

## TABLE OF CONTENTS

### Executive Summary

### Chapter 1 Introduction

1.1 SCOPE.....	1-1
1.1.1 Statement of Purpose .....	1-1
1.1.2 Goals and Objectives .....	1-1
1.1.3 Methodology .....	1-3
1.1.4 Organization of Document.....	1-4
1.1.5 Reference Documents .....	1-5
1.1.6 Standard Abbreviations and Acronyms.....	1-5
1.2 GENERAL INFORMATION AND BACKGROUND .....	1-6
1.2.1 Study Area Definition/Vicinity Map .....	1-6
1.2.2 Community History .....	1-7

### Chapter 2 Housing Requirements

2.1 HOUSING REQUIREMENTS OVERVIEW ..	2-1
2.2 DATABASE REPORTS .....	2-2
2.2.1 MFH HRMA Tables.....	2-2

### Chapter 3 Community & Infrastructure Improvements – Whole Neighborhood/Area

3.1 COMMUNITY & INFRASTRUCTURE OVERVIEW .....	3-1
3.1.1 Community and Neighborhood/Area Description .....	3-2
3.1.2 Neighborhood/Area Location Map .....	3-3
3.1.3 Basis for Community/Infrastructure CAMs.....	3-7

3.1.4 Basis for Community/Infrastructure Cost Estimates.....	3-8
3.2 SURROUNDING DEVELOPMENT.....	3-9
3.2.1 Introduction.....	3-9
3.2.2 Analysis.....	3-9
3.2.3 Recommendations.....	3-10
3.3 COMMUNITY AND INFRASTRUCTURE IMPROVEMENTS.....	3-11
3.3.1 Chief’s Circle Neighborhood .....	3-11
3.3.2 Crestview Neighborhood .....	3-15
3.3.3 Forrest Park Neighborhood.....	3-19
3.3.4 Lakeside Neighborhood .....	3-23
3.3.5 Lakeview Neighborhood.....	3-27
3.3.6 Pine Oak Neighborhood.....	3-31
3.3.7 Turner Park Neighborhood .....	3-35
3.4 COMMUNITY DEVELOPMENT PLANS ..	3-39
3.4.1 Analysis and Concept Development Plans .....	3-39
3.4.2 Concept Priority Phasing Plan .....	3-76
3.5 COMMUNITY & INFRASTRUCTURE COST ESTIMATE DATABASE REPORTS .....	3-79
3.5.1 Introduction.....	3-79
3.5.2 Community Improvement Cost Summary by Neighborhood/Area .....	3-80
3.5.3 Stand-Alone Project(s) Cost Summary .....	3-81
3.6 BASE CAPACITY ANALYSIS – LAND DEVELOPMENT.....	3-82
3.6.1 Introduction.....	3-82
3.6.2 Available Sites .....	3-82
3.6.3 Sites Available for Additional Housing.....	3-82
3.7 HOUSING SURPLUS PLANS .....	3-83
3.7.1 Introduction.....	3-83
3.7.2 Plan Analysis.....	3-83
3.7.3 Surplus Housing Plan.....	3-83

