DEPARTMENT OF THE NAVY
U.S. NAVAL SUPPORT ACTIVITY
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NAVSUPPACT NAPLES INST 11101.5
N93
17 JUL 2014

NAVSUPPACT NAPLES INSTRUCTION 11101.5

From: Commanding Officer, U.S. Naval Support Activity, Naples, Italy

Subj: LIST OF OFF LIMIT AREAS, PROPERTIES AND LANDLORDS FOR THE NAVSUPPACT NAPLES AREA OF CONCERN TO INCLUDE GAETA, LATINA AND ROME

Ref: (a) DoD 4165.63-M
(b) CNICINST 11103.1
(c) CO, NAVSUPPACT Naples ltr of 28 Jun 12

Encl: (1) New Lease Suspension Zone Map with City List
(2) Naples Public Health Evaluation Off limits Properties
(3) Vesuvius Lease Suspension Zone Restrictions/Map
(4) Other Off Limits Properties
(5) Off Limits Landlords
(6) Long Term Residency in the Campania Region and Public Health Considerations Sample Letter

1. Purpose. To provide a formal and comprehensive list of areas and properties and/or landlords that have been declared "off limits" to all U.S. military, civilian, and contractor personnel. Under no circumstances will personnel be permitted to reside in any of the areas or properties listed, or be permitted to enter into any rental/leasing agreement with the listed landlords.

2. Discussion. Naples Italy has a well-documented history of housing related challenges. Construction techniques, Italian Government seizures of occupied properties, the Naples Public Health Evaluation (NPHE), volcanic areas, environmental concerns are some of the issues encountered on a regular basis. Consequently, ensuring the safety and well being of our military and civilian personnel and their families requires a heightened level of awareness and oversight.

a. Per reference (a), at foreign locations, installation commander officer (ICO) have greater input in determining the features and criteria that may deem housing units suitable or unsuitable.

b. This instruction identifies several areas and specific properties that are deemed unsuitable for habitation for various reasons, described herein, and formally places those properties "off limits". Reference (b), directs the Housing Service Center (HSC) to maintain a listing of houses and agents against which restrictive sanctions have been imposed by the ICO of the Installation. This instruction serves as the formal Housing Restrictive Sanctions List and also places certain landlords "off limits". This "off limits" designation also extends to the landlord's family members and their properties. This extension to family members is included as a result of historical attempts to circumvent restrictions by problematic landlords.

3. Scope. This instruction applies to all military, civilian, and contractor personnel who are attached in the U.S. Naval Support Activity (NAVSUPPACT) Naples, Italy Area of Concern.

4. Background

a. The NPHE identified areas and properties that were deemed to have evaluated risks. Three new lease suspension zones (NLSZ) were established and future leases within those zones were prohibited. Enclosure (1) is a map showing the location of the three NLSZs. The map also provides a list of the cities/towns located entirely within or overlapping the zones. There are seven primary cities within the zones and an additional 16 smaller cities/towns that partially encroach into the zones. Although not listed individually, "all properties" within the borders of the NLSZ are "off limits".

b. Other specific properties located outside of the NLSZ were identified in the NPHE as being at risk for habitation based upon results of tests conducted during the study. These properties are identified by address in enclosure (2). The test results identified the specific risk factors involved. The fact that a property was declared "off limits" based upon the study results does not imply restrictions on nearby properties as testing was location specific. Only those specific unit/properties listed in enclosure (3) are deemed to be "off limits".

c. The Italian Civil Protection Agency has officially declared a "Red Zone" that identifies areas around Mount Vesuvius that might require immediate evacuation as a result of increased volcanic activity. Enclosure (3) is a map showing the boundaries of the

Vesuvius Red Zones and the affected cities. The black line includes the off limits area. Reference (c) is a letter from the CO, NAVSUPPACT, Naples, designating the Red Zone towns as "off limits." Residents living in the Vesuvius Lease Suspension Zone (VLSZ) on the date of the letter were permitted to remain. However no new leases in the VLSZ are permitted.

d. Properties identified in enclosure (4) have been placed off limits for reasons to include, but not limited to, persistent or recurring mold issues; structural deficiencies; uncorrected safety issues; history of problems with neighbors; security concerns; etc.

e. Enclosure (5) contains a list of landlords placed "off limits". It is prohibited to rent any property owned, or partly owned, by the landlord or any members of his/her family. Landlords who exhibit a pattern of behavior that includes actions such as, but not limited to: threatening or aggressive behavior towards tenant(s) or housing staff; repeated failure to make required repairs that have been specifically identified through the HSC; discrimination; excessive or outlandish demands for damage charges at lease termination; and failure to abide by Housing regulation/rules.

f. Areas identified as off limits in enclosures (1) and (3) will remain off limits indefinitely. Request for exceptions will not be granted.

