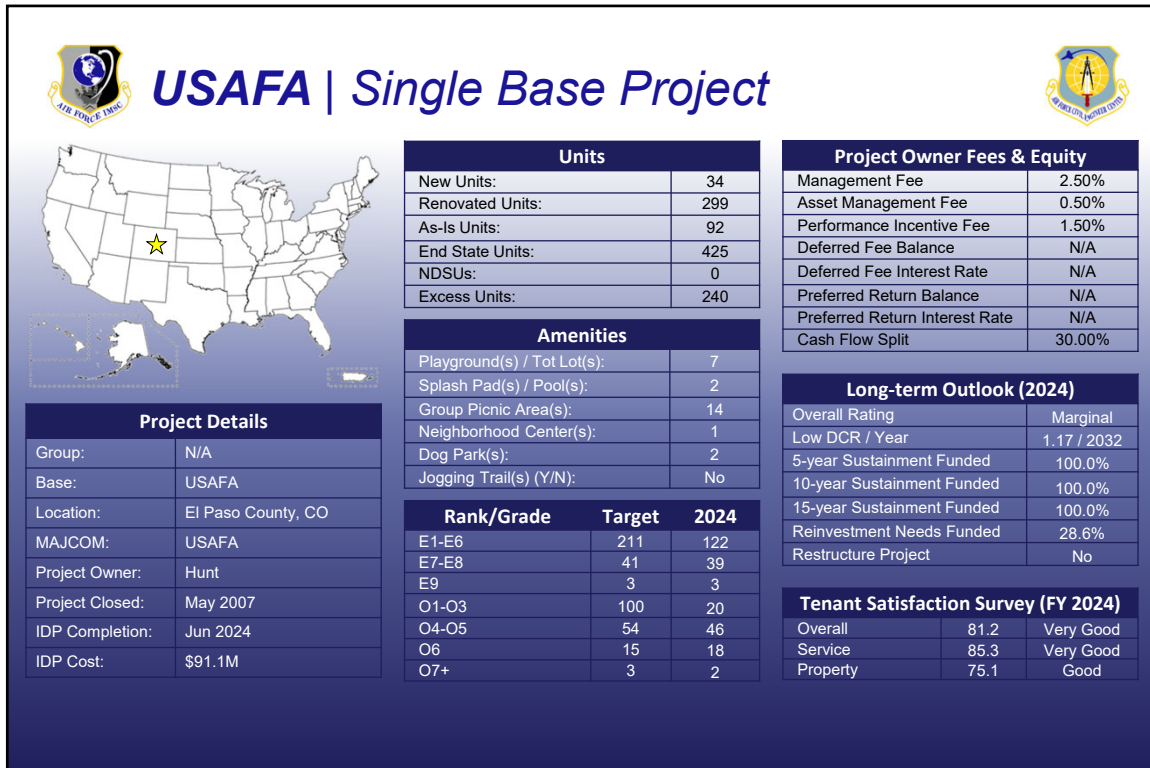
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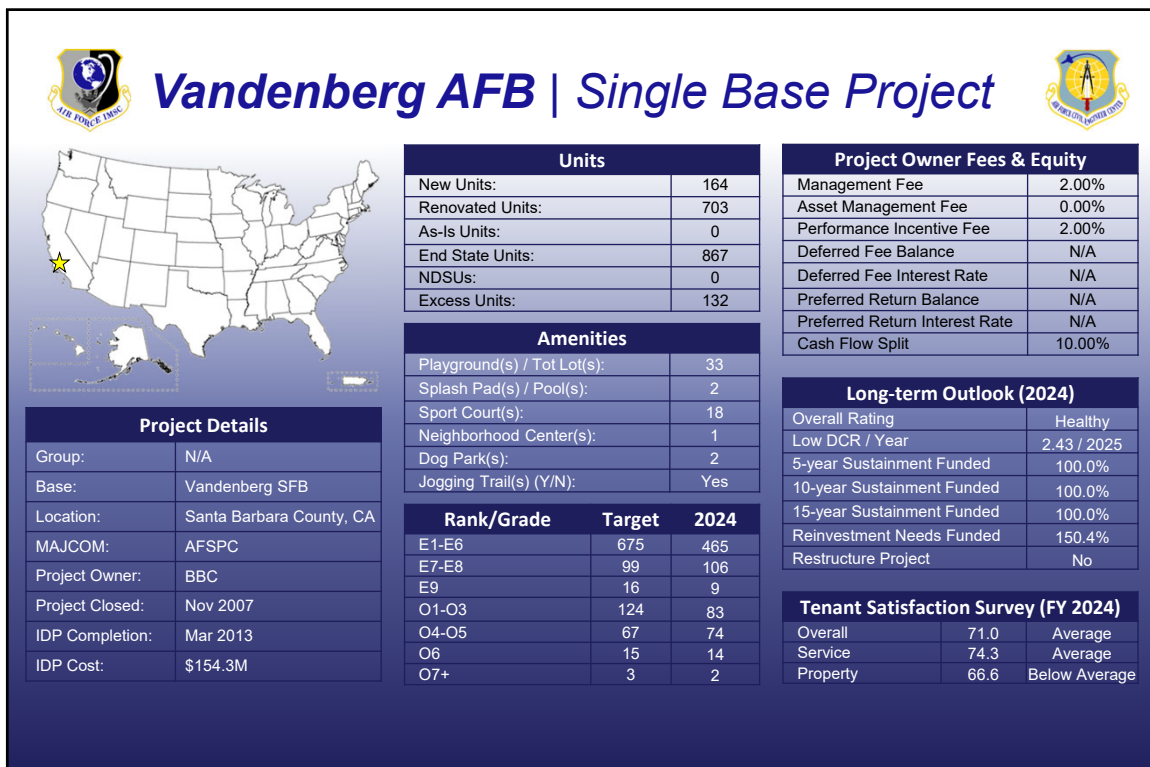
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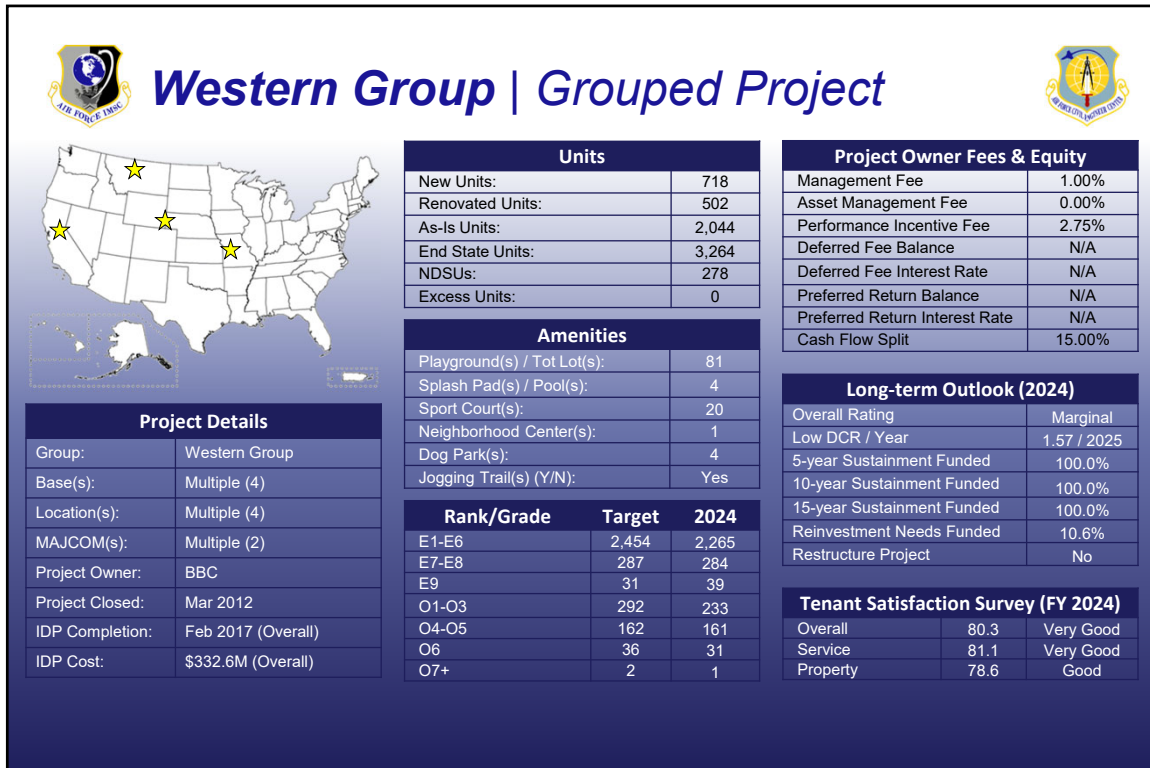
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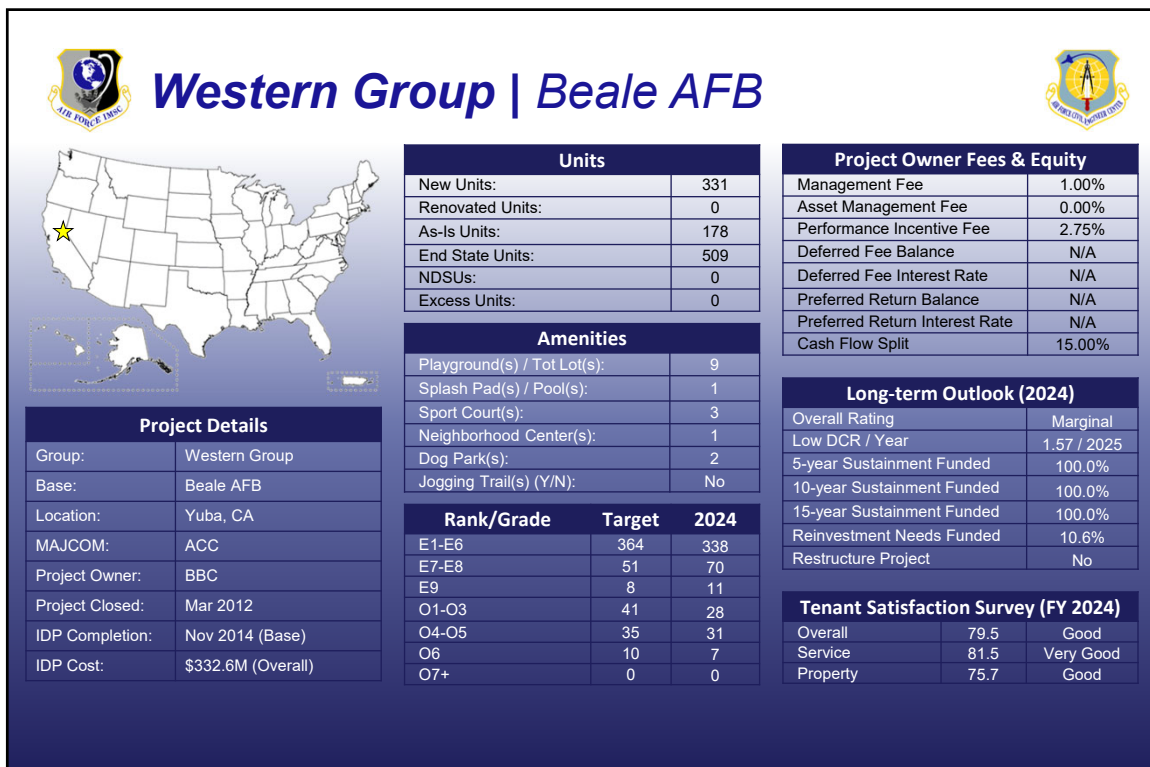
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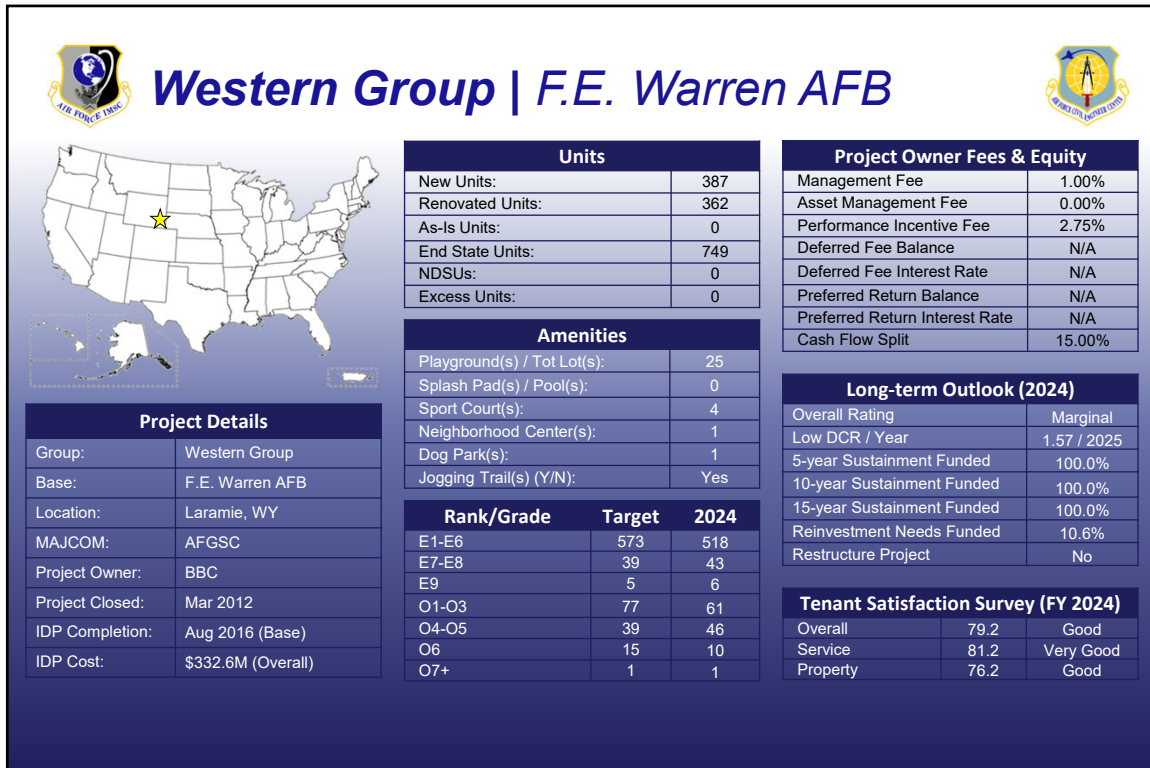
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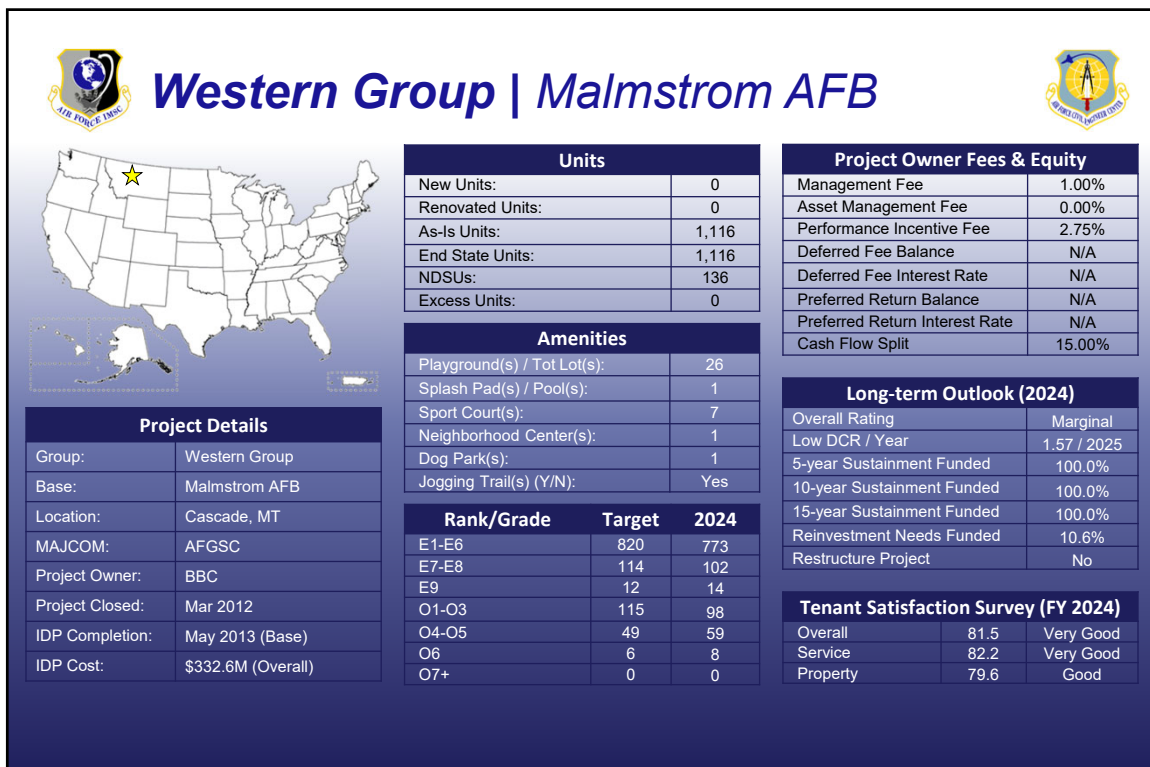
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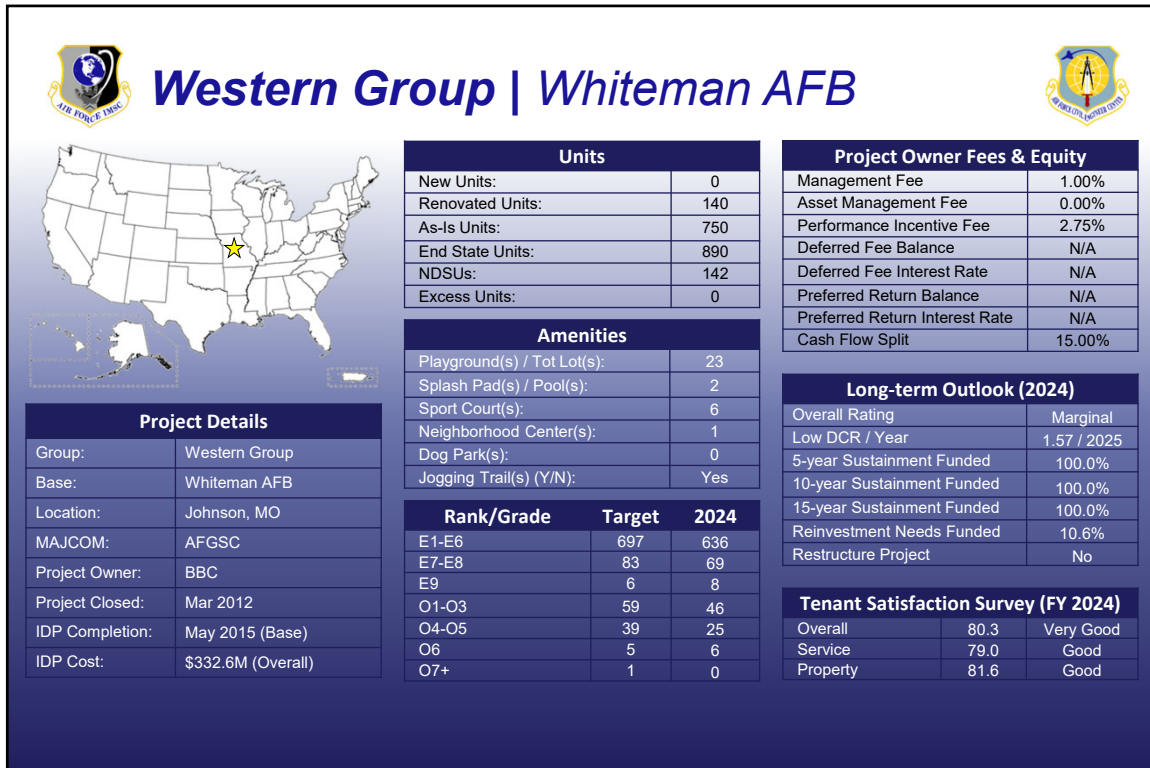
