

R 152136Z APR 04 ZUI ASN-P04106000039
FM COGARD INTSUPRTCOM HONOLULU HI
TO CCGDFOURTEEN HONOLULU HI
COGARD AIRSTA BARBERS PT HI
COGARD MSO HONOLULU HI
USCGC JARVIS
USCGC RUSH
COMCOGARDGRU HONOLULU HI
COGARD NESU HONOLULU HI
USCGC WALNUT
USCGC WASHINGTON
USCGC ASSATEAGUE
USCGC KUKUI
COGARD STA HONOLULU HI
COGARD ANT HONOLULU HI
COGARD ARMORY DET HONOLULU HI
COGARD COMMSTA HONOLULU HI
COGARD CEU HONOLULU HI
COGARD ESU HONOLULU HI
COGARD RUITOFF HONOLULU HI
COGARD LO COMAFLOATRAGRUMIDPAC PEARL HARBOR HI
COGARD LO COMPACFLT PEARL HARBOR HI
COGARD LO USCINCPAC HONOLULU HI
JIATF WEST
INFO COMCOGARD MLC PAC ALAMEDA CA
BT

UNCLAS //N11101//

SUBJ: STATUS UPDATE ON HAWAII ARMY RCI FOR KKH RED HILL
HOUSING

AREAS AND AY-04 HOUSING ASSIGNMENT POLICY FOR OAHU

A. MY 271958Z FEB 04

B. ISC HONOLULU INST 11101.3: HOUSING ASSIGNMENT POLICY FOR
THE HAWAIIAN ISLANDS

1. REF A PROVIDED AN UPDATE ON THE STATUS OF THE HAWAII ARMY
RCI PROJECT, WHICH INCLUDES THE CG HOUSING AREAS IN KKH RED
HILL. BESIDES AN UPDATE ON THE CONSTRUCTION PLANS TO BUILD NEW
HOMES IN BOTH PHASES OF KKH RED HILL, AN UPDATED HOUSING
ASSIGNMENT POLICY FOR KKH FOR AY-04 WAS PROMULGATED.

2. DUE TO VARIOUS FACTORS AFFECTING THE FINANCIALS FOR THIS
PROJECT, ACTUS LEND LEASE, THE DEVELOPING PARTNER FOR HAWAII
ARMY RCI, HAS SUBMITTED AND THE ARMY WITH CG INPUT HAS
APPROVED A REVISED PROPOSED SCHEDULE FOR THE NEARLY 8000 ARMY
AND CG HOMES ON OAHU AFFECTED BY THE PROJECT. THE REVISED
SCHEDULE REFLECTS A DELAY IN SOME OF THE START DATES FOR NEW
HOUSING AND A REDUCED THROUGHPUT OF NEW HOME CONSTRUCTION.
THE START FOR DEMOLITION/CONSTRUCTION IN KKH RED HILL IS NOW
SCHEDULED FOR JUNE 2006. THIS IS SHORTLY AFTER WORK IS
SCHEDULED TO COMMENCE ON THE EXISTING ARMY HOUSING IN

ALIAMANU. PHASE I WOULD STILL BE REBUILT FIRST, WITH AN APPROXIMATELY 4 YEAR CONSTRUCTION PERIOD FOR BOTH PHASES.

3. THIS SCHEDULE IS STILL TENTATIVE, AS THE COMMUNITY DEVELOPMENT AND MANAGEMENT PLAN (CDMP) FOR THE ARMY RCI PROJECT STILL NEEDS TO BE APPROVED BY OSD AND CONGRESS. THERE ARE FINANCIAL ISSUES INCLUDING TAXES AND UTILITY COSTS THAT NEED TO BE RESOLVED BEFORE THE DEVELOPER CAN FINALIZE THE TRANSITION PLAN. IT MAY BE A FEW MORE MONTHS BEFORE A FINAL SCHEDULE IS PROMULGATED.

4. THERE IS ALSO A CHANCE THAT DUE TO THESE ISSUES THE ACTUAL TURNOVER FOR PRIVATIZATION MAY BE DELAYED A SHORT PERIOD AFTER 01 OCTOBER 2004. THIS MEANS THAT THE ACTUAL DATE THAT KKH RESIDENTS NEED TO BEGIN DRAWING BAH, SIGNING LEASES WITH ACTUS AND PAYING MONTHLY ALLOTMENTS MAY BE DELAYED. ISC HONOLULU WILL KEEP ALL ADVISED ON THIS ISSUE, AS WELL AS DEVELOP A TRANSITION MAINTENANCE PLAN TO INSURE EXISTING MAINTENANCE AND SERVICES IN THE HOUSING AREAS ARE NOT DISRUPTED.

5. BECAUSE OF THE ANTICIPATED DELAY IN THE COMMENCEMENT OF NEW CONSTRUCTION, NORMAL HOUSING ASSIGNMENT POLICIES FOR KKH, INCLUDING MAKING NEW HOUSING ASSIGNMENTS TO PHASE I, WILL BE FOLLOWED FOR INCOMING FAMILIES IN AY-04. INCOMING FAMILIES WILL BE PROVIDED WRITTEN NOTICE OF THE PPV PROJECT INCLUDING ACKNOWLEDGEMENT THAT THEY MAY NOT BE ABLE TO REMAIN IN KKH RED HILL FOR THE DURATION OF THEIR TOURS BECAUSE OF THE NEW CONSTRUCTION, BUT THAT THEY WILL BE OFFERED OTHER QUALITY MILITARY OWNED HOUSING IF REQUIRED TO RELOCATE. IF REQUIRED TO MOVE FOR THIS REASON, COSTS OF THE MOVES TO OTHER GOV'T OWNED HOUSING OR TO THE LOCAL ECONOMY WILL BE PAID BY THE GOV'T.

6. THIS DOES NOT CHANGE THE REQUIREMENT THAT THE UPH UNITS IN BOTH PHASES OF KKH NEED TO BE CONVERTED BACK TO FAMILY UNITS IN THE NEXT FEW MONTHS. ISC HONOLULU IS WORKING WITH MLCPCAC TO ESTABLISH LEASED UNITS IN CENTRAL OAHU TO HELP MEET THE UNACCOMPANIED HOUSING NEEDS GENERATED BY THIS CHANGE.

7. REQUEST COMMANDS WORK TO DISSEMINATE THIS INFORMATION TO SPONSORS. INCOMING FAMILIES SHOULD BE ENCOURAGED TO CONTACT THE ISC AREA HOUSING OFFICER, MS. NANETTE BAKER, AT 808-831-2764, AND THE ISC LOCAL HOUSING OFFICER, MS. IRENE LANCE, AT 808-831-2763.

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