



**JOINT READINESS TRAINING CENTER
AND FORT POLK
PUBLIC AFFAIRS OFFICE
*News Release***



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**FORT POLK PARTNER FOR RESIDENTIAL
COMMUNITIES INITIATIVE ANNOUNCED**

Fort Polk, La. ---The Army announced today that Picerne Military Housing will develop the Community Development and Management Plan (CDMP) for Fort Polk. As part of the Army's Residential Communities Initiative (RCI) the Army plans to privatize Army family housing at 28 installations throughout the United States.

Picerne Military Housing will work with the Army to develop the CDMP that will serve as the blueprint for the Army's residential community at Fort Polk. The CDMP will result in the renovation and construction of all on-post housing units for a 50-year period. RCI will bring new community centers and a host of other ancillary facilities and amenities to meet the family housing needs at Fort Polk.

The planning phase is expected to take approximately six months. Upon acceptance of the CDMP by the Army, and review of the plan by Department of Defense (DoD), Office of Management and Budget (OMB) and Congress, the project is expected to begin in April 2004.

Current estimates expect approximately \$381 million in private sector debt and equity in the initial 10-year development phase of the project for renovation and construction of the family housing communities at Fort Polk.

Picerne Military Housing has proposed that a limited liability company, whose members will include Picerne and the Army, will develop, redevelop, construct, own, manage and maintain the housing units; maintain the grounds of unoccupied and public areas; construct and maintain the roads and infrastructure in associated areas; and reinvest profits for future renovations and replacements.

RCI will improve, in a short period of time, the quality of life for about 4,000 families residing on Fort Polk. The overall family housing appearance and function within Fort Polk will weave the natural and built environments together as a planned community.

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“It is very appropriate that at Fort Polk – where so many of our soldiers who have fought in Afghanistan and Iraq received vital training – we have taken a monumental step toward providing these Army families with the quality housing they deserve,” said Secretary of the Army Thomas E. White. “RCI allows us to put the non-core function of family housing into the hands of our private partners, while the Army continues to focus on its primary mission of winning the global war on terrorism.”

“The RCI program is a great initiative that will without doubt stimulate regional development with business and industry, while providing top-notch housing to Fort Polk soldiers and families,” said Brig. Gen. Jason K. Kamiya, commander of the Joint Readiness Training Center and Fort Polk.

Fort Polk is the Army’s eighth RCI project. The Assistant Secretary of the Army for Installations and Environment has overall responsibility for the RCI program. Under RCI, soldiers who reside on post will receive the Basic Allowance for Housing (BAH) and pay rent to the developer. These rental revenues will cover all development costs, operations and maintenance costs, and debt service.

“This is a great day for Fort Polk and our soldiers and their families. I am eager to begin work with our partner to develop a comprehensive business plan to provide quality housing that will drastically improve residential communities for our people,” Col. Mark Rocke, garrison commander, JRTC and Fort Polk.

The Army has 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 problem.

The Picerne Real Estate Group, parent organization of Picerne Military Housing, headquartered in Warwick, Rhode Island, has created housing and commercial properties throughout the United States and Puerto Rico since 1925.

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Internet availability for the RCI program: www.rci.army.mil