



DEPARTMENT OF THE NAVY
COMMANDER, NAVY INSTALLATIONS COMMAND
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CNICINST 11103.3B CH-2
N9
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CNIC INSTRUCTION 11103.3B CHANGE TRANSMITTAL 2

From: Commander, Navy Installations Command

Subj: MANAGEMENT AND OVERSIGHT OF NAVY-OWNED AND PRIVATIZED
GENERAL AND FLAG OFFICER QUARTERS

Encl: (1) Page 5
(2) Page 8
(3) Enclosure (1), page 1
(4) Enclosure (1), page 2
(5) Enclosure (2), page 5
(6) Enclosure (2), page 6
(7) Enclosure (3), page 4
(8) Enclosure (3), page 5
(9) Enclosure (4), page 5
(10) Enclosure (5)
(11) Enclosure (6)

1. Purpose. To transmit new pages, enclosures (1) through (11). These changes consist of word replacements and additions in order to provide clarity. The following changes were made:

a. Page 5 eliminates the general requirement to submit quarterly cost reports and budgets via eMH in the General and Flag Officer Module (GFOM) since this only applies to government-owned or leased quarters and not PPV quarters.

b. Page 8 eliminates the general requirement for residents of GFOQs to personally review quarterly and annual cost reports and related information.

c. Enclosure (1), page 1 provides clarity on the definition of Billeted Quarters.

d. Enclosure (1), page 2 adds a definition of Resident-Driven Requests.

e. Enclosure (2), page 5, paragraph 7d eliminates specific sizes for stoves and refrigerators in Navy-owned/controlled GFOQs.

f. Enclosure (2), page 6, paragraph 8 provides clarity on waivers for Navy-owned/controlled GFOQs.

g. Enclosure (3), page 4, paragraph 7d eliminates specific sizes for stoves and refrigerators for Privatized GOQs.

h. Enclosure (3), page 5, paragraph 8 provides clarity on waivers for Privatized GFOQs.

i. Enclosures (4) Furnishings Allowances, (5) Billeted Flag Officer and Installation Command Quarters and (6) Special Command Positions have all been updated with current data.

2. Action. Remove page 5, page 8, pages 1 and 2 of enclosure (1), pages 5 and 6 of enclosure (2), pages 4 and 5 of enclosure (3), page 5 of enclosure (4), and enclosures (5) and (6) and replace with enclosures (1) through (11) respectively.



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Vice Admiral, U.S. Navy

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GENERAL AND FLAG OFFICER QUARTERS

Ref: (a) CNICINST 5009.5
(b) 10 U.S.C. §§ 2821 - 2837 Military Family Housing
(c) OPNAVINST 5009.2
(d) CNICINST 11103.4
(e) CNICINST 11103.8
(f) CNICINST 11103.10
(g) 10 U.S.C. § 2872 Alternative Authority for
Acquisition and Improvement of Military Housing-
General Authority
(h) CNICINST 11103.7
(i) SECNAVINST 11103.73B
(j) DoD 4165.63-M, DoD Housing Management, 28 October
2010

Encl: (1) Terms of Reference
(2) Management of General and Flag Officer Quarters
(GFOQs) Navy Owned/Controlled
(3) Management of General and Flag Officer Quarters
(GFOQs) Privatized
(4) Furnishings Allowances
(5) Billeted Quarters-Navy Flag, Privatized Flag and
Installation Command
(6) Navy Housing Special Command Positions

1. Purpose. To provide Navy policy regarding the assignment, management, furnishing and cost reporting for all housing assigned to general and flag officers and civilian equivalents, in accordance with references (a) through (c). Reference (d) defines responsibility for policy, program management, overall coordination and execution of housing programs (Bachelor and Family) within the Navy. This instruction incorporates guidance for the construction of any new Navy-owned, leased or privatized

General and Flag Officer Quarters (GFOQs) and revised procedures for submission of budgets for privatized GFOQs.

2. Cancellation. CNICINST 11103.3A.

3. Background. This instruction consolidates guidance for Navy-owned and leased quarters, and Privatized Homes occupied by officers of grade O-7 (including select) and higher grade. It also includes guidance for supplemental furnishings for Commanding Officers (COs) of Installations. It describes unique, special policies and controls applicable to this type of housing. It complies fully with the scope and intent of Congressional, Department of Defense, Secretary of the Navy, and Chief of Naval Operations guidance. Navy-owned and leased quarters are defined as those being on the Navy Family Housing property account, or otherwise under Navy control per references (e) and (f).

a. Housing units designated for general and flag officers and civilian equivalents are typically the highest cost family housing in the Navy inventory due to their age, size, or historic status. As a result, this housing receives close scrutiny from the private and public sector due to the prominence of the residents. The Office of the Secretary of Defense reviews an annual cost report on the operations, maintenance, repair and improvements of each Navy-owned and leased GFOQ and forwards it to Congress via the Office of Assistant Secretary of the Navy (Energy, Installations and Environment) ((ASN (EI&E))).

b. Under the authority of reference (g), the operation of many GFOQs has been turned over to a Private Partner. Once privatized, these homes are referred to as Privatized GFOQs. Costs associated with all construction, improvements, operations, maintenance and repair of Privatized GFOQs are funded as part of each partner's operating expense. Privatized GFOQs are not under direct Navy management.

c. Housing staff responsible for management of these units must understand and comply with statutory requirements and Congressional notifications outlined in reference (h).

4. Policy

a. This policy applies to the management, services, maintenance, repair, and improvement of the dwelling, and includes government-provided furnishings and associated grounds.

b. Enclosure (1) is a listing of definitions of terms used in this instruction.

c. Enclosure (2) provides the policy specific to Navy-owned/controlled GFOQs.

d. Enclosure (3) provides policy specific to Privatized GFOQs.

e. Enclosure (4) lists optional furnishings items, available for Flag and Installation Commander Quarters (ICQs).

f. Enclosure (5) is a list of billeted quarters as of date this instruction is signed.

g. Enclosure (6) is a current list of Special Command Positions (SCP) housed by the Navy as of date this instruction is signed.

h. Quarters under the operational control of a Service are subject to the regulations and policies established by that Service, for example Navy Flag occupies Air Force quarters, Air Force policy applies.

5. Responsibilities. Commander, Navy Installations Command (CNIC) is responsible for:

(1) Administering the provisions of this instruction.

(2) Reviewing and revising policy instructions.

6. Action

a. CNIC shall:

(1) Approve or disapprove waiver requests as established in this instruction.

(2) Approve or disapprove exceptions to Flag Officer Housing policy when requested by the Region Commander.

(3) Review and approve design, floor plans and final construction plans for any new flag quarters.

(4) The following apply only to government-owned or leased GFOQs:

- (a) Approve or disapprove requests to designate GFOQs that meet the criteria in reference (i).
 - (b) Approve or disapprove requests to re-designate GFOQs as senior officer quarters.
 - (c) Approve or disapprove grounds maintenance waiver requests for GFOQs.
 - (d) Develop and publish annual GFOQ budget guidance.
 - (e) Technically validate, review, and submit annually to the office of Financial Management and Budget the required Congressional budget submissions, which shall conform to the CNIC six-year maintenance plans and shall ensure the most cost-effective options for execution have been incorporated.
 - (f) Approve or disapprove all resident-driven requests not previously identified in the approved budget for the current Fiscal Year (FY). This includes furnishings requests that will cause the approved furnishing budget to be exceeded, regardless of the approved allowances detailed in enclosure (4) and maintenance or repair items not specifically programmed and approved in the current FY budget.
 - (g) Coordinate, review, and submit to ASN (EI&E) all Congressional notifications, including the annual Flag Operations and Maintenance report.
 - (h) Review out-of-cycle Congressional submissions for emergent and safety-related requirements and submit to ASN (EI&E) in accordance with reference (j).
 - (i) For the construction of any Navy-owned or leased Flag quarters, review and approve statement of work (SOW), Requests for Proposal (RFP) prior to solicitation and the design and technical submissions prior to authorization (design-build contract process) or award (design-bid-build contract process) of construction.
- (5) The following apply only to Privatized GFOQs:
- (a) Approve or disapprove exceptions to Privatized GFOQ policy when requested by the Region Commander.
 - (b) Approve or disapprove Privatized GFOQ budgets

exceeding caps.

