Proposed Project Activities Occuring Across All Action Alternatives

The following outlines the revitalization plan, by housing area, as part of the privatization process.

Parcel		Existing Housing Area	Current Number of Units	Year Built	Commonalities			Alternative Specific		
					Action for Current Units	# Units Demolished (maximum)	# Units Renovated	Max # Units Potentially Constructed		
Name	Acres							Common	Alt 1: D1	Alt 2: D1, B2/B3
Eglin AFB										
A1	64	Ben's Lake	234	1948	Demolition	234	0	0		
A2	26	Wherry/ Capehart	796	1951-58	Demolition	796		0		
B1	212									
B2	94							0		≤ 320
B3	6	Undeveloped	0	N/A	N/A	N/A				
C	3	Georgia Ave	5	1943	Adaptive Reuse	0		0		
D1	620	Hidden Oaks	126	2001	No Activity	0		0		
		Old Plew	386	1966-68	Demolition	386		0	1,214	≥ 894
		New Plew	300	1968	Demolition	300				
D2	31							0		
E	91	Poquito Bayou	150	1976	Demolition	150		0		
F	15	Camp Pinchot	4	1912-1940	Adaptive Reuse	0		0		
I	10	Camp Rudder	25	1975	Demolition	25		0		
Total	1,172		2,026			1,891		0	1,214	1,214
Hurlburt Field										
J	74	Pine Shadows	196	1957	Demolition	196	0	354*		
K	26	Soundside Manor	60	1957	Demolition	60		69*		
			2	1997	Renovation	0	2			
			12		No Activity	0	0			
L	24	Live Oak Terrace	110	1957 & 1976	Demolition	110		0		
M	33	FAMCAMP**	0	N/A	N/A	N/A		156*		
Total	157		380			366		470*		
Totals	1,329		2,406			2,257	2	470	1,684	1,684

> = greater than; < = less than

*Numbers represent the maximum development scenario at each location based on a density of 4 units/acre at Parcel K and 6 units/acre at Parcels J and M; regardless of density, location, or Eglin AFB alternative selected there would be no more than 470 total units constructed at Hurlburt Field. Parcel K would likely be developed to the maximum extent possible (69 units) and the remaining two parcels would be developed somewhere between 4 and 6 units/acre to accommodate the remaining 401 units. As such, either Parcel J or M would possibly be developed to the maximum extent possible (represented by 6 units/acre) and the other parcel would accommodate the overflow. For the purposes of analysis all parcels at Hurlburt Field are analyzed for the maximum development scenario.

** Existing FAMCAMP would be relocated near Commando Village on Hurlburt Field as part of the Proposed Action.

Proposed Action and Alternatives Fact Sheet

MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)
ENVIRONMENTAL IMPACT STATEMENT (EIS)
EGLIN AIR FORCE BASE AND HURLBURT FIELD, FLORIDA

Proposed Activities for all Action Alternatives

The Air Force would lease approximately 1,329 acres (1,172 at Eglin AFB and 157 at Hurlburt Field) underlying existing housing as well as areas currently undeveloped or utilized for other purposes (i.e., Family Camping area at Hurlburt Field).

