

**BY ORDER OF THE
SECRETARY OF THE AIR FORCE**

**DEPARTMENT OF THE AIR FORCE
POLICY DIRECTIVE 32-60**



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Civil Engineering

HOUSING

COMPLIANCE WITH THIS PUBLICATION IS MANDATORY

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This policy directive implements Department of Defense Directive 4165.50E, *Homeowners Assistance Program (HAP)*, Department of Defense Instruction 4165.63, *DoD Housing*, Department of Defense Instruction 1338.21, *Special Command Positions (SCPs)*, Department of Defense Instruction 1100.16, *Equal Opportunity in Off-Base Housing*, and Department of Defense Manual 4165.63, *DoD Housing Management*. It provides policies for establishing and operating government-controlled and privatized housing programs. This publication applies to all United States Space Force and Regular Air Force installations and does not apply to Air Force Reserve nor Air National Guard installations. Refer recommended changes and questions about this publication to the Office of Primary Responsibility using the Air Force Form 847, *Recommendation for Change of Publication*, and route Air Force Forms 847 from the field through appropriate functional chains of command. Ensure all records generated as a result of processes prescribed in this publication adhere to Air Force Instruction 33-322, *Records Management and Information Governance Program*, and are disposed in accordance with the Air Force Records Disposition Schedule, which is located in the Air Force Records Information Management System.

SUMMARY OF CHANGES

This policy directive has been substantially revised and must be completely reviewed. Major changes include a requirement to support federal fair housing laws and equal opportunity in housing as well as clarification regarding the use of community housing outside the continental United States when appropriate. Additionally, installations shall develop a Business Case Analysis for use in conjunction with a Housing Requirement and Market Analysis when

determining overseas housing requirements. Also included are updated policies governing the provision of amenities, as appropriate, for Special Command Positions approved by the Office of the Deputy Chief Management Officer of the Department of Defense, and a requirement to assist members related to the Homeowners Assistance Program.

Chapter 1

OVERVIEW

1. Overview. This directive establishes policies and responsibilities for managing Department of the Air Force Housing Programs to ensure eligible personnel and their families have access to affordable, quality housing facilities and services which are consistent with grade and dependent status. Department of the Air Force Housing should generally reflect contemporary community living standards. The Department of the Air Force Housing Program consists of family housing, unaccompanied housing, and general officer quarters as well as well as furnishings management and housing referral and relocation services.

Chapter 2

POLICY

2. Policy. The Department of the Air Force will:

2.1. Provide management and housing-related relocation and referral services to eligible personnel and their families at both the losing and gaining commands and ensure service members obtain housing support services before agreeing to rent, lease, or purchase housing.

2.2. Ensure compliance with federal fair housing laws and ensure service personnel have equal opportunity for available housing regardless of race, color, religion, sex, age, national origin, handicap, or familial status.

2.3. Rely on the private sector as the primary source of housing for accompanied and unaccompanied personnel, normally eligible to draw a housing allowance, at locations in the continental United States and where appropriate outside the continental United States.

2.4. Use the Department of the Air Force Housing Requirements and Market Analysis methodology to determine domestic housing requirements and dispose of housing in excess of requirements or when uneconomical to maintain and repair.

2.5. Develop a Business Case Analysis (initially and periodically, as necessary) using the Housing Requirements and Market Analysis methodology in conjunction with other related factors such as Status of Forces Agreements, availability of government-controlled assets, cost savings from shared manpower costs, and security in determining housing requirements for locations outside the continental United States.

2.6. Develop and maintain a Housing Community Profile at each installation where housing is government owned. Establish the Department of the Air Force Family Housing Master Plan and Dormitory Master Plan and use as roadmaps for planning and programming investments, operations and maintenance, and privatization.

2.7. Design and construct housing which conforms to criteria and standards defined in law, Department of Defense and Department of the Air Force policies; incorporate whole-house design standards, improve livability, correct health and safety deficiencies, and protect and conserve energy.