(c) Approve or disapprove all resident-driven requests not previously identified in the budget submitted by the Partner for that year. This includes both furnishings and maintenance or repair items specifically requested by the current resident that were not programmed and included in the budget submitted by the Partner and approved by CNIC.

b. Region Commanders shall:

(1) Submit requests for waivers to CNIC as established in this instruction.

(2) Provide technical program expertise and support to Installation and/or Region personnel.

(3) The following apply only to government-owned or leased GFOQs:

(a) Coordinate, review, validate and assist Installations in developing a comprehensive six-year maintenance plan on each GFOQ, including leased GFOQs, under their cognizance.

(b) Review Installation GFOQ budgets and submit to CNIC via the eMH GFOM, during the annual Congressional budget call.

(c) Forward the required annual Congressional budget submissions to CNIC.

(d) Review and submit to CNIC all Congressional notifications.

(e) Review and submit to CNIC out-of-cycle Congressional submissions for emergent and safety-related requirements that will exceed the \$35K threshold for maintenance and repair projects.

(f) Review and submit to CNIC all resident-driven requests not previously identified in the approved budget for the current FY.

(g) Coordinate with the execution agent to ensure prior CNIC HQ review and approval of SOW, translation of requirements in the RFPs, and designs for construction of new Flag quarters.

(5) The following apply only to Privatized GFOQs:

(a) Review and forward to CNIC all Privatized GFOQ annual budgets.

(b) Review and submit to CNIC all resident-driven requests not previously identified in the budget submitted by the Partner for that year.

(c) Coordinate with and provide to the CNIC Housing Public Private Venture (PPV) project manager proposed design and construction plans during the planning process for any new Flag quarters.

c. Installation COs shall:

(1) Provide the resident sponsor of a GFOQ a copy of this instruction. At the earliest opportunity, ensure delivery of a personalized briefing of the key elements of the GFOQ rules, regulations and repair plans for the unit, during occupancy.

(2) Submit requests for waivers to Region Commander as established in this instruction.

(3) The following apply only to government-owned or leased GFOQs:

(a) Submit changes to approved scope of work as identified in the budget and six-year maintenance plan to CNIC via the Region.

(b) Execute the CNIC-approved six-year maintenance plan within scope and cost. Ensure the resident is fully informed of all work scheduled for the quarters prior to and during occupancy. Ensure the sponsor resident is briefed quarterly concerning the costs charged to the quarters as they relate to the six-year maintenance plan. The information for this brief is contained in the cost report of the GFOM in eMH.

(c) Ensure the development and submission of annual budgets for each GFOQ in accordance with annual family housing budget guidance published by CNIC.

(d) Use the eMH GFOM to develop and update the six-year maintenance plan, as required, during the annual budget submission process. Ensure that the most cost effective options for execution have been incorporated. Document, justify and explain any variances from the previously submitted plan. Annual submission of the budget documentation to CNIC via the Region Commander is required regardless of total maintenance and repair costs.

(e) Submit emergent or safety-related Congressional notifications to CNIC via the Region Commander. Emergent or safety-related items include natural disaster damage, unforeseen component failure, flooding or fire.

(f) Submit requests for grounds maintenance waivers to CNIC via Region for all GFOQs. Advise residents of their responsibilities for grounds maintenance until receipt of waiver approval or disapproval.

(g) Review and submit to the Region Commander all resident-driven requests not previously identified in the approved budget for the current FY.

(h) Ensure the accurate preparation of individual quarterly and annual cost reports. Provide quarterly summary costs and other information to residents for review. Ensure that quarterly cost reports in the GFOM of eMH are updated on a timely basis and fully completed by 31 October for the prior FY.

(i) Ensure accurate preparation of required annual cost reports.

(j) Submit requests for designation of flag quarters, and re-designation from flag quarters, to CNIC via the Region Commander.

(4) The following apply only to Privatized GFOQs:

(a) Ensure Privatized GFOQ annual budgets are reviewed and submitted to the Region Commander prior to execution.

(b) Review and submit to the Region Commander all resident-driven requests not previously identified in the budget submitted by the PPV partner for that year.

(c) The Partner shall as per the business agreements:

1. Develop annual budgets and submit to CNIC via the NAVFAC Business Agreement Manager for review and approval prior to execution.

2. Maintain consistency in the appearance of the exteriors of all homes in neighborhoods where Privatized GFOQs and Installation CO quarters are located. The Partner must maintain all homes in these neighborhoods to standards equal to Privatized GFOQs.

d. Residents of GFOQs shall:

(1) Conserve utilities, ensuring the judicious use of heating and cooling in rooms not used for family living.

(2) Report any condition deficiencies discovered which affect habitability, safety and structural integrity of the units.

(3) Allow reasonable access to the quarters to facilitate execution of maintenance, repair and planning.

(4) Submit requests to extend assignment beyond limits established in this instruction.

(5) Request procurement of replacement furniture, floor covering or window treatments on the basis of age and condition only. Floor covering or window treatments will not be replaced based on personal furnishings or decorative preferences. Enclosure (4) contains a list of furnishings options for GFOQs of the COs of the Installation and SCPs.

(6) The following apply only to government-owned or leased GFOQs:

(a) Be personally familiar with the rules and regulations provided in this instruction and the Desk Guide for


the Management of GFOQs governing the operation of Navy GFOQs, as well as all operations and maintenance costs for their assigned unit (including designated grounds and approved public entertainment areas) in accordance with reference (i).

(b) Be personally familiar with the budget and the procedures for ordering specific services and maintenance work. Be aware of, and remain in accordance with, expenditures that are within the approval authority of the COs of the Installation, as well as those that must be submitted to higher authority for approval. Understand that work outside the scope of the budget and CNIC-approved six-year maintenance plan must be submitted for approval in writing, with justification to CNIC via the chain of command. No work shall commence unless authorized.

(8) The following apply only to Privatized GFOQs:

(a) Be personally familiar with the contents of this instruction, terms of their lease agreement and resident handbook.

(b) Understand that the Partner must comply with the CNIC approved annual budget.



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TERMS OF REFERENCE

1. Billeted Quarters. Those quarters designated for assignment to personnel filling billets determined to require housing on or near the military installation. The Installation and Region are responsible for designating billeted quarters; the Installation Commander recommends billeted quarters and the Region Commander approves billeted quarters. The number of billeted quarters should be kept to a minimum to allow for maximum flexibility in assignment to quarters.

2. Furnishings. Furniture, household equipment, carpet (when not installed as part of the unit), draperies, and miscellaneous items procured under special authority per SECNAVINST 11103.73B. This includes special allowance household goods authorized for designated Special Command Positions such as china, glassware, silver, table linen, cutlery and kitchen utensils. In foreign areas, includes equipment or appliances normally provided as part of the housing unit in the United States, such as moveable kitchen cabinets, wardrobes, or light fixtures in accordance with the CNIC Desk Guide-Management of General and Flag Officer Quarters.

3. General and Flag Officer Quarters (GFOQs). A family-housing unit assigned to a general officer (including those selected to O-7), or a civilian equivalent. GFOQs are designated Navy managed housing units specifically identified for occupancy of O-7 (and select) and above personnel. The unit may be a single structure or part of a multiple-family building, including grounds, walks, patio, privacy fence, utility service lines, carport, garage, driveway or other paved areas and other structures on the grounds for the exclusive use of the residents.

4. Housing Authority (HA). The Region Commander or Installation Commanding Officer who has the housing plant account responsibility and/or responsibility for the implementation of housing policy.

5. Improvements. Alterations, additions, expansions and extensions including rehabilitation of a housing unit as defined by the CNIC Desk Guide-Management of General and Flag Officer Quarters.

6. Incidental Improvements. Minor construction or improvements funded from the routine maintenance account. Installations are limited to a total expense on such improvements of \$3,000

annually. This is a cumulative total, in other words several small tasks may not total more than \$3,000 per year per quarters. CNIC may approve incidental improvements up to \$7,500 per quarters. Incidental improvements are charged against the maintenance and repair (M&R) budget for the quarters in accordance with SECNAVINST 11103.73B.