80



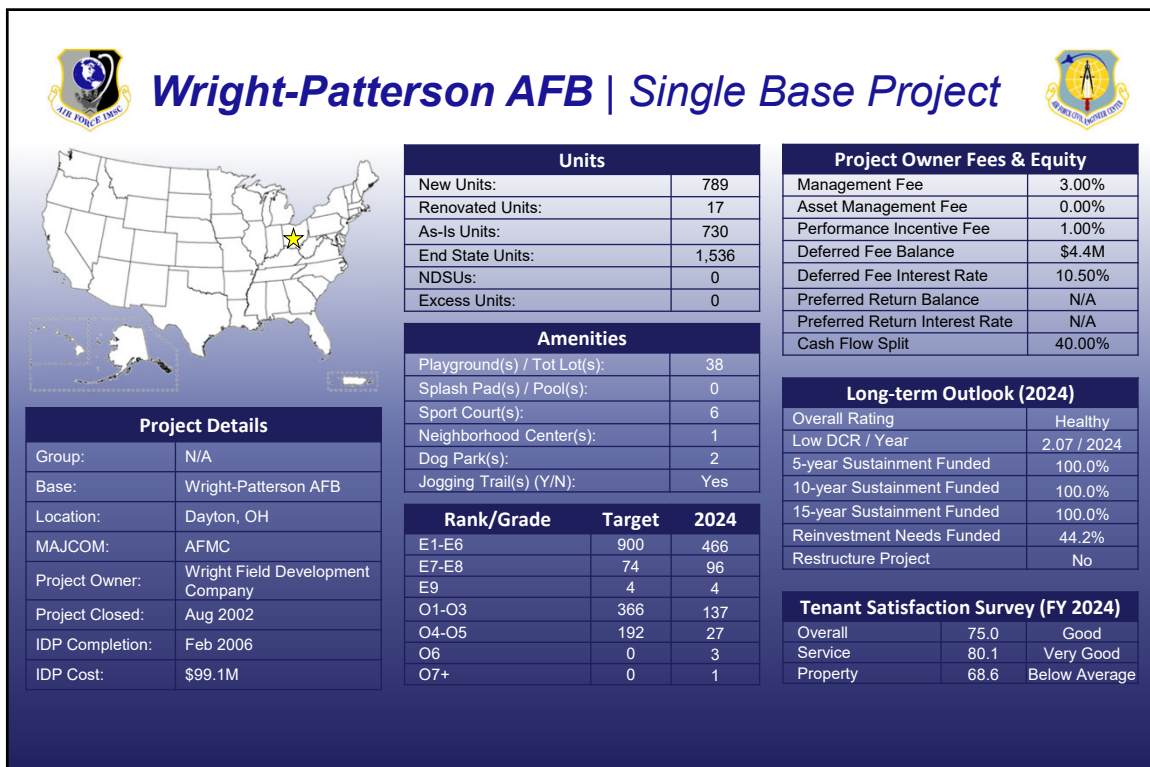
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Project/Base Glossary

Project/Base Table	Explanation																								
Project Details	- Basic project information and IDP dates/costs																								
Units	- End-state breakdown by IDP construction types; - NDSU and Excess Unit totals based on inventory as of 30 Jun 24 - NDSUs may or may not be part of the end-state total depending on the project/base's approved end state - Excess Units are not part of the end-state total																								
