

**2018 HMA (Original)**

Family Housing Requirement							Bedroom Requirement		
Grade	Pop	K&E	PSS	Intial	10%	Total	3BR*	4BR+	Total
O7+	10	9		9	1	9		9	9
O6	63	16	2	18	6	18		18	18
O5	103	6	6	12	10	12	6	6	12
O4	160	5	18	23	16	23	12	11	23
O3	46		3	3	5	5	3	2	5
O2	4	1		1	1	1		1	1
O1				0	0	0			0
<b>SubTotal</b>	<b>386</b>	<b>37</b>	<b>29</b>	<b>66</b>	<b>39</b>	<b>68</b>	<b>21</b>	<b>47</b>	<b>68</b>
W5				0	0	0			0
W4	16			0	2	2	1	1	2
W3	2	1		1	1	1		1	1
W2	16			0	2	2	1	1	2
W1				0	0	0			0
<b>SubTotal</b>	<b>34</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>3</b>	<b>5</b>
E9	20	7	1	8	2	8		8	8
E8	45	3	7	10	5	10	3	7	10
E7	125	1	24	25	13	25	11	14	25
E6	174	2	23	25	17	25	14	11	25
E5	120		26	26	12	26	18	8	26
E4	13		3	3	1	3	2	1	3
E3	1			0	1	1	1		1
E2				0	0	0			0
E1				0	0	0			0
<b>SubTotal</b>	<b>498</b>	<b>13</b>	<b>84</b>	<b>97</b>	<b>51</b>	<b>98</b>	<b>49</b>	<b>49</b>	<b>98</b>
<b>TOTAL</b>	<b>918</b>	<b>51</b>	<b>113</b>	<b>164</b>	<b>95</b>	<b>171</b>	<b>72</b>	<b>99</b>	<b>171</b>

@90% Programmable			
Grade	Total	3BR*	4BR+
O7+	8	0	8
O6	16	0	16
O5	11	5	5
O4	21	11	10
O3	5	3	2
O2	1	0	1
O1	0	0	0
<b>SubTotal</b>	<b>61</b>	<b>19</b>	<b>42</b>
W5	0	0	0
W4	2	1	1
W3	1	0	1
W2	2	1	1
W1	0	0	0
<b>SubTotal</b>	<b>5</b>	<b>2</b>	<b>3</b>
E9	7	0	7
E8	9	3	6
E7	23	10	13
E6	23	13	10
E5	23	16	7
E4	3	2	1
E3	1	1	0
E2	0	0	0
E1	0	0	0
<b>SubTotal</b>	<b>88</b>	<b>44</b>	<b>44</b>
<b>TOTAL</b>	<b>154</b>	<b>65</b>	<b>89</b>

**2018 HMA (Adjusted for New SOUTHCOM K&E List, Jun 2021)**

Family Housing Requirement							Bedroom Requirement		
Grade	Pop	K&E	PSS	Intial	10%	Total	3BR*	4BR+	Total
O7+	10	6		6	1	6		6	6
O6	63	20	2	22	6	22		22	22
O5	103	8	6	14	10	14	7	7	14
O4	160	1	18	19	16	19	10	9	19
O3	46		3	3	5	5	3	2	5
O2	4			0	1	1		1	1
O1				0	0	0			0
<b>SubTotal</b>	<b>386</b>	<b>35</b>	<b>29</b>	<b>64</b>	<b>39</b>	<b>67</b>	<b>20</b>	<b>47</b>	<b>67</b>
W5				0	0	0			0
W4	16			0	2	2	1	1	2
W3	2	1		1	0	1		1	1
W2	16	1		1	2	2	1	1	2
W1				0	0	0			0
<b>SubTotal</b>	<b>34</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>2</b>	<b>3</b>	<b>5</b>
E9	20	2	1	3	2	3		3	3
E8	45	2	7	9	5	9	3	6	9
E7	125	3	24	27	13	27	12	15	27
E6	174	7	22	29	17	29	16	13	29
E5	120	5	25	30	12	30	21	9	30
E4	13	5	2	7	1	7	5	2	7
E3	1			0	1	1	1		1
E2				0	0	0			0
E1				0	0	0			0
<b>SubTotal</b>	<b>498</b>	<b>24</b>	<b>81</b>	<b>105</b>	<b>51</b>	<b>106</b>	<b>58</b>	<b>48</b>	<b>106</b>
<b>TOTAL</b>	<b>918</b>	<b>61</b>	<b>110</b>	<b>171</b>	<b>94</b>	<b>178</b>	<b>80</b>	<b>98</b>	<b>178</b>