7. Initial Development Plan. The initial work, including construction, repairs and improvements, projected for a privatized GFOQ for accomplishment over the first five years of the privatization project.

8. Privatized GFOQ. A family-housing unit assigned to an officer of pay grade O-7 and above (including those selected to O-7) or civilian equivalent that has been privatized under the authority of 10 U.S.C. § 2872. Under this authority, a managing partner is responsible for the operation and maintenance of the home. Privatized GFOQs are not Navy owned nor controlled.

9. Resident-Driven Requests. These are requests generated by the service member that will cause the Approved Furnishings allowances in Enclosure (4) to be exceeded, for additional Services (more frequent trash pickups, etc.), or require Maintenance and Repair expenses not currently in the budget for the home. They may also be requests to remain in PPV or Navy-owned quarters beyond the retirement date or longer than ten days after assignment outside of the current housing area. All such requests MUST be signed by the service member. These requests cannot be delegated to spouses or any military staff member. They must be endorsed by the Region and approved/disapproved by CNIC.

10. Special Command Position (SCP). A position designated by the Office of the Secretary of Defense (OSD) in accordance with DoD 4165.63-M and DoD Directive 5105.53. SCPs are authorized additional furnishings as detailed in enclosure (3).

11. Six-Year Maintenance Plan. A long-range plan for Navy-owned/controlled GFOQ covering a six-year period used to budget for routine preventive maintenance, grounds maintenance, maintenance & repair, and improvements. The plan details the scope and total cost of projected major maintenance and repair, minor alterations, and improvements to include work planned for change of occupancy. This plan defines GFOQ requirements, which are integrated into the Navy Family Housing Master Plan to prioritize funding allocations. The plan contains information for the past year, current year and four future years.

13 Dec 2011

**MANAGEMENT OF GENERAL AND FLAG OFFICER QUARTERS (GFOQs)
NAVY OWNED/CONTROLLED**

1. Discussion. The Navy is committed to maintaining GFOQs in a state of condition and repair commensurate with their purpose and historical significance, and to protecting significant Navy investments. Quality housing enables senior Navy leaders to perform their mission and provides acceptable settings for official entertainment. The high cost of operating these units necessitates positive action to achieve all practicable economies. GFOQs are to be managed in accordance with all DoD and Department of the Navy (DON) established cost limitations and budgets.

2. Delegation of Authority. Approving authorities as listed in the CNIC Desk Guide-Management of General and Flag Officer Quarters, may not be further delegated. In no case will the individual exercising this authority waive a policy or regulation herein for his or her own dwelling or the dwelling of a person senior in rank.

3. Funding and Operation & Maintenance Budgets. In accordance with SECNAVINST 11103.73B, DoD 7000.14-R and ASN (FM&C) Memo of 16 Mar 00, all costs associated with the construction, improvement, operation, maintenance, and repair of GFOQs will be funded solely from the family housing appropriation (FH,N). Installations/Regions are authorized to spend annually up to \$35,000 for maintenance, repair, incidental improvements, management, services and furnishings for each Navy owned or leased GFOQ in accordance with the CNIC-approved maintenance plan and the CNIC-approved budget for that dwelling. This limit cannot be exceeded without prior Congressional notification pursuant to Title 10, United States Code, Section 2831.

a. Included in the \$35,000 limit is \$3,000 for incidental improvements. The \$3,000 limit on incidental improvements is a cumulative total for the fiscal year (FY). Incidental improvements in excess of \$3,000 for a fiscal year must be approved by CNIC. Examples of incidental improvements would include replacing life-cycle items (carpeting, appliances, tile, etc.) before the life cycle for such items has expired, building new shelves, creating fences around trash containers, etc. If a minor permanent change is being made to the quarters, it is an incidental improvement and is subject to the annual dollar limit of \$3,000, or \$7,500 with prior CNIC approval.

Enclosure (2)

b. SECNAVINST 11103.73B stipulates that maintenance and repair budgets (including incidental improvements, management, services and furnishings) above \$35,000 require approval by Congress, as part of the President's regular budget submission each January.

4. Eligibility. Eligibility for a GFOQ does not ensure availability or assignment to a particular unit. In accordance with CNICINST 5009.5 paragraph C2.5.1.2, the priority of foreign military personnel and the non-military uniformed personnel of the U.S. Public Health Service will be determined by CNIC.

a. Active Duty military O-7(or select) and above personnel, and others as designated by the Office of the Secretary of Defense that are serving in a Special Command Position are eligible for GFOQs.

b. Eligibility for Billeted Quarters, where established, is determined by the position of Command assignment, for example CO, Fleet Commander. Billeted Quarters are established for the Command position and must be vacated when the position is no longer held by the incumbent. Refer to enclosure (5) for a list of billeted quarters.

c. Single members or members unaccompanied by their dependents may be assigned to Billeted Quarters when the member is ordered to the corresponding billet. Assignment to Billeted Quarters would stop the member's entitlement to Basic Allowance for Housing.

5. Assignment to GFOQS and Billeted Quarters. The Region Commander will determine the requirements for GFOQs and Billeted Quarters. Refer to enclosure (5) for the approved list of Billeted Quarters. Each Region Commander will establish procedures for assignment to GFOQs and/or Billeted Quarters within their respective Regions, to include local assignment priority.

a. Per CNICINST 5009.5, guidelines for assignment priority are as follows:

(1) Priority I. Personnel serving in billets listed in enclosure (3). Those billets correspond to numbered dwelling and are referred to as Billeted Quarters.

(2) Priority II. Personnel not included in Priority I that are serving in the capacity of Special Command Positions (SCPs) and quarters are necessary based upon operational

considerations. Refer to enclosure (6) for an approved list of SCPs.

(3) Priority III. Other Navy or Marine Corps O-7 and above that are not included in Priority I or II but where command positions are assigned to GFOQ units supported by the host installation.

(4) Priority IV. Other Navy or Marine Corps O-7 and above that are not included in Priority I, II or III.

(5) Priority V. Navy or Marine Corps Senior Executive Service or equivalent personnel, where quarters are determined necessary by the Region Commander based upon operational considerations.

(6) Priority VI. Other Service O-7 and above, or civilian equivalent.

b. Flag Officers that are assigned to positions with designated Billeted Quarters are required to occupy those quarters. Exceptions to this policy may be granted under special circumstances by the Region Commander. On such occasions, the Billeted Quarters will then be assigned to other eligible personnel from the waiting list and will not normally be available for reassignment until vacated by the current occupant. The Regional Housing Authority (HA) may require a recapture agreement to be signed at the time of assignment, requiring a 30-day notice to vacate for an incoming Priority I eligible member.

c. Available housing will be assigned as soon as possible to ensure maximum occupancy. Housing will not be assigned more than 45 days in advance of anticipated reporting date. Housing, other than designated Billet Quarters will not be held vacant without written exception from the Region Commander.

d. Members on Global War on Terrorism Support Assignment (GSA) orders have the option to leave dependents at their previous duty station within the continental United States. Per CNO memo Ser N130/07U0311 of 27 July 07, a member with dependents who reside in Navy owned/controlled quarters at a previous duty station at the time the member executes GSA Permanent Change of Station (PCS) orders, and who elects to execute the GSA PCS orders without moving dependents, may desire to leave their dependents in government quarters for the duration of the GSA assignment. In such circumstances, members

Enclosure (2)

must submit a request to CNIC via the Region Commander, to enable dependents to remain in government quarters at the previous duty station. Such action may require moving dependents to other available quarters, at no cost, if currently occupied GFOQ are required for a higher priority member.

e. Dependents of members on GSA orders, Indeterminate Temporary Duty or Temporary Additional Duty in excess of 12 consecutive months who are approved to remain at previous duty station and occupy GFOQ or Billet Quarters, may be required to relocate to alternate suitable government quarters not designated as GFOQ or Billet Quarters, at no cost to the member.

6. Termination of Assignment. The sponsor or designated representative (Power of Attorney) will advise the appropriate HA a minimum of 30 days in advance (60 days preferred) of the intent to terminate assignment to quarters due to PCS orders, relocation to the community, or retirement from Active Service.

a. Absent extraordinary, special situations, residents of billeted quarters will terminate their quarters on the earlier of the following:

(1) The Officer's effective date of retirement from Active Duty.

