

OVERVIEW OF CONTINENTAL GROUP/EGLIN AFB PROGRAM

- ◆ 747 new homes with 2 car garages
- ◆ On location management/maintenance offices
- ◆ Enhancements
 - Community Center for Eglin families
 - Pool/gardens/bark park/trails
 - Enhanced landscaping/parks
- ◆ 126 Hidden Oaks retained for up to 10yrs

PROJECT CONCEPT NEW HOMES

Grade	Concept Proposal
E1-E6	526 (duplex)
E7-E9	80 SFH
E9 Prestige	7 SFH
Subtotal Enlisted	613
O1-O3	69 SFH
O4-O5	44 SFH
O6	18 SFH
O7+	3 SFH
Subtotal Officer	134
Total	747

HOUSING SPECIFICS

THREE BEDROOM

	E-1 TO E-6	E-7 to E-8 and O-1 to O3	E-9 and O-4 to O-5
Current Sq Ft	1,211-1,480	1,658	1,590-1,713
Minimum Gross Sq Ft Req'd by RFQ	1,490	1,670	1,740
Actual Development Scope Sq Ft	1,701	1,871	2,056
Baths	2.5	3	3

FOUR BEDROOM

	E-1 to E-6	E-7 to E-8 and O-1 to O3	E-9 and O-4 to O-5
Current Sq Ft	1,524-1699	1,500-1,776	1,715-1,783
Minimum Gross Sq Ft Req'd by RFQ	1,670	1,800	2,310
Actual Development Scope Sq Ft	1,953	2,220	2,330
Baths	2.5	3	3

HOW IT WORKS-LEASE

- ◆ Sign rental lease with payroll allotment to the project owner
- ◆ For Mil-to Mil lessees:
 - Rent charged to highest ranked member
 - Spouse collects (& keeps) single-rate BAH
- ◆ Change allotment amount when BAH increases (annual increases & promotions)
- ◆ Pay rent to developer by allotment
 - Includes utilities, paid in arrears
- ◆ Pet deposit required upfront for new tenants

HOW IT WORKS-UTILITIES

- ◆ Initially, no charge
 - Project owner receives full BAH & pays utilities including electric & gas
- ◆ Utility allowance established
 - After electric and gas meters installed on new homes
 - Based on actual utility usage for each floor plan
- ◆ Member saves or pays based on actual usage based on an average obtained from collecting meter data, for example:
 - Say average usage for your floorplan is \$100/month
 - Your utility allowance is 110% of avg or in example would be \$110/month
 - If your actual usage is \$95 you keep the savings for that month of \$15

HOW IT WORKS-OTHER ELIGIBLE TENANTS (OR WHAT HAPPENS TO VACANT UNITS?)

- ◆ **Tiered vacancy does not take effect until after the transition period**
- ◆ **Developer can fill vacant units when occupancy rate drops below 95%**
- ◆ **Immediate eligibility**
 1. Other active duty military/families, including unaccompanied military (no sub-lets or multi-person "Frat Houses" allowed)
 2. Federal civil service employees
- ◆ **After 30 consecutive days under 95%**
 3. Retired military members/families
 4. Guard & Reserve military members/families
 5. Retired federal civil service
- ◆ **After 60 consecutive days under 95%**
 6. DoD contractor permanent employees (US citizens)
- ◆ **After 90 consecutive days under 95%**
 7. General public

WAITING LISTS

The Eglin Housing Management Office will maintain specific waiting lists by grade/category and bedroom requirement until privatization. After privatization Eglin Housing Management Office will refer tenants to Corvias Military Living property manager for community housing.

EGLIN POC's

HMO (850)882-4533 **TMO** (850)882-8331

CPTS (850)882-5441 **JA** (850)882-4611

POTENTIAL FEATURES

- Duplexes for E1-E6
- Single-family homes for E7 and above
- Two car garages
- 3-4 bedrooms
- 2 1/2 baths for 3 br/3 full baths for 4 br
- Walk-in closets
- Fenced yards
- Lawn maintenance provided
- Landscaping/irrigation for all homes
- All new construction

For more information on housing at Eglin AFB, please call the base housing management office (850) 882-4533x2 or visit the web:

www.housing.af.mil/Eglin

<http://airforce.corviasmilitaryliving.com>

96 TW EGLIN AFB HOUSING PRIVATIZATION - FREQUENTLY ASKED QUESTIONS



INFORMATION GUIDE