@90% Programmable			
Grade	Total	3BR*	4BR+
O7+	6	0	6
O6	20	0	20
O5	12	6	6
O4	16	9	7
O3	5	3	2
O2	1	0	1
O1	0	0	0
<b>SubTotal</b>	<b>60</b>	<b>18</b>	<b>42</b>
W5	0	0	0
W4	2	1	1
W3	1	0	1
W2	2	1	1
W1	0	0	0
<b>SubTotal</b>	<b>5</b>	<b>2</b>	<b>3</b>
E9	3	0	3
E8	8	3	5
E7	24	11	13
E6	26	14	12
E5	27	19	8
E4	6	4	2
E3	1	0	1
E2	0	0	0
E1	0	0	0
<b>SubTotal</b>	<b>95</b>	<b>51</b>	<b>44</b>
<b>TOTAL</b>	<b>160</b>	<b>71</b>	<b>89</b>

Executive Homes, <i>New K&amp;E</i>	
O7+ SCP	1
O7+ Other	5
E9 SCSMP	1
<b>TOTAL</b>	<b>7</b>

Family Housing	Size <sup>(1)</sup> ( Gross Sq Ft )*			BAH/mo: Units	\$ 2,337	\$ 2,352	\$ 2,670	\$ 2,727	\$ 2,793	\$ 2,937	\$ 2,685	\$ 2,757	\$ 2,835	\$ 2,976	\$ 3,150	\$ 2,394	\$ 2,667	\$ 2,832	\$ 3,210	\$ 3,483	\$ 3,513	\$ 3,540	2021 Annual Revenue Range <sup>(2)</sup>			
	Min	Target	Max		E1-4	E5	E6	E7	E8	E9	W1	W2	W3	W4	W5	O1	O2	O3	O4	O5	O6	O7+	Min	HMA	Max	
5BR E7-8,W1-3,O1-3	2300	2510	3090	1				0	1		0	0	0			0	0	0						\$ 28,728	\$ 33,516	\$ 34,020
5BR E1-6	2300	2300	2670	2	0	1	1				0	0	0											\$ 56,088	\$ 60,264	\$ 64,080
<b>SubTotal (5BR Units):</b>				<b>3</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>		<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>						<b>\$ 84,816</b>	<b>\$ 93,780</b>	<b>\$ 98,100</b>
4BR Exec O10 SCP	2860	3663	4000	1																			1	\$ 42,480	\$ 42,480	\$ 42,480
4BR Exec E9 SCSMP	2860	3663	4000	1					1															\$ 35,244	\$ 35,244	\$ 35,244
4BR Exec O9-10	2600	3300	4000	2																			2	\$ 84,960	\$ 84,960	\$ 84,960
4BR Exec O7-8	2600	3300	3300	6																			6	\$ 254,880	\$ 254,880	\$ 254,880
4BR O6	2110	2520	2920	18																		18	\$ 758,808	\$ 758,808	\$ 758,808	
4BR E9,W4-5,O4-5	1940	2310	2700	25					7				1	0					11	6			\$ 881,100	\$ 956,916	\$ 1,044,900	
4BR E7-8,W1-3,O1-3	1940	2150	2500	25				14	6		0	1	1			0	1	2					\$ 718,200	\$ 826,308	\$ 850,500	
4BR E1-6	1940	1950	2220	18	1	7	10																\$ 504,792	\$ 546,012	\$ 576,720	
<b>SubTotal (4BR Units):</b>				<b>96</b>	<b>1</b>	<b>7</b>	<b>10</b>	<b>14</b>	<b>6</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>11</b>	<b>6</b>	<b>18</b>	<b>9</b>	<b>\$ 3,280,464</b>	<b>\$ 3,505,608</b>	<b>\$ 3,648,492</b>	
3BR E9,W4-5,O4-5	1740	2020	2300	19										1	0				12	6			\$ 669,636	\$ 748,728	\$ 794,124	
3BR E7-8,W1-3,O1-3	1670	1860	2050	18				11	3		0	1	0			0	0	3					\$ 517,104	\$ 595,548	\$ 612,360	
3BR E1-6	1630	1630	1760	35	3	18	14																\$ 981,540	\$ 1,040,724	\$ 1,121,400	
<b>SubTotal (3BR Units):</b>				<b>72</b>	<b>3</b>	<b>18</b>	<b>14</b>	<b>11</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>12</b>	<b>6</b>			<b>\$ 2,168,280</b>	<b>\$ 2,385,000</b>	<b>\$ 2,527,884</b>	
<b>Grand TOTAL:</b>				<b>171</b>	<b>4</b>	<b>26</b>	<b>25</b>	<b>25</b>	<b>10</b>	<b>8</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>23</b>	<b>12</b>	<b>18</b>	<b>9</b>	<b>\$ 5,533,560</b>	<b>\$ 5,984,388</b>	<b>\$ 6,274,476</b>	