## Chapter 4 Unit Improvements – Whole House

4.1 UNIT IMPROVEMENTS OVERVIEW .....	4-1	4.3.4.3 Unit Type HH .....	4-179
4.1.1 Energy Efficient Design .....	4-2	4.3.4.4 Unit Type J .....	4-193
4.1.2 Units for Barrier Free Design .....	4-2	4.3.4.5 Unit Type K(2) .....	4-211
4.1.2.1 Unit Improvements – Handicap .....	4-3	4.3.4.6 Unit Type Z .....	4-223
4.1.2.2 Standards – Handicap .....	4-3	4.3.5 Lakeside Neighborhood .....	4-237
4.1.3 Historical Units .....	4-3	4.3.5.1 Unit Type BB .....	4-239
4.1.4 Force Protection .....	4-3	4.3.5.2 Unit Type CC .....	4-253
4.1.5 Basis for Unit CAMS .....	4-4	4.3.5.3 Unit Type F .....	4-255
4.1.6 Basis for Unit Cost Estimates .....	4-4	4.3.5.4 Unit Type G .....	4-257
4.2 UNIT GRADE MIX PLANS .....	4-7	4.3.5.5 Unit Type H .....	4-269
4.2.1 Introduction .....	4-7	4.3.5.6 Unit Type J .....	4-271
4.2.2 Existing and Proposed Unit Grade Mix Plans .....	4-7	4.3.5.7 Unit Type K .....	4-273
4.3 UNIT PLANS .....	4-13	4.3.5.8 Unit Type Q .....	4-285
4.3.1 Introduction .....	4-13	4.3.5.9 Unit Type Q(3) .....	4-293
4.3.1.1 Chief’s Circle Neighborhood .....	4-13	4.3.6 Lakeview Neighborhood .....	4-301
4.3.1.2 Crestview Neighborhood .....	4-13	4.3.6.1 Unit Type H .....	4-303
4.3.1.3 Forrest Park Neighborhood .....	4-13	4.3.6.2 Unit Type I .....	4-317
4.3.1.4 Lakeside Neighborhood .....	4-13	4.3.6.3 Unit Type I(3) .....	4-329
4.3.1.5 Lakeview Neighborhood .....	4-14	4.3.7 Pine Oak Neighborhood .....	4-341
4.3.1.6 Pine Oak Neighborhood .....	4-14	4.3.7.1 Unit Type F .....	4-343
4.3.1.7 Turner Park Neighborhood .....	4-14	4.3.7.2 Unit Type G .....	4-345
4.3.2 Chief’s Circle Neighborhood .....	4-15	4.3.7.3 Unit Type H .....	4-347
4.3.2.1 Unit Type II .....	4-17	4.3.7.4 Unit Type I .....	4-349
4.3.3 Crestview Neighborhood .....	4-33	4.3.8 Turner Park Neighborhood .....	4-351
4.3.3.1 Unit Type CC .....	4-35	4.3.8.1 Unit Type JJ .....	4-353
4.3.3.2 Unit Type DD .....	4-47	4.3.8.2 Unit Type KK/MM .....	4-365
4.3.3.3 Unit Type EE .....	4-61	4.3.8.3 Unit Type LL .....	4-377
4.3.3.4 Unit Type L .....	4-75	4.4 GOQ UNIT IMPROVEMENTS .....	4-389
4.3.3.5 Unit Type L(2) .....	4-83	4.4.1 Introduction .....	4-389
4.3.3.6 Unit Type M .....	4-91	4.4.2 GOQ Units .....	4-389
4.3.3.7 Unit Type M(2) .....	4-99	4.4.2.1 Quarters 400 .....	4-390
4.3.3.8 Unit Type N .....	4-107	4.4.2.2 Quarters 405 .....	4-419
4.3.3.9 Unit Type N(1) .....	4-115	4.4.2.3 Quarters 450 .....	4-447
4.3.3.10 Unit Type N(2) .....	4-123	4.5 EXISTING/PROPOSED INVENTORY/CAM DATABASE REPORTS .....	4-473
4.3.3.11 Unit Type O .....	4-131	4.5.1 Introduction .....	4-473
4.3.3.12 Unit Type P .....	4-145	4.5.2 Existing and Proposed Unit Grade Mix .....	4-474
4.3.4 Forrest Park Neighborhood .....	4-153	4.5.3 Inventory/ Requirements Comparison .....	4-477
4.3.4.1 Unit Type AA .....	4-155	4.6 UNIT COST ESTIMATE DATABASE REPORTS .....	4-481
4.3.4.2 Unit Type F .....	4-167	4.6.1 Introduction .....	4-481
		4.6.2 Unit Improvement Cost Summary .....	4-482

## Chapter 5 Replacement Analysis

5.1	REPLACEMENT ANALYSIS OVERVIEW ..	5-1
5.2	REPLACEMENT ANALYSIS DATABASE REPORTS .....	5-2
5.2.1	Introduction.....	5-2
5.2.2	Unit Replacement Cost Analysis .....	5-3
5.2.2.1	Detached Unit Replacement Cost Analysis.....	5-5
5.2.2.2	Summary Unit Whole House Improvement/ Replacement Cost Analysis.....	5-9
5.2.3	Neighborhood/Area Replacement Cost Analysis (Infrastructure/Community) .....	5-13
5.2.4	Summary Replacement Analysis By Neighborhood/Area/Unit Type .....	5-15
5.3	DECISION DATABASE REPORTS.....	5-29
5.3.1	Introduction.....	5-29
5.3.2	Community Improvement/ Replacement Decision Investment Cost Summary.....	5-31
5.3.3	Adequate Unit Cost Summary .....	5-44
5.3.4	Inventory Decision by Neighborhood/ Area/Unit Type.....	5-45
5.4	DECISION DRAWINGS .....	5-51
5.4.1	Introduction.....	5-51
5.4.2	Decision Community Development Plans (Whole Neighborhood and/or Replacement) .....	5-52
5.4.3	Decision Neighborhood Improvement Plan.....	5-58
5.4.4	Decision Unit Grade Mix Plans .....	5-60

## Chapter 6 Investment Phasing Plan

6.1	INVESTMENT PHASING PLAN OVERVIEW .....	6-1
-----	---	-----

6.2	PHASE DESCRIPTIONS AND PRIORITIES.....	6-2
6.2.1	Lump Sum Projects by Phase .....	6-3
6.3	STAND-ALONE PROJECTS .....	6-4
6.3.1	Stand Alone Projects by Phase.....	6-5
6.4	INVESTMENT PHASING DRAWINGS .....	6-6
6.4.1	Investment Phasing Plans .....	6-6
6.5	INVESTMENT PHASING PLAN DATABASE REPORT .....	6-8
6.5.1	Introduction.....	6-8
6.5.2	Proposed Investment Cost Summary by Phase.....	6-9

## Electronic Appendices (On separate CD-ROM)

### Appendix I: Electronic Files

- A Condition Assessment Matrices (CAMs), Electronic
- B Housing Community Profile, PDF Format
- C FHCP Database
  - 1 MFH Inventory by Address
  - 2 Detailed Cost Estimates by Neighborhood/ Area – Whole Neighborhood
  - 3 Detailed Cost Estimate by Unit Type – Whole House
- D HCP Backup files
  - 1 CAD Drawings
  - 2 Text – word documents files
  - 3 Desktop publishing files
  - 4 Excel files
  - 5 Photo files
- E Review Comments/Meeting Minutes, PDF format

### Appendix II: As applicable

*this page left intentionally blank*