g. Properties listed in enclosure (2) will remain off limits until directed by higher authority as a result of follow-up health assessment studies. Request for exceptions will not be granted.

h. Properties and/or landlords listed in enclosures (4) and (5) will remain off limits unless the ICO specifically approves removal from the lists. The HSC will maintain a file on each property and/or landlord listed in enclosures (4) and (5). This file will contain detailed reasons which resulted in placement on the off limits list. In conjunction with the annual update of this instruction, the Housing Director will provide a recommendation to the ICO as to whether a property or landlord should be removed from the list. Once placed on enclosure (4) or (5), the property or landlord will be "off limits" for a minimum of one year.

i. The risks identified during the NPHE were based upon highly conservative 30-year exposure rates. Historical data revealed the average length of stay of 2.8 years with 94 percent residing less than six years. The Housing Office will provide the NAVSUPPACT Naples, Administrative Department a list of all residents who have

lived in the Naples areas for over five years and six months. This list which will be provided NLT 15 January each year, will be used to generate letters shown in enclosure (6) to the residents, reminding them of the possible risks associated with long term exposure and recommended mitigations. For more information on the NPHE please visit: http://www.cnic.navy.mil/regions/cnreurafswa/installations/nsa_naples/about/health_awareness.html

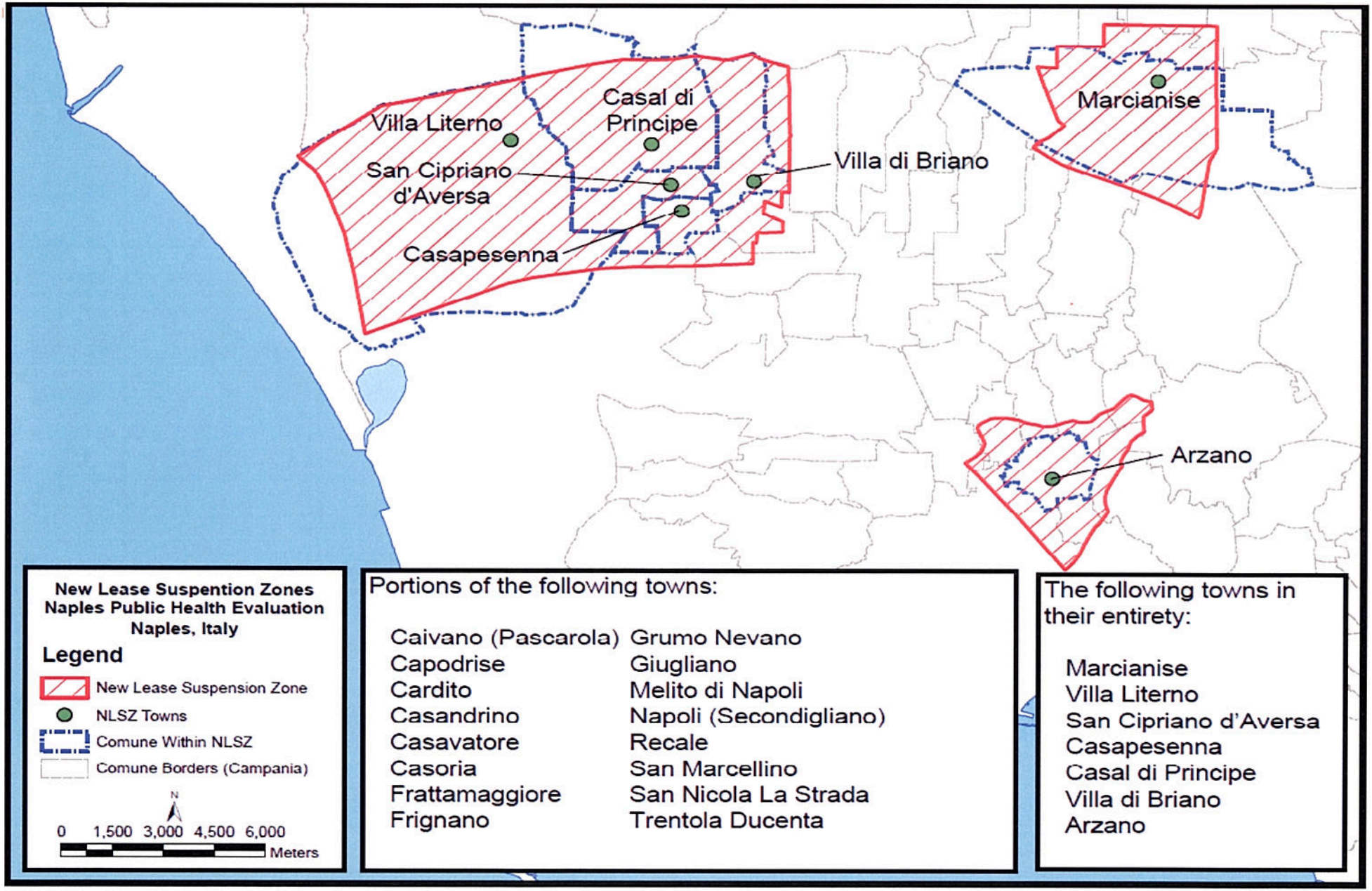
5. Policy Exceptions/Waivers. Requests for exceptions to policies/procedures outlined in this instruction will not be granted.

