



DEPARTMENT OF THE ARMY
U.S. ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT BUCHANAN
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IMSE-ZA

6 September 2018

MEMORANDUM THRU Headquarters, Installation Management Command, (IMPW-H)
2405 Gun Shed Road, Fort Sam Houston, Texas 78234-1223

FOR Deputy Assistant Secretary of the Army, Installations, Housing & Partnerships
(SAIE-IHP) 110 Army Pentagon, Washington, DC 20310-0110

SUBJECT: USAG Fort Buchanan Response to Secretary of the Army Initiative to
Reduce Army Family Housing (AFH) Inventories on Small Installations.

1. Reference: Office of the Assistant Secretary of the Army Installations, Energy, and Environment memorandum on Initiative to Divest or Privatize Small Installation Housing Inventories, dated 2 July 2018.
2. Fort Buchanan concurs with option to divest of current AFH through privatization. However, if attempts to secure a suitable privatization partner fail, request that AFH be retained as Government-owned family housing based on the justification below.
3. Justification:
 - a. Hurricanes Irma and Maria had a profound and enduring impact on the availability and suitability of off-post housing on the Island of Puerto Rico. Thousands of homes were damaged by wind, water, and mold resulting from water infiltration and months without power.
 - b. Many of these homes are within the thirty (30) minute commuting distance used in the 2015 Housing Market Analysis, as over one third (1/3rd) of the Island's population lives within the San Juan metropolitan area.
 - c. A 2018 Housing Market Analysis is underway, with a final report expected in November 2018. The Housing Market Area Definition provided by the contractor (Robert D. Niehaus, Inc.), see Encl 1, validates that conditions outside the gate are poor and has reduced the 30 minute commuting area based on traffic congestion, poor roadway infrastructure and lack of operation traffic signals. This further reduces the potential inventory of suitable off-post housing to be considered in the new HMA.
 - d. The Government of Puerto Rico estimates that it could be another twelve (12) months or more before the Island recovers from the effects of the hurricanes.
 - e. The Fort Buchanan Housing Office continues to receive requests for review of lease agreements for Service Members seeking relocation from dwelling damaged by the storm(s). Service Members are also becoming increasingly concerned with the safety and security offered in off-post housing communities on the island.

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f. FY20 AFH MILCON project will provide 26 modern homes, replacing the AFH units in the Coconut Grove housing area (1,200-1,500 SqFt units), which fail to meet even the minimum Army Standards for housing.

g. After demolition of thirty two (32) existing homes, Fort Buchanan will have fifty (50) AFH units IAW requirements established under the 2015 HMA, and expects to maintain occupancy rates in excess of 95% as on-post housing will be comparable to those that can be leased/rented with authorized Overseas Housing Allowance (OHA).

h. It is important to note that for the purposes of AFH program, Fort Buchanan is considered an OCONUS location, and that the majority of off-post renters are Spanish speaking with lease agreements published in Spanish.

4. POC is Mr William S. Leyh, Deputy to the Garrison Commander, Ph: (787) 707-3240, Email: william.s.leyh.civ@mail.mil.

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Commanding