(2) No more than ten working days after relinquishing the Officer's billet if the officer is not ordered to a successive assignment within the area.

b. GFOQs, whether Billeted Quarters or not, must be vacated when the occupant is no longer the incumbent of the position authorizing assignment to those quarters, for example a Change of Command date. The last authorized date of occupancy is the same as the last date of duty in the position authorizing the designated housing, unless granted a waiver under terms of paragraph 6a above. Flag Officers residing in Billeted Quarters and transferring to an assignment within the same Housing Area will be offered the first available government housing for which they are qualified; however, there is no guarantee of availability/assignment. Relocation will be government funded.

c. Requests to extend assignment to housing beyond retirement or new reporting date must be submitted to CNIC for approval no later than 30 days prior to the effective date or the termination criteria in this paragraph will apply. The request will detail the justification and hardship incurred.

Waiver requests will detail the justification and hardship incurred. Waiver requests for extensions to remain in quarters will be considered on a case-by-case basis and must demonstrate significant hardship to the resident if forced to move within these guidelines.

(1) No authorized personnel should be denied housing to accommodate a request for extension.

(2) The HA will establish rental charges and payment procedures in accordance with OMB Circular A-45.

7. Furnishings Allowance

a. Region Commanders may limit quantities as deemed necessary. Requests for items not on enclosure (4) must be approved by CNIC.

b. SCPs generally have significantly more responsibilities than non-SCPs for official entertainment activities in representing the interests of the United States. Incumbents of SCPs are often housed in larger homes which may require more than the usual amount of furniture. Therefore, incumbents of SCPs are authorized furnishings in one guest bedroom as well as in the public entertainment areas. SCPs are authorized to have commercial-grade appliances. Window treatments are authorized throughout the quarters.

c. Small kitchen appliances, kitchen utensils, and cookware are authorized for SCP quarters for the purpose of food preparation for official functions. This list is not all-inclusive and other items may be purchased as needed.

d. Non-SCP quarters are only authorized residential quality/size appliances. If a residence already has commercial grade appliances, they may be replaced in kind. Non-SCPs may have a total of three residential refrigerators or freezers in any combination; that is, two refrigerators plus one freezer, or one refrigerator plus two freezers.

e. Gas for portable grills in SCP quarters is considered a consumable, and will be the responsibility of the resident.

8. Waivers. Empirical data must accompany requests for additional furnishings based upon entertainment responsibilities. For example, if additional furnishings above and beyond those provided in Enclosure (4) are required, the

resident must provide accurate data as to how often the service member is required to entertain for official purposes, the number of people routinely entertained and why the item is required to support these responsibilities. Waivers to remain in quarters must address the disposition of the incoming resident. Waivers for additional services or maintenance items that will cause the current budget to be exceeded should clearly delineate the need and urgency for these items and why they cannot wait for the next budget cycle to be executed.

13 Dec 2011

**MANAGEMENT OF GENERAL AND FLAG OFFICER QUARTERS (GFOQs)
PRIVATIZED**

1. Discussion. The Military Housing Privatization Initiative (MHPI) legislation was enacted in February 1996. Under these authorities, Department of Defense (DoD) can work with the private sector to revitalize military housing by employing a variety of financial tools. For the Navy, the basic concept is the formation of a Limited Liability Company (LLC) consisting of the Navy and a private sector company. It is the goal of CNIC to implement consistent policies across the Public Private Venture (PPV) portfolio to ensure uniform guidelines and procedures for the management of Privatized GFOQs.

2. Delegation of Authority. Approving authorities as listed in the CNIC Desk Guide-Management of General and Flag Officer Quarters, paragraph 3.1.2, may not be further delegated. In no case will the individual exercising this authority waive a policy or regulation herein for his or her own dwelling or the dwelling of a person senior in rank.

3. Funding and Operations and Maintenance (O&M) Budgets. The LLC owns, builds, revitalizes, repairs, and manages housing units and leases them to military families on a preferential basis.

a. Privatized housing annual budgets are submitted by the privatization Partner through the Business Agreement Manager (BAM), to the DoN Representative (DoN Rep), Region Commander, and to CNIC for review prior to execution. The annual budgets include projected expenditures for all Privatized GFOQs. CNIC has asked the Partners to seek CNIC approval at the time of the initial budget submission for Privatized GFOQ expenditures anticipated to exceed any established cap of either \$35K or \$50K per year per home, as described below.

(1) All homes measuring 5,000 gross square feet (GSF) or more are subject to the \$50K cap, and homes under 5,000 GSF are subject to a \$35K cap. The cap does not include utilities but does include all operations, maintenance, repairs, improvements and furnishings expenditures. CNIC does not intend to approve increases in budgets that will exceed the caps after the initial budget submission, except as provided in paragraph (2) below.

(2) Budgets that exceed their caps because of emergent work to prevent the suspension of services, protect the structural integrity of the house or to perform repairs for the health and safety of the residents are approved. After-the-fact

Enclosure (3)

notifications to CNIC are required in these cases. Guidance as to how to submit after-the-fact notifications of emergent repairs can be found in the CNIC Desk Guide-Management of General and Flag Officer Quarters.

b. Privatized GFOQ budgets are submitted to the Navy as part of the overall privatized budget for the various projects. The Navy is obligated to review and approve the budgets to ensure the Partners can meet their financial and contractual obligations. Sample forms used are provided as Appendices A and B of this enclosure.

c. The Partner shall maintain accounting records and provide quarterly reports of expenditures for each Privatized GFOQ. These reports shall include all expenditures, including those repairs and improvements approved in the Initial Development Plan and any subsequent projects executed for the home. These reports will be used to provide the required annual report to Congress on the operations, maintenance and repair costs of Privatized GFOQs whose expenditures have exceeded \$50K for the year as required by 10 U.S.C. § 2884.

d. Government-owned GFOQ furnishings for Privatized GFOQs are turned over to the Partners for maintenance and replacement, including furnishings for Installation CO quarters. PPV agreements do not contain the requirement to maintain or replace the furnishings for Installation CO quarters. If a house was privatized with existing furniture, the DoN has requested that the Partners maintain those furnishings and replace them in-kind as needed. The Partners will assess the Project's needs and resources and determine if requests for replacement furnishings for ICQs can be accommodated. Any such maintenance and furnishing replacement for ICQs will be included as part of the Annual Budget submission.

e. Provision of a Navy Marine Corps Intranet (NMCI) seat for Privatized GFOQs shall not be funded by the Partner or Navy Family Housing (FH,N) funds, and instead shall be funded through Command O&M Navy and O&M Navy Reserve Funds or other command funding. All expenses regarding the installation of secure communications will be borne by the command and not the PPV partner. No FH,N funding will be used on a PPV GFOQ.

4. Eligibility. Eligibility for a Privatized GFOQ does not ensure availability or assignment to a particular unit. In accordance with CNICINST 11103.8 paragraph C2.5.1.2 and the terms of the PPV agreement, the priority of foreign military

Enclosure (3)

personnel, and the nonmilitary uniformed personnel of the U.S. Public Health Service will be determined by CNIC unless otherwise stated in PPV agreements.

5. Referral to Privatized GFOQs. Each Region Commander will establish local procedures for referral to Privatized GFOQs within their respective region. Local referral policy will be subject to following the terms of the project agreement.

a. Execution of a lease to a Privatized GFOQ for which a member is not qualified includes the inherent risk of being asked to vacate upon the arrival of a qualified member. Examples would include an O-6 who accepts a vacant Privatized GFOQ or a Flag Officer who accepts a Privatized GFOQ that is not associated with his/her billet per enclosure (5). These cases, will be clearly stipulated in Appendix C to this enclosure.

b. Privatized GFOQs are allowed to remain vacant for up to 120 days pending the arrival of a qualified applicant. The PPV partner has the ability to rent to a non-flag if there is no qualified applicant. In order to protect the business interests of the managing partner, the home should be rented as soon as possible.

c. Members on Global War on Terrorism Support Assignment (GSA) orders have the option to leave dependents at their previous duty station (CONUS). Per CNO memo Ser N130/07U0311 of 27 July 07, a member with dependents who reside in privatized housing at a previous duty station at the time the member executes GSA Permanent Change of Station (PCS) orders, and who elects to execute the GSA PCS orders without moving dependents, may leave their dependents in privatized housing at the previous duty station for the duration of the GSA assignment. In such circumstances, members must submit a request to CNIC via the Region Commander, to enable dependents to remain in privatized housing at the previous duty station. Such action may require moving dependents to another suitable home, at no cost to the member, if the currently occupied Privatized GFOQ is needed for a higher priority applicant.

d. Dependents of members on Indeterminate Temporary Duty or Temporary Additional Duty in excess of 12 consecutive months, who are approved to remain at previous duty station and occupy a Privatized GFOQ, may be required to relocate to alternate suitable housing not designated as an Privatized GFOQ, at no cost to the member.

