



**JOINT READINESS TRAINING CENTER  
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*News Release***



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**PICERNE TO TAKE OVER FAMILY HOUSING SEPTEMBER 1, 2004**

FORT POLK, LA - Fort Polk is proceeding with plans to transition to a formal partnership with a proven corporate housing development firm, Picerne Military Housing, as a result of Army notification that Congress approved the Community Development and Management Plan (CDMP) – which is the 50-year blueprint for on-post family housing development and management here.

Picerne Military Housing was selected as Fort Polk's partner in April last year, and since that time- Fort Polk and Picerne have cooperatively worked to develop the CDMP which was approved by Congress last week (June 4). The plan calls for renovation and construction of all on-post family housing units for the next 50 years.

The housing partnership is part of the Army's Residential Communities Initiative (RCI). Under the RCI program, the Army plans to privatize Army family housing at scores of installations throughout the United States. RCI will bring new community centers, as well as a host of other ancillary facilities and amenities to meet the family housing needs at Fort Polk.

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.

Current estimates expect approximately \$282 million in capital investment 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 and Fort Polk will officially form September 1 a limited liability company which will develop, renovate, construct, own, manage and maintain the family 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. Polk-Picerne Partners will take over housing operations on September 1 as a result of the full conversion to the new corporation.

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## PICERNE TO TAKE OVER FAMILY HOUSING 2/2/2

Polk-Picerne Partners will immediately begin improvements including landscaping, building new play grounds and bus stops in some family housing areas; mowing of all grass in family housing, providing cleaning service for departing families and much more. Large-scale renovation and development will take place within the next several years. Addition information will be provided in the Guardian.

“The RCI program is a great initiative that will clearly drastically improve the quality of life for our soldier families residing on the installation,” said Col. Wade Woolfrey, garrison commander, JRTC and Fort Polk. “I am very excited about the program because this partnership is a monumental step toward providing Fort Polk families with the quality of on-post housing communities they deserve.”

“Providing the best to our families while providing an avenue to stimulate economic development with business and industry is a win-win situation to insure the well being of our community,” Woolfrey added.

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 Basic Allowance for Housing (BAH) for rent payment to the program. Rental revenues will cover all development costs, operations and maintenance costs, and debt service.

“We are excited to receive the notice to move forward from Congress. Now, we can begin making a difference in the lives of the men and women who serve our country and their families,” said Michael DeLaRosa, Program Director for Picerne Military Housing. “These families deserve the very best and we are committed to providing them with high quality homes with modern amenities and excellent customer service.”

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.

The Army has a \$6 billion revitalization requirement that would take many years to alleviate under existing procedures. Privatizing family housing under RCI is an essential element in solving the Army’s acute family housing problem.

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Internet availability for the RCI program: [www.rci.army.mil](http://www.rci.army.mil)