\*Gross Square Feet (GSF) = Total Square Footage uAC (Less Mechanical Space, Exterior Storage, and Garage)

- Notes:**  
(1) Size Target + Min/Max IAW Table 4-1, UFC 4-711-01, 10 Aug 2018 ( "Taget" to program, then build within the "Min/Max " ), *Some have been adjusted for Mix/Max Army RCI Standards*  
(2) 2021 Annual Revenue is Based on 2020 Basic Allowance for Housing ( ~85% Rent + 15% Utilities )  
"Min" = Worst Case Revenue if all Units were filled by the Grade w/Lowest BAH Rate for that Unit Type/Size  
"HMA" = Actual Grades x BAH Rates per the Housing Market Analysis for that Unit Size/Type  
"Max" = Best Case Revenue if all Units were filled by the Grade w/Highest BAH Rate for that Unit Type/Size

	Min	HMA	Max
<b>Total GSF*</b>	<b>318,290</b>	<b>355,106</b>	<b>400,950</b>
<b>Total \$/Yr</b>	<b>\$ 5,533,560</b>	<b>\$ 5,984,388</b>	<b>\$ 6,274,476</b>
<b>\$/SF/Yr</b>	<b>\$ 13.80</b>	<b>\$ 16.85</b>	<b>\$ 19.71</b>
<b>Rent (85%) \$/SF/Yr</b>	<b>\$ 11.73</b>	<b>\$ 14.32</b>	<b>\$ 16.76</b>
<b>Utilities (15%) \$/SF/Yr</b>	<b>\$ 2.07</b>	<b>\$ 2.53</b>	<b>\$ 2.96</b>

Single Housing	Size <sup>(3)</sup> ( Gross Sq Ft )*			BAH/mo: Spaces	\$ 1,932	\$ 2,181	E6	E7	E8	E9	W1	W2	W3	W4	W5	O1	O2	O3	O4	O5	O6	O7+	2021 Annual Revenue Range <sup>(4)</sup>			
	Min	Target*	Max		E1-4	E5	Min	HMA	Max																	
1BR E1-5	360	450	540	127	34	93																		\$ 2,944,368	\$ 3,222,252	\$ 3,323,844
<b>Grand TOTAL:</b>				<b>127</b>	<b>34</b>	<b>93</b>																		<b>\$ 2,944,368</b>	<b>\$ 3,222,252</b>	<b>\$ 3,323,844</b>

\*Gross Square Feet (GSF) = 5x 2BR Units/Bldg (~900 GSF per 2BR Unit x5 Units/Bldg + Covered Exterior Common Area)

- Notes:**  
(3) Size Target Based on 2BR Apartments w/Common Kitchen+Bath (550 NSF uAC / 900 GSF, x5 Units/Bldg + Common Roof Top Patio Area per Bldg; Max/Min = +/-20%)  
(4) 2021 Annual Revenue is Based on 2021 Basic Allowance for Housing ( ~85% Rent + 15% Utilities )  
"Min" = Worst Case Revenue if all Units were filled by the Grade w/Lowest BAH Rate  
"HMA" = Actual Grades x BAH Rates per the Housing Market Analysis  
"Max" = Best Case Revenue if all Units were filled by the Grade w/Highest BAH Rate

