



27th Special Operations Wing



CAFB Housing Update



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This Briefing is:
UNCLASSIFIED



OVERVIEW

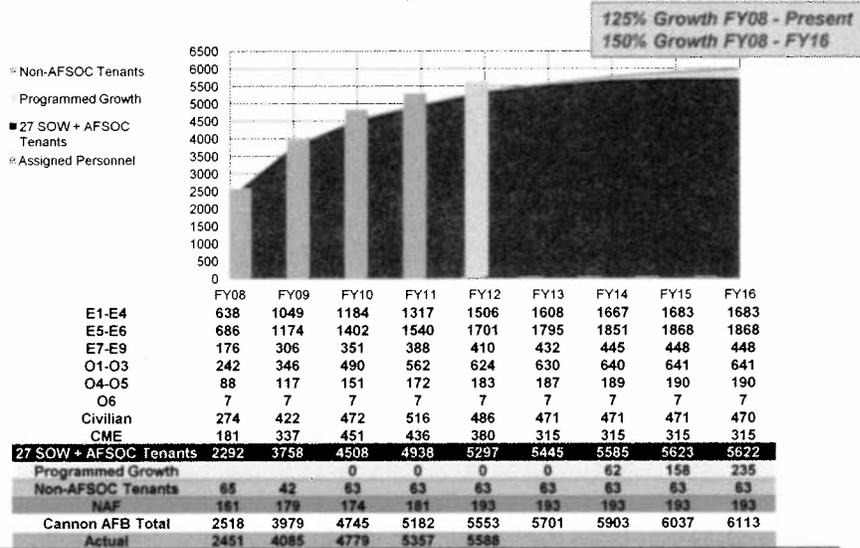


- **Cannon AFB**
 - 27 SOW Manpower Numbers
 - Inventory & 801 Leased Homes
 - Housing & Dorm Occupancy
 - Housing Privatization “Balfour Beatty Communities”
 - Local Housing Market

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27 SOW Authorized vs. Assigned



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Cannon Housing



- Current Inventory: 1,113 Homes**
- **On-Base** **763 (privatize)**
 - **801 Leased** **350**
 - 801 Clovis
 - Owner; Hunt Corp
 - 200 Units
 - Lease Expires: 14 August 2012
 - All Single Units/All 4 bedrooms
 - 801 Portales
 - Owner; Fischer Properties
 - 150 Units
 - Lease Expires: 28 July 2013
 - All Single Units/2, 3, and 4 bedrooms

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Cannon Housing Occupancy



Family Housing:

- 94% Occupancy Rate
- 66 current vacancies with 84 Applications

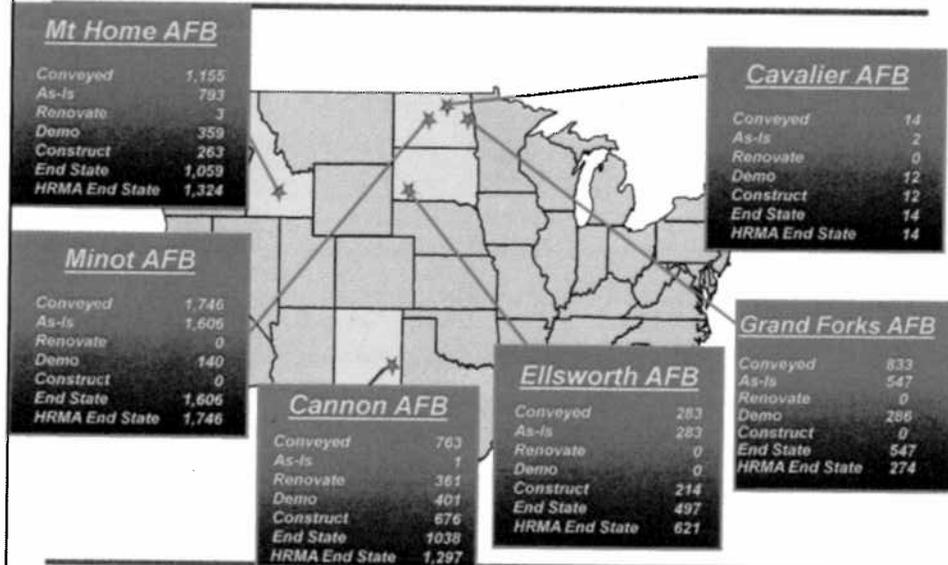
Dormitories:

- 96% Occupancy Rate
- 578 Rooms/610 bed spaces
- 551 Occupied rooms/583 Occupied beds

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Privatization "Northern Group"



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CAF B Privatization Scope



Housing Privatization Scope

• Conveyed at Closing	763
• Demolition	401
• New Construction – 36/42 mo	677
• Renovations – 72 mo	361
• “As Is”	1
• Project End State	1,038

Amenities

- 4,953 Sq. Ft. Community Center with Swimming Pool
- Converted Multi-Purpose Center/Splash Park
- 10 Pavilions with Picnic Tables and Grills
- 9 Playgrounds
- 2 Sand Volleyball Courts
- 2 Tennis Courts (with lights)
- 12 Covered Bus Shelters
- Trail Systems Connecting Homes with Amenities

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Local Housing Market



- **Current Automated Housing Referral Network (AHRN) rental listing (60 mile market radius)**
 - AHRN shows 97 available rental properties as of 5 July 2012
 - Approx 10% of properties submitted failed AF inspection
 - Current prices range from \$425/month (1 bedroom apt) to \$2,300/month (4 bedroom house)
- **Several new duplexes being built in local area**
 - 192 unit apartment complex
 - 200+ home subdivision (Jillian Homes) on Humphrey Rd
- **New home construction permits (past 12 months)**
 - Clovis: 68 permits at \$196K average
 - Portales: 35 permits at \$138K average
- **Vacancy rates under 1.0%, down from 8.8% prior to 27 SOW arrival**

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QUESTIONS?

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