



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT BUCHANAN
390 DOUBLE EAGLE AVE., SUITE 303
FORT BUCHANAN, PUERTO RICO 00934-4616

IMBC-PWM

APR 24 2018

MEMORANDUM THRU Director, Installation Management Command (IMCOM) –
Readiness, (IMAT-ZA), 4700 Knox Street, Fort Bragg, NC 28310

FOR Headquarters, United States Army Installation Management Command
(IMPW-H) 2405 Gun Shed Road, Fort Sam Houston, TX 78324-1233

SUBJECT: USAG Fort Buchanan Family Housing (AFH) Master Plan
Executive Summary FY19-25

1. Executive Summary: FY19 Military Construction Army (MCA) Project No. 78348 will construct 26 dwelling units conforming to Army Standards for health, welfare, energy conservation, maintainability, comfort and convenience for \$26M. The project will include the demolition of all 27 dwelling units in the Coconut Grove Family Housing Area and five (5) dwelling units in Las Colinas Family Housing Area. Fort Buchanan will retain 24 dwelling units in Las Colinas Family Housing Area.

a. This proposed change will not only provide 50 AFH units as required by the 2015 Housing Marketing Analysis (HMA), but will ensure that available on-post housing is better than or commensurate with housing found off-post. This will make AFH more attractive to Military members receiving OHA and Utilities Stipend for housing in Puerto Rico. Twenty Seven (27) of the twenty nine (29) dwellings in the Las Colinas are used to house Military families, with the remaining two (2) units dedicated to housing key and essential Civilian employees of the garrison.

b. 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. Many of these homes are within the thirty (30) minute commuting distance used in the 2015 HMA, as over one third (1/3rd) of the Island's population live within the San Juan metropolitan area.

c. Constructing the new dwellings within the current Coconut Grove footprint will minimize costs for site preparation and utilities distribution systems. The terrain in Coconut Grove is flat in contrast to the rolling hills of Las Colinas, with less total linear feet separation between dwelling which reduces required utilities runs to service the homes.

2. Provide the latest Housing Market Analysis (HMA) AFH requirements: 50 Total DUs required per latest 2015 HMA (March 2016).

IMBC-PWM

SUBJECT: USAG Fort Buchanan Family Housing Master Plan Executive Summary
FY19-25

3. Provide current government owned Army Family Housing (AFH) assets conditions: (FY18 ISR-I data): 56 DUs (Q4) 0 DUs (Q3) 0 DUs (Q2) 0 DUs (Q1) = 56 TOTAL ASSETS

4. Provide current government and leased AFH assets including CAT CODES: Data was retrieved from GFEBS on 6 April 2018.

Government Owned AFH Inventory By CATCODE			
eMH - AFH Government Owned		GFEBS AFH Government Owned	
CATCODE	# DU's	CATCODE	# DU's
71111	0	71111	0
71112	6	71112	6
71113	22	71113	22
71114	27	71114	27
71115	1	71115	1
71116	0	71116	0
Total # of DU's	56	Total # of DU's	56
Total # of Buildings	56	Total # of Buildings	56

5. Summary to eliminate inadequate, deficit or excess housing with programmed projects: USAG Fort Buchanan has one project programmed in the FY19 Program to demolish 27 Q4 family housing units.

6. Map of Fort Buchanan Housing Areas indicating Q-Ratings for every housing Building, and grouping Q4 buildings into a major project showing project number and programmed fiscal year is attached as Enclosure 1.

7. I have been briefed on the AFH FY19-25 Master Plan and validate the provided information and approve the future AFH strategy.

8. The point of contact for this action is Mr. Manuel Torres, Chief, Master Planning and Real Estate Division telephone (787) 707-3117, manuel.torres6.civ@mail.mil.

Encl


GUY D. BASS
COL, AV
Commanding