Amenities	- Current amenities at the project/base																								
Rank/Grade	- Target breakdown based on end-state demographics from closing - 2024 Breakdown based on actual units occupied as of 31 Mar 24																								
Project Owner Fees & Equity	- Fee percentages, Deferred Fee & Preferred Return Balances, and cash flow split percentage as of 30 Jun 24 - Cash flow split may change in the future depending on the project's specific transaction document terms																								
Long-term Outlook (2024)	- Annual reforecast results from calendar year 2024																								
Tenant Satisfaction Survey (FY 2024)	- Annual survey results from fiscal year 2024; rating scale: <table><tr><th>Range</th><th>CEL Rating Categories</th><th>DAF KPI Rating</th></tr><tr><td>100 to 85</td><td>Outstanding</td><td>Exceptional</td></tr><tr><td>84 to 80</td><td>Very Good</td><td>Acceptable</td></tr><tr><td>79 to 75</td><td>Good</td><td>Acceptable</td></tr><tr><td>74 to 70</td><td>Average</td><td>Marginal</td></tr><tr><td>69 to 65</td><td>Below Average</td><td>Unacceptable</td></tr><tr><td>64 to 60</td><td>Poor</td><td>Unacceptable</td></tr><tr><td>59 or lower</td><td>Very Poor</td><td>Unacceptable</td></tr></table>	Range	CEL Rating Categories	DAF KPI Rating	100 to 85	Outstanding	Exceptional	84 to 80	Very Good	Acceptable	79 to 75	Good	Acceptable	74 to 70	Average	Marginal	69 to 65	Below Average	Unacceptable	64 to 60	Poor	Unacceptable	59 or lower	Very Poor	Unacceptable
Range	CEL Rating Categories	DAF KPI Rating																							
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79 to 75	Good	Acceptable																							
74 to 70	Average	Marginal																							
69 to 65	Below Average	Unacceptable																							