6. Extension after Transfer or Change of Command. Extensions to remain in Privatized GFOQs more than ten working days after PCS or retirement dates will not normally be approved. If requested, the extension will be forwarded to CNIC for approval. Waiver requests for extensions to remain in quarters will be considered on a case-by-case basis and must demonstrate significant hardship to the resident if forced to move within these guidelines. Residents of billeted quarters must request waivers to remain or extend occupancy after relinquishing their billets.

7. Furnishings Allowance

a. Region Commanders may limit quantities as deemed necessary. Requests for items not on enclosure (4) must be approved by CNIC.

b. SCPs generally have significantly more responsibilities than non-SCPs for official entertainment activities in representing the interests of the United States. Incumbents of SCPs are often housed in larger homes which may require more than the usual amount of furniture. Therefore, incumbents of SCPs are authorized furnishings in one guest bedroom as well as in all public entertainment areas. Window treatments are authorized throughout the quarters. SCPs are authorized commercial-grade appliances.

c. Small kitchen appliances, kitchen utensils, and cookware are authorized for SCP quarters for the purpose of food preparation for official functions. This list is not all-inclusive and other items may be purchased as needed.

d. Non-SCP quarters are only authorized residential quality/size appliances. If a residence already has commercial grade appliances, they may be replaced in kind. Non-SCPs may have a total of three residential refrigerators or freezers in any combination; that is, two refrigerators plus one freezer, or one refrigerator plus two freezers.

e. Gas for portable grills in SCP quarters is considered a consumable, and will be the responsibility of the resident.

8. Waivers. Empirical data must accompany requests for additional furnishings based upon entertainment responsibilities. For example, if additional furnishings above and beyond those provided in Enclosure (4) are required, the resident must provide accurate data as to how often the service

member is required to entertain for official purposes, the number of people routinely entertained and why the item is required to support these responsibilities. Waivers to remain in quarters must address the PPV LLC's position on the proposed action and the disposition of the incoming resident. Waivers for additional services or maintenance items that will cause the current budget to be exceeded should clearly delineate the need and urgency for these items and why they cannot wait for the next budget cycle to be executed.

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APPENDIX A - SAMPLE
PRIVATIZED GFOQS
REQUEST/JUSTIFICATION FOR EXCEEDING THE BUDGET CAP

DD MMM YYYY

From: Any PPV, LLC
To: Commander, Navy Installations Command
Via: Region DoN Representative
Region Commander, Any Region

Subject: REQUEST/JUSTIFICATION TO EXCEED BUDGET CAP FOR
QRTS ZZ

1. Region: Any Region
2. Name of Quarters: Qrtrs ZZ
3. Gross Square Feet: 3,300
4. Budget Cap (either \$35K or \$50K): \$35K
5. Proposed budget amount: \$55.6K
\$48.9K (excluding utilities)
6. Original budget amount (if this is a mid-year or after-the-fact submission): N/A
7. Detailed explanation, including costs and scope of work, which will cause the cap to be exceeded. The budget cap for this quarters will be exceeded due to the following proposed work:
 - a. Wholehouse Interior Painting(\$11K). The interior painting can no longer be deferred. This is a non-recurring expense and will only be required every seven years, with necessary touch-up painting at subsequent changes of occupancy.
 - b. Sidewalk Repairs/cracks, broken concrete/level (\$2.9K). The existing disrepair of cracks and broken concrete in various places now pose a hazard to residents and visitors. This is a safety issue that needs to be corrected. This is also a non-recurring expense.

Enclosure (3)

APPENDIX B - SAMPLE
PRIVATIZED GFOQ REPORT

ADDRESS: 111 Main Street

QTRS NAME: Qtrs ZZ

INSTALLATION: NSA Anywhere

GROSS SQUARE

FEET: 3,300

NET SQUARE FEET: 2,950

RESIDENT: RDML Life

RANK: O-7

DATE OCCUPIED: 11/15/2012

LEASE TERMINATION: 10/31/2015

(DATE PROJECTED)

A	B	C	D	E	F	G	H	I
LINE ITEM	Previous Year Expenses	Current Year Budget	FIRST QUARTER	SECOND QUARTER	THIRD QUARTER	FOURTH QUARTER	Expenses to Date	Balance
MANAGEMENT	1,875	2,500						2,500
SERVICES	925	1,000						1,000
UTILITIES	7,825	6,700						6,700
FURNISHINGS& APPLIANCES	550	1,000						1,000
TOTAL OPERATIONS	11,175	11,200						11,200
MAINTENANCE OPERATIONS	21,649	36,400						36,400
GROUNDS	6,200	8,000						8,000
TOTAL MAINTENANCE/REPAIRS	27,849	44,000						44,000
CAPITAL IMPROVEMENTS								
GRAND TOTAL	39,024	55,600						55,600

Cost of Major Renovations that have been approved to be completed during IDP:

PRIVATIZED GFOQS REPORT DEFINITIONS:

OPERATIONS:

Management: Cost of management, administration and support type services including management office personnel, supplies, equipment, and utilities pertaining to Property Management functions.

Services: Includes the costs of the following types of authorized services: fire protection, police protection, entomological services, custodial services, snow removal, street cleaning, any other authorized services for family housing.

Utilities: All utilities consumed in family housing such as electricity, water, sewage, gas fuel, oil or other heating fuels. Excludes the maintenance and repair of utility systems.

Furnishings: Initial acquisition, maintenance, repair and replacement of furnishings, furniture, movable household equipment. Includes control, handling, record keeping, moving furniture into/out of units, charge for connecting equipment, handling costs incident to storage.

MAINTENANCE AND REPAIRS:

Maintenance: Includes service calls, routine maintenance scheduled annually or more frequently, repairs and replacements of major components and installed equipment, interior/exterior painting, contract cleaning between changes of occupancy, where authorized, maintenance of exterior utilities, driveways, sidewalks, parking areas and fences.

Repairs: Specific jobs that provide for the accomplishment of a unique job or service.

Grounds: Maintenance, care and repair of improved and unimproved grounds, storm sewerage and drainage structures.

IMPROVEMENTS:

Capital Improvements: Alterations and additions, expansions, extensions and any other alteration to the existing real property.

INSTRUCTIONS:

Column B is previous year expenses. Should only be filled in after one full year of LLC operation.

Columns C through G should be filled in at each quarterly submission.

Column H automatically populates, based on input to Columns C-G

Column I is a running calculation.

APPENDIX C - SAMPLE
ADDENDUM TO LEASE AGREEMENT-PRIVATIZED GFOQ

Addendum to Lease Agreement
Privatized GFOQ Lease
Termination Agreement

Community: Wherry Housing

Address: 111 Main Street

Anywhere, USA

Absent extraordinary, special situations (as approved in writing by the Owner (Managing Member and Member)), Resident will terminate the lease and vacate the home on the earlier of the following:

a. The Flag or General Officer's effective date of Retirement from Active Duty.

b. No more than ten working days after relinquishing the Officer's billet if he/she is not ordered for permanent change of station to a successive assignment within the Department of Navy Region.

c. (If applicable include this statement) I understand I am voluntarily accepting assignment to a vacant Privatized GFOQ which I do not normally qualify for and accept the inherent risk of being asked to vacate upon the arrival of a qualified member.

