



**DEPARTMENT OF THE ARMY**  
**OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY**  
**INSTALLATIONS, ENERGY AND ENVIRONMENT**  
110 ARMY PENTAGON  
WASHINGTON DC 20310-0110

SAIE

NOV 05 2018

MEMORANDUM FOR Commanding General, US Army Installation Management Command, 2405 Gun Shed Road, Joint Base San Antonio Fort Sam Houston, TX 78234-1223

SUBJECT: Major Land Acquisition Waiver, USAG Miami and SOUTHCOM Housing

1. References:

a. Memorandum, IMPW-P, 31 July 2018, subject: USAG Miami's Major Land Acquisition Proposal (encl 1)

b. Action Memorandum, USD (A&S), 16 October 2018, subject: Major Land Acquisition Waiver Request - United States Army Garrison-Miami Military Housing Initiative. Doral. Florida (encl 2)

c. USAG Miami Major Land Acquisition Proposal and Cost Benefit Analysis (enclosure 3)

2. Your request to proceed with planning activities in pursuit of a Family and Single Soldier Housing acquisition strategy is approved pursuant to reference 1b.

3. This approval does not constitute approval to proceed with an acquisition. Approval authorizes continuation of planning activities, to include environmental and economic analysis and discussions with state and federal entities on the viability of specific courses of action.

4. In furtherance of this housing initiative, the Installation Management Command, in coordination with SOUTHCOM, will develop the following:

a. An economic analysis of investment alternatives in accordance with enclosure 2 of DoDI 7041.03, Economic Analysis for Decision Making. Funding requirements identified in the economic analysis will be detailed by appropriation and year of funding. Each COA must specify the amount of land, housing, support facilities and infrastructure required and the acquisition method. For COAs requiring MCA/AFHC funding, DD 1391s will be provided as part of the supporting documentation. Alternatives must include robust options that do not include the procurement of land for government furnished housing. Obtain review and endorsement of the economic analysis by the Office of the Deputy Assistant Secretary of the Army for Cost Estimating (DASA-CE) before submission to this office.

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b. In addition to the COAs currently under consideration (enclosure 3), IMCOM will evaluate a COA that considers privatized housing on one or multiple sites other than the FAA land, but still within an acceptable commuting distance. My Capital Ventures Directorate is prepared to support analysis of this COA.

c. Appropriate environmental analysis of reasonable land acquisition/housing development alternatives under the National Environmental Policy Act.

5. By copy of this memorandum, HQ USACE, in consultation with USAG Miami and SOUTHCOM, is authorized to initiate discussions with the FAA and other interested parties as it relates to potential land acquisition in order to determine the feasibility and cost. This information will be incorporated in the economic analysis under the appropriate COA(s). USACE is further authorized to validate the availability and estimated cost of other potentially suitable sites within an acceptable geographic area of consideration.

6. Planning activities may be funded by IMCOM with available Operations and Maintenance (O&M) funds.

7. Upon completion of the economic analysis with DASA-CE endorsement and relevant studies, HQ IMCOM, ICW SOUTHCOM, will provide a recommended preferred alternative to this office for HQDA coordination and Army leadership decision. A follow-on waiver request, if required, will be submitted by this office to the USD (A&S) in accordance identifying the Army's acquisition and resourcing strategy.

8. My point of contact for this action is Ms. Miriam Ray, Real Estate Assistant, Office of the Deputy Assistant Secretary of the Army, Installations, Housing and Partnerships, (703) 695-0867, email: miriam.o.ray.civ@mail.mil.



JORDAN GILLIS  
Acting Assistant Secretary of the Army  
Installations, Energy and Environment

Encl

CF:  
SOUTHCOM  
HQ USACE (CEMP-CR)