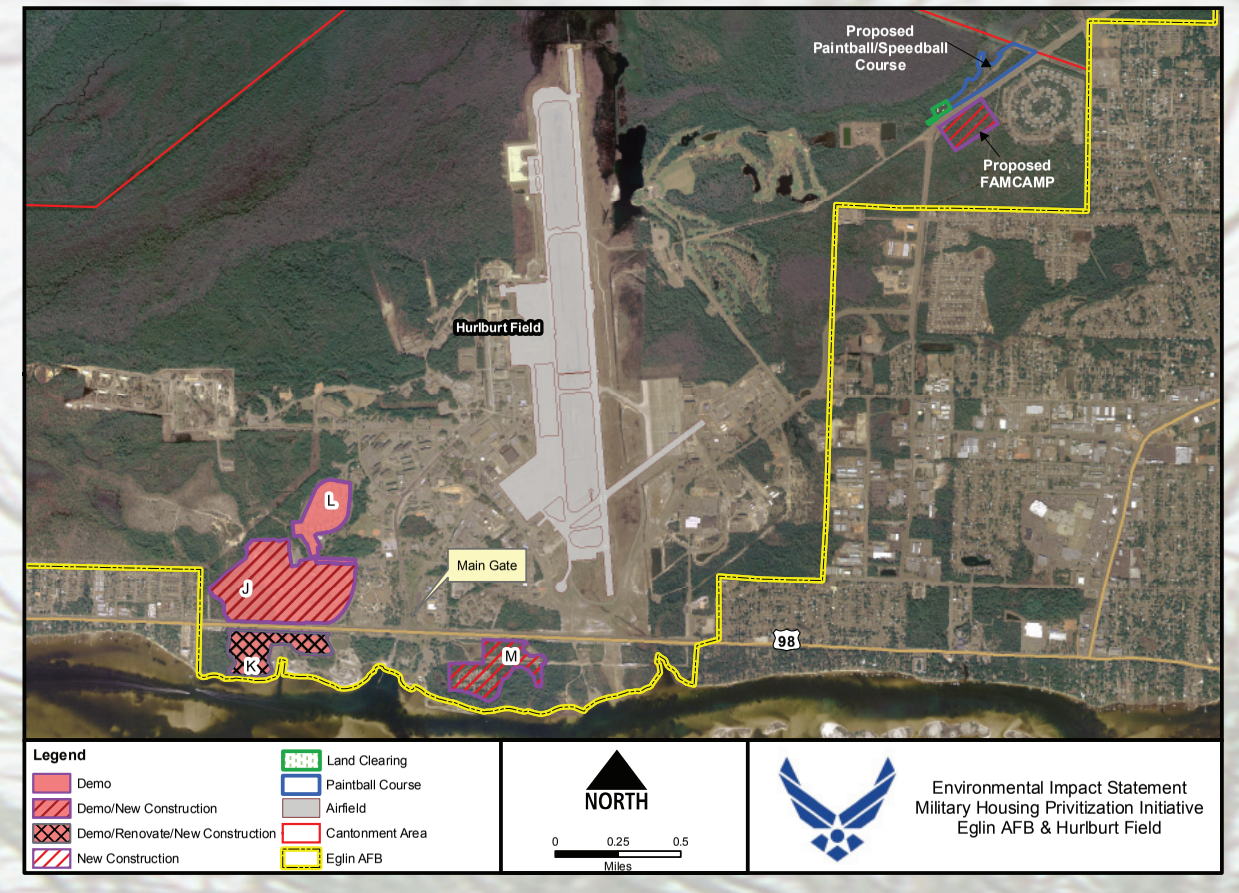
Leasehold interest in land areas not utilized for redevelopment would terminate upon demolition and removal of all required units and the Air Force's satisfaction with the developer's performance. The developer would return these areas to the Air Force.

- The Air Force would convey up to 2,406 MFH units (2,026 at Eglin AFB and 380 at Hurlburt Field) to a private developer.
- The number of housing units to be demolished, renovated, and constructed is the same among the alternatives; only the potential location of new housing construction would vary.
- The developer would complete all phases of the transition/demolition/construction portion of the project within five years of transaction closing.
- All Senior Officer (SO) and General Officer (GO) quarters will be single-family units. Prestige, Field Grade Officer (FGO), and Company Grade Officer (CGO) units would be either single-family or multiplex units. Hurlburt Field Parcel K, and depending on alternative selection at Eglin AFB Parcels B2, B3, and the southeast portion of parcel D1 would be set aside for these units and developed at a maximum density of 4 units per acre.
- All other housing areas would be developed at no more than 6 multiplex units per acre, with desirable densities at 4 units per acre.
- The actual construction of new units and infrastructure could take place anywhere within Parcels B2, B3, D1, J, K, and M, depending on alternative selection.

Proposed Activities for all Action Alternatives Specific to ***Hurlburt Field***

- 12 housing units would remain as is in Parcel K.
- Developer would construct 470 new units consisting of a mixture of 2-,3-, and 4-bedroom single-family structures and multiplex units.
- Up to 366 units would be demolished at Parcels J, K, and L.
- With retention of 14 existing units and construction of 69 new units, a maximum of 83 units could be placed at Parcel K (Soundside Manor).
- Parcel M (Hurlburt Field Family Camping area [FAMCAMP]) and Parcel J (Pine Shadows) would both be developed at a maximum of 6 units per acre. The maximum number of units at Parcel M would be 156 and the maximum number at Parcel J would be 354.
- Two units would be renovated at Parcel K totaling 5,580 square feet.
- The existing FAMCAMP would be relocated to the southwest of existing Commando Village along Martin Luther King Boulevard (State Road [SR-] 189) and the paintball area would be located across the road.
- A community center/clubhouse is included in the RFP as a desired feature. Dimensions of this facility are unknown at this time. The Air Force estimates the size of the facility to be approximately 8,000 square feet.