6. Changes to this instruction are not authorized. Proposed changes will be evaluated by the CO, NAVSUPPACT, Naples in conjunction with inputs from, Region (N40) and Base Environmental staff, U.S. Naval Hospital Naples Public Health Authorities, and other cognizant authorities as appropriate. Changes, if approved, will only be incorporated through an entire instruction revision, including enclosure updates, and instruction provision updates.

C. S. GRAY

Distribution:
NAVSUPPACT NAPLES INST 5216.4AA
Lists: I through IV
Electronic via NAVSUPPACT NAPLES web site:
https://www.cnic.navy.mil/regions/cnreurafswa/installations/nsa_naples/about/departments/administration_n1/administrative_services/instructions.html

NEW LEASE SUSPENSION ZONE MAP WITH CITY LIST



Enclosure (1)

NAPLES PUBLIC HEALTH EVALUATION OFF LIMITS PROPERTIES

1. The following homes, which are located outside of the boundaries of the New Lease Suspension Zone, are placed "PERMANENTLY" off limits based upon the results of the Naples Public Health Study. Under no circumstances are any U.S. Military or Civilian Personnel under the cognizance of U.S. Naval Support Activity, Naples, Italy, permitted to live in these homes.

Premise ID	**Address**	**City**
6322769410208	Via Staffetta, 181 A-INT.5	Lago Patria
6323565566808	VIA Pendine Casalano, 87/A	Quarto
6301609054244	VIA Caravaggio, N.109	Vomero
6316002717262	VIA Bagnin Di Tritoli, 74	Bacoli
No ID Number	VIA Pendio Monterusciello, 10 1st Floor, #2	Pozzuoli

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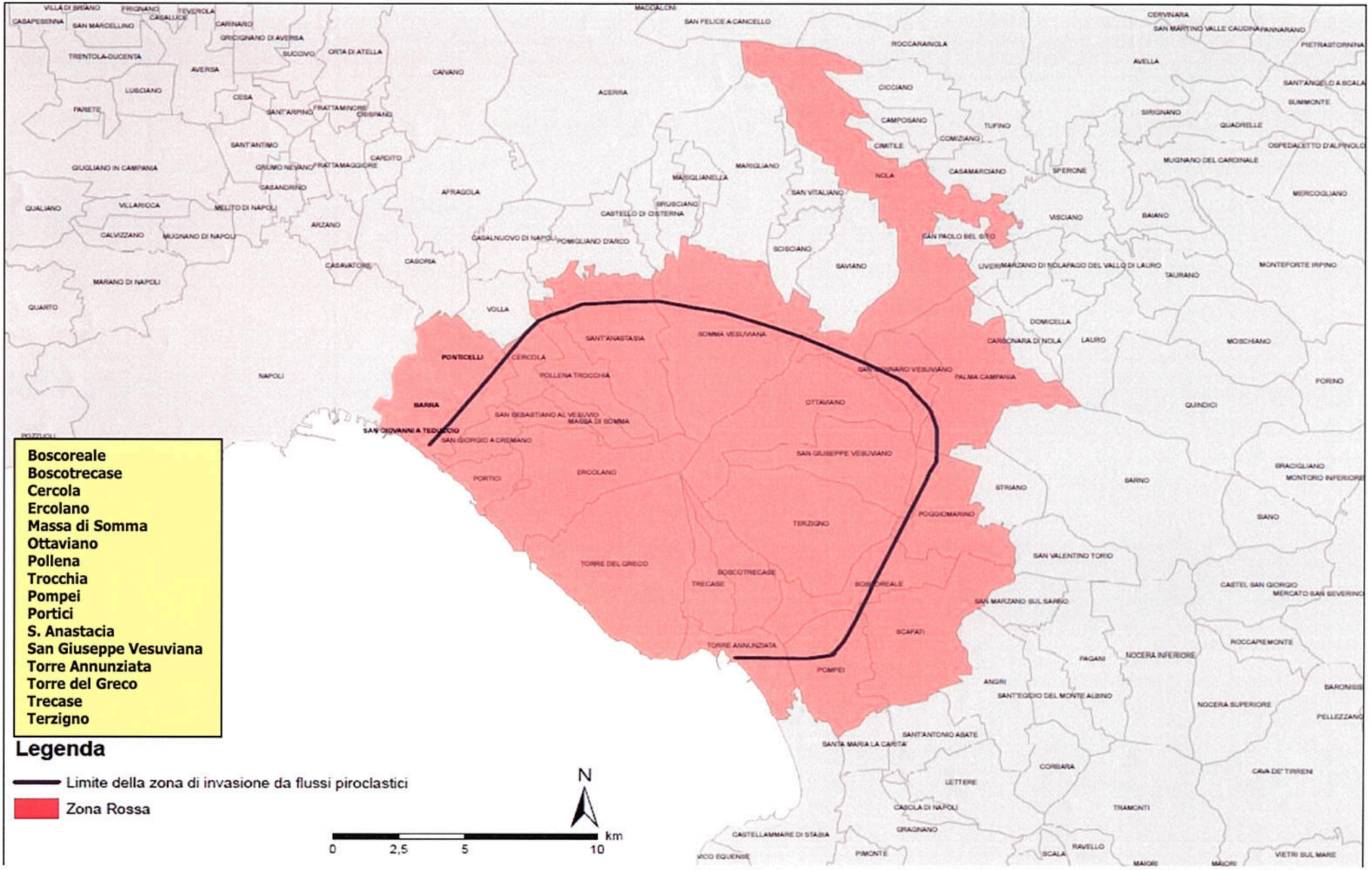
VESUVIUS LEASE SUSPENSION ZONE RESTRICTIONS/MAP



