



**DEPARTMENT OF THE ARMY**  
**HEADQUARTERS, 88TH READINESS DIVISION**  
**60 SOUTH O STREET**  
**FORT McCOY, WISCONSIN 54656**

AFRC-SWI-CS (415)

MEMORANDUM FOR Assistant Secretary of the Army (Installations, Housing, & Partnerships) (SAIE/Ms. Carla Coulson), 110 Army Pentagon, Washington, D.C. 20310-0110

SUBJECT: Retention of Fort McCoy's Army-Owned Family Housing

1. Reference: Memorandum, Deputy Assistant Secretary of the Army (Installations, Energy, and Environment), 02 July 2019, subject: Divestiture of Army-Owned Family Housing Inventories in Continental United State and Puerto Rico (Encl).

2. I have been informed the Army is reconsidering the privatization of Fort McCoy's Army-Owned Family Housing (AFH) under the Residential Communities Initiative (RCI) after being on hold since March 2019. I am in support of the retention of Fort McCoy's AFH program.

3. Fort McCoy has 120 AFH dwelling units constructed between Fiscal Years 1998 and 2021, with \$56.5M being invested in new housing over the past 10 years. A Housing Market Analysis is to be conducted in 2022 to show if there is a need for additional on-post AFH.

4. With the current strategic investment plan for AFH units, it would not be in the best interest of the Army to proceed to privatize Fort McCoy in the near future or in outyears.

a. Fort McCoy is located between the towns of Tomah and Sparta in rural Wisconsin and the installation is considered remote and isolated. Both cities are within a 20 minute commute from the Housing area. There are 133 military families residing in Tomah and 104 in Sparta. This is not including military families living in other communities. Additionally, there are over 35 families currently on the wait list for Government housing. Sustainment, maintenance, and repair of the current AFH units is performed by the installation's facility and maintenance repair contractor. This has proved to provide efficient means of taking care of the service member (SM) and their families' housing needs as the contractor resides on post and is able to respond in a timely manner. Being in a remote location, it may be difficult to obtain a contractor to maintain all 120 homes to the Q1 and excellent customer service standard the Army has been able to provide to the SM and their families for over the past 22 years.

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b. Fort McCoy's AFH program has provided appropriate sustainment for these homes, including new roofs and decks, and modernized kitchens recently on the 12 homes which are 23 years old. With the monies provided over recent years to maintain the current homes, the homes have been maintained at a Q1 level.

c. If the final decision is to privatize Fort McCoy's housing, the Army must maintain the same level of requirements/authorizations for the Housing Division to continue to provide SMs and their families with available housing properties to rent or buy in the local area if no on-post housing is available, as well as oversee the Privatized Contractor. The current Housing Office space will remain as government property for the Housing Division to continue providing its required common levels of service as directed. The contractor will need to establish a RCI office on site, as well as, construct other residential Quality of Life (QoL) facilities to meet contractual obligations, e.g. a community center and pool for resident use.

5. Point of contact for this memorandum is Ms. Liane R. Haun, Director of Public Works, 608-388-7992 or liane.r.haun.civ@mail.mil.

Encl

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