	Min	HMA	Max
<b>Total GSF*</b>	<b>45,720</b>	<b>57,150</b>	<b>68,580</b>
<b>Total \$/Yr</b>	<b>\$ 2,944,368</b>	<b>\$ 3,222,252</b>	<b>\$ 3,323,844</b>
<b>\$/SF/Yr</b>	<b>\$ 42.93</b>	<b>\$ 56.38</b>	<b>\$ 72.70</b>
<b>Rent (85%) \$/SF/Yr</b>	<b>\$ 36.49</b>	<b>\$ 47.93</b>	<b>\$ 61.80</b>
<b>Utilities (15%) \$/SF/Yr</b>	<b>\$ 6.44</b>	<b>\$ 8.46</b>	<b>\$ 10.91</b>

Family Units	Size ( Gross Sq Ft )			BAH/mo: Units	\$ 2,337	\$ 2,352	\$ 2,670	\$ 2,727	\$ 2,793	\$ 2,937	\$ 2,685	\$ 2,757	\$ 2,835	\$ 2,976	\$ 3,150	\$ 2,394	\$ 2,667	\$ 2,832	\$ 3,210	\$ 3,483	\$ 3,513	\$ 3,540	2020 Annual Revenue Range		
	Min	Target	Max		E1-4	E5	E6	E7	E8	E9	W1	W2	W3	W4	W5	O1	O2	O3	O4	O5	O6	O7+	Min	HMA	Max
5BR E7-8,W1-3,O1-3	1920	2510	3090	1				0	1		0	0	0			0	0	0					\$ 28,728	\$ 33,516	\$ 34,020
5BR E1-6	1920	2300	2670	2	0	1	1				0	0	0										\$ 56,088	\$ 60,264	\$ 64,080
<b>SubTotal (5BR Units):</b>				<b>3</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>		<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>					<b>\$ 84,816</b>	<b>\$ 93,780</b>	<b>\$ 98,100</b>
4BR O7+ SCP	2860	3663	4466	1																		1	\$ 42,480	\$ 42,480	\$ 42,480
4BR E9 SCSMP	2860	3663	4466	1					1														\$ 35,244	\$ 35,244	\$ 35,244
4BR O7+	2600	3330	4060	8																		8	\$ 339,840	\$ 339,840	\$ 339,840
4BR O6	2110	2520	2920	18																		18	\$ 758,808	\$ 758,808	\$ 758,808
4BR E9,W4-5,O4-5	1920	2310	2700	25					7				1	0					11	6			\$ 881,100	\$ 956,916	\$ 1,044,900
4BR E7-8,W1-3,O1-3	1800	2150	2500	25				14	6		0	1	1			0	1	2					\$ 718,200	\$ 826,308	\$ 850,500
4BR E1-6	1670	1950	2220	18	1	7	10																\$ 504,792	\$ 546,012	\$ 576,720
<b>SubTotal (4BR Units):</b>				<b>96</b>	<b>1</b>	<b>7</b>	<b>10</b>	<b>14</b>	<b>6</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>11</b>	<b>6</b>	<b>18</b>	<b>9</b>	<b>\$ 3,280,464</b>	<b>\$ 3,505,608</b>	<b>\$ 3,648,492</b>
3BR E9,W4-5,O4-5	1740	2020	2300	19						0				1	0				12	6			\$ 669,636	\$ 748,728	\$ 794,124
3BR E7-8,W1-3,O1-3	1670	1860	2050	18				11	3		0	1	0										\$ 517,104	\$ 595,548	\$ 612,360
3BR E1-6	1490	1630	1760	35	3	18	14																\$ 981,540	\$ 1,040,724	\$ 1,121,400
<b>SubTotal (3BR Units):</b>				<b>72</b>	<b>3</b>	<b>18</b>	<b>14</b>	<b>11</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>12</b>	<b>6</b>			<b>\$ 2,168,280</b>	<b>\$ 2,385,000</b>	<b>\$ 2,527,884</b>
<b>Grand TOTAL:</b>				<b>171</b>	<b>4</b>	<b>26</b>	<b>25</b>	<b>25</b>	<b>10</b>	<b>8</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>23</b>	<b>12</b>	<b>18</b>	<b>9</b>	<b>\$ 5,533,560</b>	<b>\$ 5,984,388</b>	<b>\$ 6,274,476</b>