Enclosure (3)

OTHER OFF LIMITS PROPERTIES

Homes Placed Off-Limits as a Result of Documented Issues

1. The following homes have been placed off limits because of documented issues including: improper well connections; recurring mold/mildew issues; unresolved maintenance issues; ownership by a landlord who has been placed off limits; security issues; or any other reason not covered in other enclosures to this instruction. Homes will only be placed on this list after Housing has afforded reasonable opportunity to allow a Landlord time to rectify the problem. The Housing Service Center will maintain a file on each property listed. The file will contain sufficient details that document how and why the sanction was placed.

2. Removal from this list requires the approval of the Commanding Officer, NSA Naples.

Premise ID	Address	City
6322979603800	Via Masseria Canosa, Via Trieste Villa 1	Licola
6322979603810	Via Masseria Canosa, Via Trieste Villa 2	Licola
6322979603820	Via Masseria Canosa, Via Trieste Villa 3	Licola
6322979603830	Via Masseria Canosa, Via Trieste Villa 4	Licola
6316730049305	Via Montenuovo Licola Patria, 101 Villa 3	Pozzuoli
No ID Number	Via Pendio Monterusciello 10, 1st Floor, #2	Pozzuoli

OFF LIMITS LANDLORDS

1. The following landlords are placed off limits - based upon reasons including: uncooperativeness in resolving problems; poor maintenance to property; improper or threatening behavior; attempts to charge excessive amounts for damages upon resident termination; making unauthorized/unsafe modifications to the home (to include well connections); general failure to live up to the terms of the lease.

2. When a landlord is placed on this list, the sanction also extends to his/her family members.

3. The Housing Service Center will maintain a file for each landlord family, along with sufficient details as to why the Landlord was placed off limits. Removal from this list requires the approval of the Commanding Officer, U.S. Naval Support Activity (NAVSUPPACT), Naples, Italy.

4. United States military or civilian personnel under the cognizance of NAVSUPPACT, Naples, Italy are expressly forbidden to live in any property owned by these landlords or their family listed below:

a. Mr. Enrico Maistro and family members (Ms. Maria Maistro, Ms. Clelia Maistro, Ms. Federica Maistro)

b. Mr. Enrico Ciotola

c. Mr Alfredo Cavaliere

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From: Commanding Officer, U.S. Naval Support Activity, Naples, Italy

Subj: LONG TERM RESIDENCY IN THE CAMPANIA REGION AND PUBLIC HEALTH CONSIDERATIONS

Encl: (1) Naples Community Health Awareness

1. In light of your long term residency in the Campania area, enclosure (1) is provided in order to reinforce those recommendations and conservative measures put in place as a result of the Naples Public Health Evaluation. The Naples Public Health Evaluation implemented many mitigations to protect the health and safety of our personnel including bottled water provisions and the establishment of several "New Lease Suspension Zones". The study evaluated risks based on a 30 year exposure timeline but noted the average stay for personnel who serve in the Naples area is 2.8 years. The results of the study are available on the CNIC Naples webpage.

2. As one of the residents who have exceeded the average stay in Campania, enclosure (1) serves as a reminder of the risks and recommended mitigations to ensure your continued safety and well being. The health and safety of our families is a paramount concern and I urge you to take the time to review and follow the recommended measures.

C. S. GRAY