Resident:

Property Manager:

(Signed)

(Signed)

RDML Life

Jane Doe

Date: 11 Nov 2012

Date: 11 Nov 2012

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FURNISHINGS ALLOWANCES

The following is a list of furnishings options for Special Command Position (SCP) incumbents, General and Flag Officers, Flag selectees and O-6 Installation Commander Quarters (ICQs). Furnishings from the following table are authorized but are not required. These furnishings are intended to supplement personal furnishings, not replace them. Some Flag officers have greater entertainment responsibilities or are assigned to quarters that may require additional supplemental furnishings. When that is the case, SCP Flag officers may choose items listed under Special Command Position. All other Flag officers, Flag selectees and Installation Commanding Officers may choose furnishings, as appropriate and required, from the corresponding column.

Part A: Room and Outdoor Furnishings

ITEM	SPECIAL COMMAND POSITION	GENERAL/FLAG OFFICERS, FLAG SELECTEES, and COMMANDING OFFICERS of INSTALLATIONS
LIVING ROOM		
Sofa	As required	1
Love seat	As required	1
Easy chair	As required	2 in lieu of wing back chairs
Wing back chair	As required	2, in lieu of easy chairs
Desk chair	1 per desk	Not authorized
Desk	As required	Not authorized
Desk lamp	1 per desk	Not authorized
Floor lamp	As required	As required, when existing light fixtures are inadequate
Table lamps	As required	1 per table
Bookcase	2, if not built in	1, if not built in
End tables	As required	2
Coffee table	1 per sofa	1
Occasional table	As required	As required
Ottoman	As required	1
Framed mirror	1	1
Fireplace set and screen	1 per fireplace	1 per fireplace
Window treatments	As required	As required
Area rugs	As required, when no carpet installed	As required, when no carpet installed

Enclosure (4)

Part A: Room and Outdoor Furnishings

ITEM	SPECIAL COMMAND POSITION	GENERAL/FLAG OFFICERS, FLAG SELECTEES, and COs of INSTALLATIONS
DINING ROOM		
Dining Table	1	1
Table Pad	1	1
Dining arm chair	2	2
Dining side chair	As required, not to exceed the seating capacity of the dining table less the two dining armchairs	As required, not to exceed the seating capacity of the dining table less the two dining armchairs
China cabinet	1, if not built in	1, if not built in
Buffet	As required	1, in lieu of server
Server	As required	1, in lieu of buffet
Serving/Tea Cart	1	Not authorized
Framed mirror	1	1
Floor lamp	As required	As required
Table lamp	As required	2 per buffet/server
Window treatment	As required	As required
Area rugs	As required, when no carpet installed	As required, when no carpet installed
KITCHEN		
Kitchen table	1	Not authorized
Kitchen chairs	4	Not authorized
Bar stool	4, for eating counter in lieu of kitchen table and chairs	Not authorized
Step stool	1	Not authorized
Clothing locker	1, if no closet exists	Not authorized
Window treatments	As required	Not authorized
MAIN HALLWAY		
Occasional table	As required	1
Arm chair	2	2
Table lamp	1 per occasional table	1
Floor lamp	1	1
Framed mirror	1	1
Window treatment	As required	As required
Area rugs	As required, when no carpet installed	As required, when no carpet installed

Part A: Room and Outdoor Furnishings

ITEM	SPECIAL COMMAND POSITION	GENERAL/FLAG OFFICERS, FLAG SELECTEES, and COs of INSTALLATIONS
FOYER/ENTRY WAY		
Library table	1	Not authorized
Occasional table	As required	1
Writing desk	1	1
Desk chair	1	1
Easy chair	As required	1
Desk lamp	As required	1
Table lamp	As required	1
Floor lamp	As required	1
Bookcase	1, if not built in	1, if not built in
Coat rack	As required	As required
Framed mirror	As required	1
Artificial plants	As required	Not authorized
Window treatment	As required	As required
Area rugs	As required, when no carpet installed	As required, when no carpet installed
LIBRARY/DEN		
Sleeper Sofa	1	1
Easy chair	2	1, in lieu of wing back chair
Wing back chair	2	1, in lieu of easy chairs
Desk chair	1	1
Desk	1	1
Desk lamp	1	1
Floor lamp	As required	As required
Table lamps	As required	1 per table
Bookcase	As required, if not built in	1, if not built in
End tables	As required	2
Coffee table	1	1
Occasional table	As required	1
Ottoman	1	1
Magazine rack	1	1
Fireplace set and screen	1 per fireplace	1 per fireplace
Window treatments	As required	As required
Area rugs	As required, when no carpet installed	As required, when no carpet installed

Part A: Room and Outdoor Furnishings

ITEM	SPECIAL COMMAND POSITION	GENERAL/FLAG OFFICERS, FLAG SELECTEES, and COs of INSTALLATIONS
GUEST BEDROOM		
Bed frame	As required	Not authorized
Headboard	Size and type as required	Not authorized
Mattress	Size and type as required	Not authorized
Box spring	Size and type as required	Not authorized
Bed linen and pillows	As required	Not authorized
Night stand	1 per twin, 2 per queen bed	Not authorized
Table lamp	1 per night stand	Not authorized
Dresser	1	Not authorized
Dresser mirror	1 per dresser	Not authorized
Framed mirror	1, in lieu of dresser mirror	Not authorized
Chest of drawers	1, in lieu of dresser	Not authorized
Side chair	1	Not authorized
Wardrobe	1, if not built in or no closet	Not authorized
Window treatments	As required	Not authorized
PORCH, PATIO, DECK		
Outdoor dining table w/umbrella and base	4	1
Outdoor dining chairs	4 per table	4 per table
Porch chairs	2	2
Chaise lounge	4	2
Glider/Settee	2	Not authorized
Patio end table	1	1
Table lamp	1 per table	1 per table
Portable gas grill	1 (note 5)	Not authorized

Part B: Appliances, Kitchen and Other Miscellaneous Equipment

ITEM	*SPECIAL COMMAND POSITION	GENERAL/FLAG OFFICERS, FLAG SELECTEES, and COs of INSTALLATIONS
KITCHEN APPLIANCES		
Refrigerator with icemaker	As required	2
Full Food freezer or third refrigerator	As required	1
Free-standing ice machine	1	1
Range	As required	1
Double oven	As required	1
Microwave oven	1	1
Food warmer	1	Not authorized
Dishwasher	2	1
Trash compactor	1, if not built in	1, if not built in
Wine cooler	1	Not authorized
LAUNDRY ROOM		
Clothes washer	2	1
Clothes dryer	2	1
MISCELLANEOUS		
Vacuum cleaner with attachments	1	Not authorized
Carpet cleaner with attachments	1	Not authorized
Interior name plaque with record of residents	1	1
KITCHEN EQUIPMENT		
	(See note 5)	
Ice cream maker	1	Not authorized
Food processor	1	Not authorized
Blender	1	Not authorized
Mixer	1	Not authorized
Pots and pans	As required	Not authorized
Kitchen utensils	As required	Not authorized
Coffee pot or urn	As required	Not authorized
Glass punch bowl set with 24 cups/1 ladle	2	Not authorized

*NOTE: Special Command Positions are authorized commercial-grade appliances

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Part C: China, Glassware, Silver and Table Linen

ITEM	SPECIAL COMMAND POSITION	GENERAL/FLAG OFFICERS, FLAG SELECTEES, and COs of INSTALLATIONS
STANDARD CHINA SET	Crested/Non Crested	
Charger plate	24/24	Not authorized
Dinner plate	24/24	Not authorized
Salad/dessert plate	24/24	Not authorized
Bread/butter plate	24/24	Not authorized
Cream soup & stand	24/24	Not authorized
Demitasse cup/saucer	24/24	Not authorized
Tea cup/saucer	24/24	Not authorized
Soup Tureen	2	Not authorized
GLASSWARE		
Goblet, water	24/24	Not authorized
Glass, white wine	24/24	Not authorized
Glass, red wine	24/24	Not authorized
Glass, cordial	24/24	Not authorized
Champagne flute	24/24	Not authorized
Glass, iced beverage	24/24	Not authorized
SILVER FLATWARE		
Knife, dinner	24	Not authorized
Knife, butter	24	Not authorized
Knife, steak	24	Not authorized
Fork, dinner	24	Not authorized
Fork, salad	24	Not authorized
Fork, cocktail	24	Not authorized
Fork, dessert	24	Not authorized
Spoon, soup	24	Not authorized
Spoon, demitasse	24	Not authorized
Spoon, teaspoon	24	Not authorized
Spoon, iced tea	24	Not authorized
Double-drawer silver chest	As required	Not authorized

