

ARMY INFORMATION PAPER

SAIE-RCI
September 2004

SUBJECT: Army's Residential Communities Initiative (RCI) Program and Fort Leonard Wood, Missouri RCI Project

1. Purpose. Provide information on Army's RCI program and project at Fort Leonard Wood.

2. General.

a. Army's goal is to eliminate all inadequate family housing by 2007 using a combination of: (1) traditional Military Construction (MILCON), (2) Basic Allowance for Housing (BAH) increases, and (3) RCI privatization.

b. RCI plays a vital role in meeting the 2007 goal in the U.S. In 1996, Congress provided the military with the authorities to leverage scarce funds/assets to obtain private sector capital and expertise to operate, manage, improve and build family housing.

c. On 7 November 2003 American Eagle Communities Midwest, LLC was awarded the contract to develop the Community Development and Management Plan for Fort Leonard Wood.

3. Discussion.

a. Currently, there are 2,496 Army Family Homes at Fort Leonard Wood, of which 365 units are adequate and 2,131 units are inadequate. There is an identified surplus of 254 units that will be eliminated by the end of the initial development period (IDP). The RCI project will include the operation, maintenance, renovation and/or replacement of the existing inventory. The tentative major milestones follow:

Submit Project to Congress
Issue Notice to Transition to Partner
Transfer Assets/Operations to Partner

July 2004
November 2004
February 2005