



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

AFRC-SWI-CG

OCT 12 2018

MEMORANDUM FOR Assistant Secretary of the Army – Installations, Energy, and Environment (SAIE/Mr. Scott Chamberlain), 110 Army Pentagon, Washington, D.C. 20310-0110

SUBJECT: Retention of Fort McCoy's Government-Owned and Government-Operated (GOGO) Army Family Housing

1. Reference Memorandum, Deputy Assistant Secretary of the Army, 2 July 2018, subject: Initiative to Divest or Privatize Small Installation Housing Inventories.
2. Fort McCoy has 113 GOGO Family Housing dwelling units constructed between Fiscal Years 1998 and 2017, with \$50.0M being investing in new housing over the past 10 years. Construction of seven more homes (\$6.2M) begins in FY2019. By FY2021, Fort McCoy will have a total of 120 Army Family Housing (AFH) Units in our inventory.
3. 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 outer years.
 - a. Fort McCoy is located between the towns of Tomah and Sparta in rural Wisconsin and the installation is considered remote and isolated. The cities are within a 20 minute commute time. There are 93 military families residing in Tomah and 185 in Sparta. This is not including military families living in other areas. Additionally, there are over 40 families currently on the wait list for Government housing. Sustainment, maintenance and repair of the current GOGO housing units are performed by the installation's facility maintenance and 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 113 homes to the Q1 and excellent customer service standard the Army has been able to provide to SM and their families over the past 20 years.
 - b. Fort McCoy AFH program has provided appropriate sustainment for these homes, including new roofs and decks, and modernized kitchens recently on the 12, 20-year old homes. With the monies provided over recent years to maintain the current homes, the homes have been maintained at a Q1 level.

IMMC-PWH

SUBJECT: Retention of Fort McCoy's Government-Owned and Government-Operated (GOGO) Army Family Housing

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, consisting of a Housing Manager (GS-1173-09), Housing Management Assistant (GS-1173-07) and Housing Referral Assistant (GS-0303-05), which will oversee the Privatized Contractor and provide SM and their families with available housing properties to rent or buy in the local area if there is no on-post housing available.

4. 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.



PATRICK J. REINERT
Major General, USAR
Commanding

CF:
IMCOM G4 Housing