\*Gross Square Feet (GSF) = Total Square Footage uAC (Less Mechanical Space, Exterior Storage, and Garage)

**Notes:**

(1) Size Target + Min/Max are based on Table 4-1, UFC 4-711-01, 10 August 2018 ( DoD uses the "Taget" to program, and then builds within the "Min/Max " )

(2) 2020 Annual Revenue is Based on 2020 Basic Allowance for Housing ( ~85% Rent + 15% Utilities )

"Min" = Worst Case Revenue if all Units were filled by the Grade w/Lowest BAH Rate for that Unit Type/Size

"HMA" = Actual Grades x BAH Rates per the Housing Market Analysis for that Unit Size/Type

"Max" = Best Case Revenue if all Units were filled by the Grade w/Highest BAH Rate for that Unit Type/Size

	Min	HMA	Max
<b>Total GSF</b>	<b>308,590</b>	<b>361,946</b>	<b>414,562</b>
<b>Total \$/Yr</b>	<b>\$ 5,533,560</b>	<b>\$ 5,984,388</b>	<b>\$ 6,274,476</b>
<b>\$/SF/Yr</b>	<b>\$ 13.35</b>	<b>\$ 16.53</b>	<b>\$ 20.33</b>
<b>Rent (85%) \$/SF/Yr</b>	<b>\$ 11.35</b>	<b>\$ 14.05</b>	<b>\$ 17.28</b>
<b>Utilities (15%) \$/SF/Yr</b>	<b>\$ 2.00</b>	<b>\$ 2.48</b>	<b>\$ 3.05</b>

Single Housing	Size <sup>(3)</sup> ( Gross Sq Ft )*			BAH/mo: Spaces	\$ 1,932	\$ 2,181																2020 Annual Revenue Range <sup>(4)</sup>		
	Min	Target*	Max		E6	E7	E8	E9	W1	W2	W3	W4	W5	O1	O2	O3	O4	O5	O6	O7+	Min	HMA	Max	
1BR E1-5	360	450	540	127	34	93																\$ 2,944,368	\$ 3,222,252	\$ 3,323,844
<b>Grand TOTAL:</b>				<b>127</b>	<b>34</b>	<b>93</b>																<b>\$ 2,944,368</b>	<b>\$ 3,222,252</b>	<b>\$ 3,323,844</b>

\*Gross Square Feet (GSF) = 5x 2BR Units/Bldg (~900 GSF per 2BR Unit x5 Units/Bldg + Covered Exterior Common Area)

**Notes:**

(3) Size Target Based on 2BR Apartments w/Common Kitchen+Bath (550 NSF uAC / 900 GSF, x5 Units/Bldg + Common Roof Top Patio Area per Bldg; Max/Min = +/-20%)

(4) 2020 Annual Revenue is Based on 2020 Basic Allowance for Housing ( ~85% Rent + 15% Utilities )

"Min" = Worst Case Revenue if all Units were filled by the Grade w/Lowest BAH Rate

"HMA" = Actual Grades x BAH Rates per the Housing Market Analysis

"Max" = Best Case Revenue if all Units were filled by the Grade w/Highest BAH Rate

	Min	HMA	Max
<b>Total GSF*</b>	<b>45,720</b>	<b>57,150</b>	<b>68,580</b>
<b>Total \$/Yr</b>	<b>\$ 2,944,368</b>	<b>\$ 3,222,252</b>	<b>\$ 3,323,844</b>
<b>\$/SF/Yr</b>	<b>\$ 42.93</b>	<b>\$ 56.38</b>	<b>\$ 72.70</b>
<b>Rent (85%) \$/SF/Yr</b>	<b>\$ 36.49</b>	<b>\$ 47.93</b>	<b>\$ 61.80</b>
<b>Utilities (15%) \$/SF/Yr</b>	<b>\$ 6.44</b>	<b>\$ 8.46</b>	<b>\$ 10.91</b>