

### 2-3. Family Housing, Army appropriation

The annual Military Construction (MILCON) Appropriations Act and the DOD Authorization Act authorize and appropriate funds in the Family Housing, Army appropriation. Commonly known as Army Family Housing (AFH), it is composed of two separate appropriations. The AFH Construction appropriation has projects similar to MCA and the AFH Operations appropriation has operations, maintenance, and leasing programs similar to OMA. The AFHC and AFHO accounts are described in Defense Finance and Accounting Service, Indiana (DFAS-IN) Manual 37-100-FY (FY is the last two digits of the fiscal year), this manual is updated every year by the Office of the Assistant Secretary of the Army (Financial Management and Comptroller) to reflect approved operating accounts and construction projects.

### 2-4. Military Construction, Army appropriation

The MCA appropriation provides for construction of UPH. MCA also provides investment equity and subsidies for the UPH Privatization Program. MCA funds are not used for Family Housing.

### 2-5. Defense appropriations

a. As the MILCON Appropriations Act contains the separate AFH and MCA appropriations, the DOD Appropriations Act contains an array of separate appropriations such as OMA; Military Personnel, Army (MPA); Research, Development, Test, and Evaluation (RDTE); and Other Procurement, Army (OPA). While there are provisions for transfer of funds among the appropriations contained in the DOD Appropriations Act, transfer of funds to or from Family Housing requirements is not permitted except for the use of OMA funds when the garrison commander directs emergency relocation of personnel because dwelling units (DUs) are uninhabitable (see AR 420-1, para 3-7f(2)).

b. Military personnel directly assigned to Family Housing management activities are accounted for as an unfunded cost within the Family Housing cost structure. They are funded from MPA.

### 2-6. Combined funding

Table 2-1 lists authorized funding sources specified for construction, maintenance and repair (M&R), and operation of each type of housing facility.

**Table 2-1**  
**Funding sources for housing programs by housing type**

Housing Program	Housing type	
	Family Housing	UPH(PP)
Construction	AFHC	MCA/OMA (See note 1.)
M&R	AFHO	OMA (See note 1.)
Operations	AFHO	OMA (See note 2.)
Leasing	AFHO	OMA
Privatization	AFHC and AFHO (See note 3.)	MCA (See note 4.)

Notes:

<sup>1</sup> Minor construction may be OMA funded. Refer to Title 10, United States Code, Section 2805 (10 USC 2805) for limitations.

<sup>2</sup> Includes the OMA (\*\*\*\*96.CE and \*\*\*\*96.90 accounts and the \*\*\*\*79.J0 and \*\*\*\*79.M0 accounts).

<sup>3</sup> Funds are transferred from AFHC to the DOD Family Housing Improvement Fund and AFHO funds are used for Residential Community Initiative (RCI) program management/oversight.

<sup>4</sup> Funds are transferred from MCA to the DOD Unaccompanied Housing Improvement Fund and OMA funds are used for UPH RCI program management/oversight.

### 2-7. Army Family Housing accounts

These are cost accounts used to manage the application of funds as well as record the costs of the program and verify compliance with the intent of the Army, the Office of the Secretary of Defense (OSD), and Congress.

a. *Principal accounts.* AFH is composed of the following major accounts. (See DFAS-IN Manual 37-100-FY for Army Management Structure (AMS) codes.)

(1) Operations, Maintenance, Utilities, Leasing, and Privatization (Budget Program (BP) 190000).

(a) Operations (BP 191XXX).

(b) Maintenance, including repair and incidental improvements (BP 192XXX).

(c) Utilities (BP 193XXX).

(d) Leased housing (BP 194XXX).

- (e) Privatization (BP 195XXX).
- (2) Construction.
  - (a) New construction (BP 10000000).
  - (b) Acquisition of housing (BP 20000000).
  - (c) Planning and design (BP 30000000).
  - (d) Post acquisition (or improvement) construction (BP 60000000).

b. *Life cycle of funds.* The operation and maintenance (O&M) accounts receive annual funds which must be obligated in the appropriated year. The construction accounts have multiple-year (5-year) funds.

c. *O&M cost account structure.*

(1) The O&M cost account structure is in DFAS-IN Manual 37-100-FY. It identifies the O&M accounts, subaccounts, and their immediate subordinate detailed accounts under which costs are chargeable. It also sets forth performance factors.

(2) Funded costs for a reporting period must reconcile to obligations incurred for the same period. Costs that apply to administrative support and supervision will be limited to those incurred at the installation level. (Exclude any cost at levels of command above the installation.)

(3) The operations account (BP 191000) is divided into the following subaccounts which are separately identified in the budget request:

- (a) Management (BP 191100).
- (b) Services (BP 191200).
- (c) Furnishings (BP 191300).
- (d) Miscellaneous (BP 191400).

## Section II Housing Operations

### 2-8. Assignment of housing by bedroom eligibility

The following are bedroom eligibility guidelines:

a. Sponsor or sponsor and spouse should be assigned one bedroom. Authorized Family members who are married to each other (for example, dependent parents of sponsor or sponsor's spouse) should also be assigned one bedroom.

b. Each Family member may be assigned one bedroom.

c. The recommended minimum criteria for assigning Family Housing based on Family bedroom needs are shown in table 2-2. In order to ensure assignment of the recommended number of bedrooms for most of a Family's tour at an installation, two years may be added to the ages of children when determining bedroom eligibility.

d. Officers in the rank of colonel (O-6) and above should be assigned a minimum of four bedrooms. Soldiers in the ranks of lieutenant colonel (O-5), major (O-4), chief warrant officer (CW5 and CW4), sergeant major (E-9), master sergeant (E-8) and sergeant first class (E-7) should be assigned a minimum of three bedrooms whenever possible.

**Table 2-2**  
**Guidelines for Family Housing assignment based on Family bedroom needs**

Number of Family members (excluding sponsor and spouse)	Bedrooms
None	1
One Family member (not the spouse)	2
Two, except as follows: -one 10 years or over -one 6 years or over and other opposite sex	2 3 3
Three, except as follows: -two, 10 years or over -one 10 years or over and other two opposite sex of each other with one 6 years or over	3 4 4