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Part C: China, Glassware, Silver and Table Linen

ITEM	SPECIAL COMMAND POSITION	GENERAL/FLAG OFFICERS, FLAG SELECTEES, and COs of INSTALLATIONS
SILVER HOLLOWWARE SERVING PIECES		
Coffee pot	2	Not authorized
Tea pot	2	Not authorized
Cream pitcher	2	Not authorized
Sugar bowl with lid	2	Not authorized
Sugar spoon	2	Not authorized
Serving tray, 13 inch	4	Not authorized
Serving tray, 15 inch	4	Not authorized
Bread tray, 13 inch	2	Not authorized
Platter, 18 inch	4	Not authorized
Gravy set, ¼ pt	4	Not authorized
Gravy ladle	4	Not authorized
Vegetable dish, 2 qt with pyrex liner	2	Not authorized
Meat fork	4	Not authorized
Salad serving spoon	2	Not authorized
Salad serving fork	2	Not authorized
Dessert server	2	Not authorized
Large serving spoons	4	Not authorized
Compote	4	Not authorized
Pitcher, 2 qt	4	Not authorized
Candelabra, 3-branch pair	2	Not authorized
TABLE LINEN SET		
Tablecloth	3, to fit size and configuration of primary dining table	Not authorized
Placemats	48	Not authorized
Napkins	48	Not authorized

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**BILLETED QUARTERS-NAVY FLAG, PRIVATIZED FLAG
AND INSTALLATION COMMAND QUARTERS**

BILLETED QUARTERS - NAVY-OWNED/CONTROLLED GFOQS, PRIVATIZED GFOQS AND INSTALLATION COMMAND QUARTERS			
REGION/INSTALLATION	QUARTERS ID/ADDRESS	BILLET	CATEGORY
CNREURAFSWA			
Naples, Italy	Villa Ponza	COMNAVREGEURAFSWA	Flag-Navy Owned/Controlled
	Villa Capri	DEP COM NAVY EUROPE/C6F	Flag-Navy Owned/Controlled
	Villa Ishcia	CO NSA Naples	ICQ
	Villa Sara	COM JFC NAPLES/CO NAVY EUROPE	Flag-Navy Owned/Controlled
	Villa Ventotene	DEP COS (CNE-CNA-C6F) DIR, NAVY EUROPE POLICY, RESOURCES AND STRATEGY	Flag-Navy Owned/Controlled
	Villa Procida	ACOS OPS; J3-JFC NAPLES	Flag-Navy Owned/Controlled
Sigonella, Italy	101 NAS1	CO NAS SIGONELLA	ICQ
Rota, Spain	942 Huelva Lane	CO NS ROTA	ICQ
Bahrain	Villa 1266	CO US NAVAL CENTRAL COMMAND/FIFTH FLT	Flag-Navy Owned/Controlled
CNRJ			
Yokosuka, Japan	11 Nimitz	COMSUBGRU SEVEN	Flag-Navy Owned/Controlled
	16 Halsey	COMCARSTRKGRU FIVE	Flag-Navy Owned/Controlled
	17 Halsey	COMNAVFORJAPAN	Flag-Navy Owned/Controlled
	18 Halsey	COMSEVENTH FLT	Flag-Navy Owned/Controlled
	9 Halsey	CO YOKOSUKA	ICQ

BILLETED QUARTERS - NAVY-OWNED/CONTROLLED GFOQS, PRIVATIZED GFOQS AND INSTALLATION COMMAND QUARTERS			
REGION/INSTALLATION	QUARTERS ID/ADDRESS	BILLET	CATEGORY
Atsugi, Japan	431 Moffet Ave	CO Atsugi	ICQ
Sasebo, Japan	550 Fiddlers Green	CO Sasebo	ICQ
RC SINGAPORE			
Singapore	275 Canada Rd	CO LOGWESTPAC	Flag-Navy Owned/Controlled
	211 Lagos Circle	CO NAVY REGION CENTER SINGAPORE	ICQ
Joint Region MARIANAS			
Guam	4 Flag Circle	COMNAVFORMARIANAS/COMNAVREGMAR	Flag-Navy Owned/Controlled
	3 Flag Circle	CO NBG	ICQ
	1000 Rota Drive	COM 36 th AIR WING	Flag-Navy Owned/Controlled
CNRNW			
Everett, WA	13017 5 th Ave	CO CARRIER STRIKE GROUP ELEVEN	Privatized GFOQ
	13010 5 th Ave	CO NAVSTA EVERETT	ICQ
West Sound, WA	Quarters B	CO SUBMARINE GROUP NINE	Privatized GFOQ
	Quarters C	COMNAVREG NORTHWEST	Privatized GFOQ
	Quarters W	CO CARRIER STRIKE GROUP THREE	Privatized GFOQ
	Quarters D	CO NAVBASE KITSAP	ICQ
Whidbey Island, WA	Quarters A NASWI	CO NAVAIRSTA	ICQ

BILLETED QUARTERS - NAVY-OWNED/CONTROLLED GFOQS, PRIVATIZED GFOQS AND INSTALLATION COMMAND QUARTERS			
REGION/INSTALLATION	QUARTERS ID/ADDRESS	BILLET	CATEGORY
CNRH			
Oahu, HI	201 Marine Barracks	CO MARFOR PACIFIC	Privatized GFOQ
	4583 Hale Ali'i Qtrs A	CO PACOM	Privatized GFOQ
	4625 Hale Ali'i Qtrs B	PACOM J2	Privatized GFOQ
	4609 Hale Ali'i Qtrs C	COMNAVREG HAWAII	Privatized GFOQ
	4559 Hale Ali'i Qtrs D	DEPUTY CO PACOM	Privatized GFOQ
	4545 Hale Ali'i Qtrs E	PACOM J5	Privatized GFOQ
	4531 Hale Ali'i Qtrs F	COS PACOM	Privatized GFOQ
	4519 Hale Ali'i Qtrs G	PACOM J3	Privatized GFOQ
	4509 Hale Ali'i Qtrs H	CO SOCPAC	Privatized GFOQ
	29 Makalapa	DEPUTY/COS USPACTFLT	Privatized GFOQ
	37 Makalapa	CO USPACFLT	Privatized GFOQ
	4501 Princeton Qtrs K	CO SUBFORCES USPACFLT	Privatized GFOQ
Kauai, HI	1201 Regulas Drive	CO PAC MISSILE RANGE FACILITY, KAUAI	ICQ

BILLETED QUARTERS - NAVY-OWNED/CONTROLLED GFOQS, PRIVATIZED GFOQS AND INSTALLATION COMMAND QUARTERS			
REGION/INSTALLATION	QUARTERS ID/ADDRESS	BILLET	CATEGORY
CNRSW			
China Lake, CA	1810 Enterprise	CNAWC	Privatized GFOQ
	1820 Enterprise	CO NAWS China Lake	ICQ
El Centro, CA	3336 Rock Island	CO NAF El Centro	ICQ
Fallon, NV	150 May Ranch	NAWC	Privatized GFOQ
	760 Ponderosa Pl	CO NAS Fallon	ICQ
Lemoore, CA	3171 Speicher St	CO NAS LEMOORE	ICQ
Miramar, CA	1401 Orion Ct	CO MCAS Miramar	ICQ
	1402 Orion Ct	CG 3 rd MAW	Privatized GFOQ
	1404 Orion Ct	AWC 3 rd MAW	Privatized GFOQ
San Diego, CA	Quarters V	COMTHIRDFLEET	Privatized GFOQ
	Quarters A	COMNAVAIRFOR	Privatized GFOQ
	Quarters D	COMNAVSURFOR	Privatized GFOQ
	355 Silvergate Ct	COMNAVREG SOUTHWEST	Privatized GFOQ
	343 Silvergate Ct	COMSPAWARSYSCOM	Privatized GFOQ
	333 Silvergate Ct	COMNMAWC	Privatized GFOQ
	303 Silvergate Ct	COMGLS	Privatized GFOQ
	Quarters C, NMCS	COMNAVMECEN	Privatized GFOQ
	Quarters B, NMCS	CO NAVAL BASE SAN DIEGO	ICQ
	111 Rendova	COMSPECWARSOM	Privatized GFOQ
	154 N. Sylvester Rd	CO NAVAL BASE POINT LOMA	ICQ
Seal Beach, CA	103 Hussey Rd	CO NWS SEAL BEACH	ICQ
Ventura, CA	1004 Polaris Drive	CO NBVC	ICQ

