

Telephone Conversation Regarding HAFB Housing Needs

With

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The Housing Privatization Program, enacted some years ago, resulted in an initial block of homes being constructed. However, Holloman's needs were such that Holloman received approval to maintain their very old "legacy housing," with the privatization contractor remodeling those homes.

Currently, single family housing occupancy is at 95% and dormitory housing occupancy is at 94-97%.

As new single Airmen come to Holloman, other single Airmen in the dormitories are required to leave, to find housing in Alamogordo on their own, to make room for the new folks.

Basic Allowable Housing, BAH, for a single Airmen runs from \$800-\$1,200 per month. The Air Force calculation is that this should cover 95% of housing, rent or mortgage payments, plus utilities.

For the last three years, Holloman personnel have been successful at justifying BAH increases of 5% for 2020, 11.6% for 2021 and 4.75% for 2022. These are average numbers, since BAH rates vary with rank, family size, etc.

The housing privatization contractor cannot build more houses at Holloman. Because its legacy homes were not demolished, Holloman is already over-inventoried, according to Air Force regulation.

Ideally, the housing Alamogordo needs is:

Apartments, townhomes and condominiums, one to three bedrooms, which would rent from \$800-\$1,200 per month.

Holloman's current need for housing in Alamogordo totals 450 units for single personnel or families.

Currently there are 4,700 Active-Duty personnel at Holloman.

The Pentagon publishes a report evaluating cities neighboring military installations, quantifying housing availability, crime, education and license reciprocity.

The New Mexico governor signed HB30 in February 2020. This now law provides expedited licensure for military spouses and dependents in more than 65 occupations.

The Department of the Air Force issues a report card for education in all zip codes that provide housing for military personnel. That "Report Card" has recently been made available and I should receive a copy of it shortly.

The average tour at HAFB is 2-6 years. Yet there are a number of personnel who have been there over 10 years.

With this huge shortage of housing in Alamogordo, and a backlog of housing at Holloman, the Air Force has, nevertheless, initiated a Contract Replacement Program for aircraft maintenance at Holloman. This maintenance need was previously handled on a contract basis with civilian companies. Two hundred civilians had been employed at Holloman to complete this mission.

This contract has been replaced with a maintenance program comprised only of Air Force personnel, which will bring 400-500 personnel to Holloman to fill this mission. One hundred fifty are already here and the remainder will be in place by May of 2022.

Growth opportunities exist that could see additional mission sets being assigned to Holloman.

Clearly the need for housing in Alamogordo is paramount, actually critical. Military personnel are having to live in Las Cruces or El Paso and commute daily. Other personnel are choosing to leave their families at the location of their previous assignment and moving here by themselves because they cannot find housing in Alamogordo for their families.

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