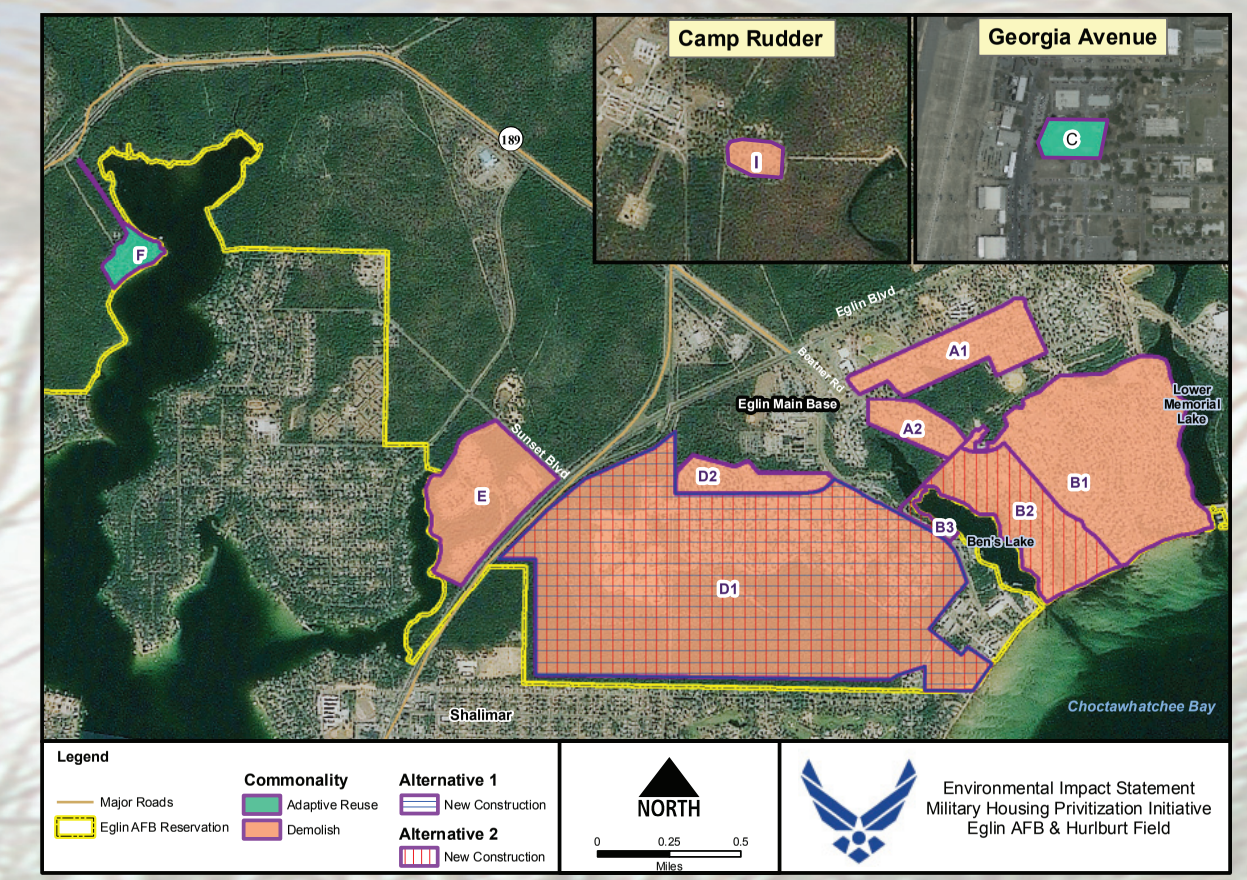
Proposed and Alternative Actions at Hurlburt Field



Proposed Activities for all Action Alternatives Specific to ***Eglin AFB***

- 126 units would remain as is in Parcel D1.
- Developer would construct 1,214 new units consisting of a mixture 2-, 3-, and 4-bedroom single-family structures and multiplex units.
- Up to 1,891 units would be demolished: 25 at Camp Rudder/Parcel I and up to 1,833 at Parcels A1, A2, B1, B2, D1, D2, and E.
- The Air Force would temporarily convey five housing units at Georgia Avenue (Parcel C) and four housing units at Camp Pinchot (Parcel F) to the developer. Once the developer constructs suitable replacement units, the Air Force would then adaptively reuse the nine units for purposes other than housing.

Proposed and Alternative Actions at Eglin AFB



Differences Amongst Alternatives

Alternative 1: Parcel D1

- Demolition of up to 1,891 units at Eglin AFB and 366 units at Hurlburt Field, including parcels A1 (Ben's Lake), A2, B1 and B2 (Wherry/Capehart), D1 and D2 (Old Plew and New Plew), E (Poquito Bayou), I (Camp Rudder), J (Pine Shadows), K (Soundside) and L (Live Oak Terrace).
- Construction of 1,214 units at Eglin Parcel D1 (Old Plew/New Plew) and 470 units at Hurlburt Field Parcels J, K, and M (Pine Shadows, Soundside Manor and FAMCAMP).
- Units at Parcels C (Georgia Avenue) and F (Camp Pinchot) would not be demolished, but adaptively reused.

Alternative 2: Parcels D1, and B2/B3

- The same demolition and construction actions at Hurlburt Field and adaptive reuse actions at Eglin AFB as Alternative 1.
- Construction at Eglin AFB of up to 320 units at Parcels B2/ B3 (Wherry/ Capehart and an undeveloped area), and the remaining units at Parcel D1 (Old Plew/New Plew).

No Action Alternative

- "No Action" in this case means that the Air Force would not implement the MHPI at Eglin AFB or Hurlburt Field.
- The Air Force would continue to manage/maintain and replace/ upgrade MFH in accordance with existing Air Force policy and resources, which historically have been inadequate to maintain housing at acceptable levels.