



Fact Sheet

305TH AIR MOBILITY WING (AMC)

U.S. AIR FORCE

OFFICE OF PUBLIC AFFAIRS,
2901 FALCON LANE, MCGUIRE AIR FORCE BASE, NEW JERSEY 08641

Housing Privatization

McGuire AFB and Fort Dix are located in south central New Jersey, approximately 15 miles from Trenton, 45 minutes from Philadelphia and Atlantic City and 90 minutes from New York City.

The current family housing demand at the installations is roughly 3,900 units, with nearly 70% of the installations assigned personnel being accompanied. By 2008, the projected demand is for 3,650 units. The housing privatization project is a real estate transaction to privatize family housing for military members stationed at McGuire AFB and Fort Dix. The government will lease land and more than 2,400 existing housing units to a successful commercial bidder.

The successful commercial bidder is responsible for demolishing and replacing units, and performing renovations and maintenance in Falcon Courts East, Falcon Courts North, Garden Terrace, Holly Crest and Scott Plaza. Construction and renovations will be completed by December 2010. The bidder will provide quality property management for 50 years.

The government will retain ownership of some facilities servicing the overall installation community, but located within the McGuire AFB and Fort Dix housing areas, such as youth centers and child development centers. Other community support facilities within the housing area that directly support residents, such as athletic courts and playgrounds, will be conveyed to the bidder. Certain utilities for the housing units will not be conveyed.

Military tenants will receive basic allowance for housing and pay rent equal to that rate (with dependents) minus 110% of expected electric and gas charges after units are metered. Military tenants will pay rent to the successful bidder by allotment, in arrears. Rent includes refuse collection, water and sewage. All tenants other than referred military families will pay market rent and sign a maximum 12-month lease with six-month extensions. Military will not be mandated to occupy privatized housing.

Housing includes:

- Open floor plans include modern kitchens with separate dining, living and family rooms and provide adequate storage space.
- Recreational and common areas include open areas with creative play designs, walking and bicycle paths and other outdoor recreational facilities.
- Professional landscaping enhances the quality of each unit and establishes privacy screening and softens the visual environment of the units and community.
- Units are energy efficient.
- Units offer adequate off-street parking in addition to one- and two-car parking garages.
- Communities include professionally staffed on-site property management and maintenance staff.
- Communities include covered bus stops at optimum locations to provide residents shelter during inclement weather.
- Communities provide proper security measures to meet force protection requirements.
- Units include central heating/air conditioning, storm doors, dead bolts, ceiling fans, overhead lighting, exterior security lighting and rear porch with deck or patio.
- Units are held open for referred military, unless occupancy levels fall below 95% for at least three

consecutive months.

For more information, contact the McGuire Military Family Housing Privatization office at (609) 754-6188.

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Please visit www.jllpsc.com for the latest public information on this housing privatization project.

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