2.8. Operate, repair, maintain, and modernize housing to a standard which protects housing facilities from deterioration and provides safe and comfortable living places for service members and their dependents. The level of maintenance on each housing unit will be sufficient to protect the Department of the Air Force capital investment and to conserve operating costs.

2.9. Institute rigorous controls to carry out housing operations and maintenance and capital investment programs within established legal limits.

2.10. Comply with Title 10 United States Code Sections 2871-2885, which established the Military Housing Privatization Initiative, to obtain private sector capital and expertise to operate, manage, provide oversight, maintain, improve, renovate, and construct housing for families and unaccompanied personnel on or near military installations in the United States.

2.11. Maintain established standards of occupancy through equitable distribution, efficient management, and operation of Air Force-controlled housing.

2.12. Provide appropriate amenities commensurate with the required level of official entertaining to general and flag officer and civilian positions whose incumbents reside in United States Government controlled or privatized housing. Only provide amenities when Special Command Position designation is approved by the Director of Administration, Office of the Deputy Chief Management Officer of the Department of Defense.

2.13. Support the Secretary of the Army as the Department of Defense Executive Agent for administering, managing, and executing the Homeowners Assistance Program by providing program information and application assistance to service members.

2.14. Ensure installation commanders have responsibility for their military housing programs with broad authority to decide the best use of resources to provide access to housing for eligible personnel and their families.

Chapter 3

ROLES AND RESPONSIBILITIES

3. Roles and Responsibilities.

3.1. The Assistant Secretary of the Air Force, Installations, Environment and Energy (SAF/IE) develops family and unaccompanied housing policy, exercises program oversight, and is the primary Air Force liaison with the Office of the Secretary of Defense, Congress, other federal agencies, external organizations, and state, and local governments.

3.2. The Deputy Chief of Staff, Logistics, Engineering and Force Protection (AF/A4) develops and issues family and unaccompanied housing policy implementing guidance and performs oversight for housing programs. AF/A4 interfaces with applicable Department of Defense offices on housing matters.

BARBARA BARRETT
Secretary of the Air Force

Attachment 1**GLOSSARY OF REFERENCES AND SUPPORTING INFORMATION*****References***

Department of Defense Directive 4165.50E, *Homeowners Assistance Program (HAP)*, 7 February 2014

Department of Defense Instruction 4165.63, *DoD Housing*, 21 July 2008

Department of Defense Manual 4165.63, *DoD Housing Management*, 28 October 2010

Department of Defense Instruction 1100.16, *Equal Opportunity in Off-Base Housing*, 14 August 1989

Department of Defense Instruction 1338.21, *Special Command Positions (SCPs)*, 19 July 2016

AFI 33-322, *Records Management and Information Governance Program*, 23 March 2020

Title 10 United States Code Sections 2871–2885

Prescribed Forms

None.

Adopted Forms

Air Force Form 847, *Recommendation for Change of Publication*

Abbreviations and Acronyms

None—.

Terms

Housing Community Profile—This is developed to determine the condition and adequacy of the Family Housing inventory and assist with the planning and programming of the projects for the housing units, associated infrastructure, and support facilities.

Housing Requirements and Market Analysis— A detailed study to determine the required quantity and bedroom configuration of family housing and how the local housing market can accommodate it.

Family Housing Master Plan. This is developed to assist the Department of the Air Force in providing adequate Family Housing to meet current Department of the Air Force Standards and housing requirements. This uses the Housing Requirements and Market Analysis and Housing Community Profile to provide requirements—based inventory strategy that integrates and prioritizes Family Housing Construction and Family Housing Operations and Maintenance funding for future fiscal years.

Dormitory Master Plan—The Dormitory Master plan quantifies Unaccompanied Housing requirements, captures facility data, identifies deficits, and requirements for sustainment, restoration and modernization, and replacement, and provides recommendations and costs estimates for each installation Unaccompanied Housing program.

Whole House Design Standards—A comprehensive approach to the improvement/replacement and repair of existing family housing units and neighborhoods.