BILLETED QUARTERS - NAVY-OWNED/CONTROLLED GFOQS, PRIVATIZED GFOQS AND INSTALLATION COMMAND QUARTERS			
REGION/INSTALLATION	QUARTERS ID/ADDRESS	BILLET	CATEGORY
CNRNDW			
Washington, DC	Tingey House	CNO	Privatized GFOQ
	AA-PA (Radford House)	VCNO	Privatized GFOQ
	CC-PA (Nautilus House)	DIR NAVAL NUCLEAR REACTORS	Privatized GFOQ
	B-WNY	COMMANDANT, NAVAL DISTRICT WASHINGTON	Privatized GFOQ
	S-WNY	CO NSA WASHINGTON	ICQ
Annapolis, MD	Buchanan House	SUPERINTENDENT, USNA	Privatized GFOQ
	1 Kinkaid Road	CO NSA ANNAPOLIS	ICQ
	1 Wood Road	Commander, Tenth Fleet	Privatized GFOQ
Patuxent River, MD	A Mattapany	NAVAIR	Privatized GFOQ
Dahlgren, VA	509 Sampson Rd	CO NSA SOUTH POTOMAC	ICQ
Bethesda, MD	A-NSAB	SURGEON GEN OF THE NAVY	Privatized GFOQ
	C-NSAB	CO NSA BETHESDA	ICQ
CNRSE			
Charleston, SC	One Nemo Way	CO MWS CHASN	ICQ
Corpus Christi, TX	SOQ 1/1 King Dr	CNATRA	Flag-Navy Owned/Controlled
	SOQ 4/4 King Dr	CO CORPUS CHRISTI	ICQ
Fort Worth, TX	3265 Captains Row	CO JRB FORT WORTH	ICQ
Guantanamo Bay, Cuba	M-101	CO JOINT TASK FORCE GTMO	Flag-Navy Owned/Controlled
	1101 Deer Point	CO NS GTMO	ICQ

BILLETED QUARTERS - NAVY-OWNED/CONTROLLED GFOQS, PRIVATIZED GFOQS AND INSTALLATION COMMAND QUARTERS			
REGION/INSTALLATION	QUARTERS ID/ADDRESS	BILLET	CATEGORY
Gulfport, MS	5014 Eagle Drive	CO CBC GULFPORT	ICQ
Jacksonville, FL	Quarters A	COMNAVREG SOUTHEAST	Privatized GFOQ
	Quarters K	CO NAS JACKSONVILLE	ICQ
Key West, FL	CA Trumbo Point	DIR, JOINT INTERAGENCY TASK FORCE SOUTH	Privatized GFOQ
	1011 Mitscher	DEP DIR JIATF SOUTH	Privatized GFOQ
	1013 Mitscher	CO NAS KEY WEST	ICQ
Kings Bay, GA	Qtrs 110/110A Sea Hawk Ct	CO GRR10	Privatized GFOQ
	Qtrs 100/100A Sea	CO SUBASE KBAY	ICQ
Kingsville, TX	700 Ellyson	CO NAS KINGSVILLE	ICQ
Mayport, FL	3909 Oakhill St	CO COMUSNAVSO	Privatized GFOQ
	2186 Oakhill St	CO NS MAYPORT	ICQ
Meridian, MS	897 Murray Road	CO NAS MERIDIAN	ICQ
Mid-South, TN	6110 Attu	CNPC	Privatized GFOQ
	6081 Attu	ACNPC	Privatized GFOQ
	7663 S. Essex	CNRC	Privatized GFOQ
	7661 S. Essex	CO NSA MID-SOUTH	ICQ
New Orleans, LA	101 Princeton	CO NASJRB NOLA	ICQ
Panama City, FL	430 Osprey Lane	CO NAS PANAMA CITY	ICQ
Pensacola, FL	Qtrs A/1 N. Ave	CO NETC	Privatized GFOQ
	245 Hatch Rd	CO NAS PENSACOLA	ICQ
Whiting Field, FL	232 Merrill Dr	CO NAS Whiting Field	ICQ

BILLETED QUARTERS - NAVY-OWNED/CONTROLLED GFOQS, PRIVATIZED GFOQS AND INSTALLATION COMMAND QUARTERS			
REGION/INSTALLATION	QUARTERS ID/ADDRESS	BILLET	CATEGORY
CNRMA			
Crane, IN	Qtrs A, 301 Hwy 361	CO NSA CRANE	ICQ
Great Lakes	AA	CNSTC	Privatized GFOQ
	Qtrs A	CO NAVSTA GREAT LAKES	ICQ
Hampton Roads, VA	Virginia House	COMUSFLTFORCOM	Privatized GFOQ
	Missouri House	DEP COMUSFLTFORCOM	Privatized GFOQ
	Connecticut House	COMMARFORLANT	Privatized GFOQ
	Cheatham House	JF STAFF COLLEGE	Privatized GFOQ
	Vermont House	COMNAVREG MIDLANT	Privatized GFOQ
	Farragut House	DEP COMMARFORLANT	Privatized GFOQ
	Quarters A (NMC)	COMNAVMEDECEN PORTSMOUTH	Privatized GFOQ
	Ely House	CO NAVSTA NORFOLK	ICQ
	E-A LRA House	CO NAS Hampton Road	ICQ
	Cape Henry House	JNTEXPHASE LC-FT STORY	ICQ
	Bell House	CO NAS OCEANA	ICQ
	Quarters A (NNSY)	CO NAVSHIPYD NORFOLK	ICQ
	Quarters A (York)	CO WPNSTA YORKTOWN	ICQ
Earle, NJ	Qtrs A	NWS Earle	ICQ
Mechanicsburg, PA	807 Edison Drive	CO NAVSUP	ICQ
New London, CT	Quarters A	CO NAVSUBBASE NEW LONDON	ICQ
Newport, RI	Quarters AA	PRES, NAVAL WAR COLLEGE	Privatized GFOQ
	Staff Quarters A	NAVSTA NEWPORT	ICQ
Portsmouth, NH	Quarters 1	CO NNSY PORTSMOUTH	ICQ

NAVY HOUSING SPECIAL COMMAND POSITIONS

Special Command Position	Location	Navy/PPV
O-10 Chief of Naval Operations	Washington, DC	PPV
O-10 Vice Chief of Naval Operations	Washington, DC	PPV
O-10 Commander, US Pacific Fleet	Hickam, HI	PPV
O-10 United States Fleet Forces Command	Norfolk, VA	PPV
O-10 Director, Naval Nuclear Propulsion	Washington, DC	PPV
O-10 Commander, US Naval Forces/Europe/Africa	Naples, Italy	Navy
O-9 Commander, US Naval Forces Central Command/Commander, US Fifth Fleet/ Commander, Combined Maritime Forces	Naval Support Activity, Bahrain	Navy
O-9 Superintendent, United States Naval Academy	Annapolis, MD	PPV
O-9 Commander, U.S. Seventh Fleet	Yokosuka Naval Base, Japan	Navy
O-9 Commander, U.S. Sixth Fleet/Deputy Commander, U.S. Naval Forces/Europe, Africa	Naples, Italy	Navy
O-9 President, Naval War College	Newport, RI	PPV
O-8 Superintendent, Naval Post-Graduate School	Monterey, CA	PPV (Army)
O-8 Commander, U.S. Naval Forces, Japan	Yokosuka Naval Base, Japan	Navy
O-8 Commander, Logistic Group Western Pacific	Port of Singapore, Singapore	Navy
O-8 Commander, Joint Region Marianas	Joint Base Guam	Navy
O-10 Commander, US Pacific Command	Camp H.M. Smith, HI	PPV
O-9 Commander, Marine Forces Atlantic	Hampton Roads, VA	PPV
O-9 Commander, Marine Forces Pacific	Camp H.M. Smith, HI	PPV
O-7 Commander, Joint Forces Staff College	Hampton Roads, VA	PPV