



ARMY ANNOUNCES FORT BELVOIR PARTNER FOR RESIDENTIAL COMMUNITIES INITIATIVE

The Army announced today, September 24, 2002, the selection of the private partner for Fort Belvoir, Virginia, under the Army's Residential Communities Initiative (RCI).

Clark Pinnacle Family Communities, LLC is being awarded a contract for the Fort Belvoir family housing privatization project. In a collaborative effort, Clark Pinnacle Family Communities, LLC and the Army will work to jointly forge a Community Development and Management Plan (CDMP), which will be the blueprint for the Army's residential community at Fort Belvoir. The planning phase will take six months or less. Upon acceptance of the CDMP by the Army, OMB, DoD and Congress, project implementation will begin. It is estimated that construction will begin in the late summer of 2003. Providing soldiers and their families with safe, attractive, affordable housing and modern communities is a major priority for the Department of Defense and the Army. The Assistant Secretary of the Army for Installations and Environment has overall responsibility for the RCI program. Fort Belvoir's RCI vision is to provide world-class residential communities for uniformed service members and their families, not just to build houses. The first phase of the project will last approximately seven years and will result in the construction of 2,890 homes (1892 replacements and 998 new) and the renovation of 178 historic homes. Six new neighborhood centers, one new community recreation center and a new clubhouse will also be constructed.

Clark Pinnacle Family Communities, LLC will develop, redevelop, construct, own, manage and maintain the housing units; maintain the grounds of unoccupied units and public areas; construct and maintain the roads and infrastructure in associated areas; and reinvest profits for future renovations and replacements.

The RCI effort will improve, in a short period of time, the quality of life for over 2000 uniformed service members and their family members. The overall family housing appearance and function within Fort Belvoir will be improved by weaving the natural and built environments together as a planned community, while at the same time protecting cultural resources and meeting environmental responsibilities.



The Clark Pinnacle Family Communities, LLC will commit an estimated \$28 million for construction and renovation of the family housing communities at Fort Belvoir. The project is valued at approximately \$2B over its 50 years.

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Fort Belvoir is the eighth RCI CDMP contract to be awarded under the Request for Qualification (RFQ) process. The RFQ process demonstrates and implements the Army's philosophy of partnering -- not just outsourcing -- with the private sector. Under RCI, uniformed service members who reside on post will receive the Basic Allowance for Housing (BAH) and pay rent to the developer. BAH is based on family status, rank and geographic location. These rental revenues will cover all development costs, operations and maintenance costs, and debt service.

The Army has inadequate housing conditions at most of its posts and a \$6 billion revitalization requirement that would take many years to alleviate under existing procedures. Together with traditionally funded military construction and increased housing allowances, privatizing family housing under RCI is an essential element in solving the Army's acute family housing challenges.

The planning for the Fort Belvoir RCI housing will follow traditional community land planning concepts. RCI housing will be designed to meet the needs and lifestyles of today's Army families. The new housing will consist of single-family detached homes designed to complement the historic architecture of Fort Belvoir. All homes will have a traditional architectural theme organized around village greens, modern interior layouts with plenty of storage and modern energy saving appliances. These amenities combined with the innovative community designs will dramatically increase the quality of life for the nation's uniformed service personnel and their families in the Army's pursuit of installation excellence.

For additional information contact the RCI Program Office at 703-692-9898.