64 to 60	Poor	Unacceptable																							
59 or lower	Very Poor	Unacceptable																							

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ACRONYMS		ACRONYMS	
ACC	Air Combat Command	IDP	Initial Development Period
AETC	Air Education and Training Command	JBAB	Joint Base Anacostia-Bolling
AFB	Air Force Base	JBER	Joint Base Elmendorf-Richardson
AFDW	Air Force District of Washington	JB MDL	Joint Base McGuire-Dix-Lakehurst
AFGSC	Air Force Global Strike Command	JBPH-Hickam	Joint Base Pearl Harbor-Hickam
AFMC	Air Force Materiel Command	JB SA	Joint Base San Antonio
AFSOC	Air Force Special Operations Command	KPI	Key Performance Indicator
AFSPC	Air Force Space Command	MAJCOM	Major Command
AMC	Air Mobility Command	MHPI	Military Housing Privatization Initiative
BBC	Balfour Beatty Communities	N/A	Not Applicable
BLB	Barksdale-Langley-Bolling	NDSU	Non-Debt Sized Unit
CR&R	Capital Repair & Replacement	PACAF	Pacific Air Forces
DAF	Department of the Air Force	RIA	Reinvestment Account
DCR	Debt Coverage Ratio	SFB	Space Force Base
Est	Estimated	SFS	Space Force Station
FY	Fiscal Year	USAFA	United States Air Force Academy

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