

The background of the top half of the cover features the official seal of the United States Air Force. It is a circular emblem with a blue outer ring containing the text "UNITED STATES OF AMERICA" at the top and "DEPARTMENT OF THE AIR FORCE" at the bottom. Inside the ring is a white shield with a bald eagle with wings spread, perched on a shield. The eagle is holding an olive branch in its right talon and a bundle of arrows in its left. There are thirteen stars around the eagle. The text "FRMA" is superimposed in large, bold, dark blue letters over the seal.

FRMA

Housing Requirements and Market Analysis

United States Air Force

2005 - 2010

A silhouette of a large military transport aircraft, likely a C-17 Globemaster III, is shown in flight against a sunset sky. The aircraft is positioned horizontally across the middle of the page, with its tail on the right and its nose on the left. The sky is a mix of orange, yellow, and light blue, suggesting a low sun. The ground below is a dark, flat expanse.

McCONNELL AIR FORCE BASE

KANSAS

DECEMBER 2005

HOUSING REQUIREMENTS AND MARKET ANALYSIS

**McConnell Air Force Base
Kansas**

2005 – 2010

Prepared for:

Air Force Center for Environmental Excellence (AFCEE)

Air Force Housing Division (AF/ILEHD)

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TABLE OF CONTENTS

<i>Section</i>	<i>Page</i>
Executive Summary	ES-1
1.0 Introduction	1-1
1.1 METHODOLOGY	1-1
1.2 POLICY AND ASSUMPTIONS	1-5
1.3 REPORT ORGANIZATION	1-7
2.0 The Housing Market Area	2-1
2.1 MARKET AREA.....	2-1
2.2 REGIONAL ECONOMIC AND DEMOGRAPHIC FACTORS	2-3
3.0 Housing Supply	3-1
3.1 MILITARY HOUSING SUPPLY	3-1
3.2 PRIVATE SECTOR HOUSING	3-3
3.3 RENTAL HOUSING	3-4
3.4 RENTAL HOUSING SUPPLY.....	3-4
3.5 NET CHANGE IN SUITABLE RENTAL HOUSING SUPPLY	3-9
4.0 Housing Requirements	4-1
4.1 AUTHORIZED MANPOWER	4-1
4.2 MILITARY HOUSING REQUIREMENTS	4-3
4.3 MINIMUM HOUSING REQUIREMENT	4-6
4.4 MILITARY MEMBERS REQUIRING PRIVATE SECTOR HOUSING	4-12
5.0 Competing Demand	5-1
5.1 CIVILIAN HOUSEHOLDS	5-1
6.0 Rental Housing Shortfall	6-1
6.1 RENTAL HOUSING SUPPLY AVAILABLE TO THE MILITARY	6-1
6.2 RENTAL HOUSING SUPPLY ALLOCATED TO THE MILITARY	6-2
6.3 PRIVATE SECTOR SHORTFALL	6-4
7.0 Total Housing Requirement	7-1
7.1 TOTAL MILITARY FAMILY HOUSING REQUIREMENT	7-1
7.2 TOTAL UNACCOMPANIED PERSONNEL HOUSING REQUIREMENT.....	7-4
7.3 SUMMARY	7-6
8.0 References	8-1

LIST OF TABLES

<i>Table</i>	<i>Page</i>
TABLE ES-1. TOTAL MILITARY FAMILY HOUSING REQUIREMENTS.....	ES-1
TABLE ES-2. SUMMARY OF MILITARY HOUSING REQUIREMENTS, 2005 & 2010.....	ES-3
TABLE ES-3. MCCONNELL AFB TOTAL MILITARY FAMILY HOUSING REQUIREMENT, 2010	ES-4
TABLE ES-4. MCCONNELL AFB TOTAL UNACCOMPANIED PERSONNEL HOUSING REQUIREMENT, 2010	ES-4
TABLE 2-1. POPULATION, WICHITA MSA AND KANSAS, 1990-2004	2-3
TABLE 2-2. EMPLOYMENT, WICHITA MSA AND KANSAS, 2001-2003	2-3
TABLE 2-3. EMPLOYMENT BY INDUSTRIAL SECTOR, WICHITA MSA, 2001-2003	2-4
TABLE 2-4. MAJOR EMPLOYERS, WICHITA MSA, 2004	2-4
TABLE 2-5. PER CAPITA INCOME, WICHITA MSA AND KANSAS, 2001-2003	2-6
TABLE 2-6. EARNINGS (IN THOUSANDS) BY INDUSTRIAL SECTOR, WICHITA MSA, 2001-2003	2-6
TABLE 3-1. MILITARY HOUSING SUPPLY BY YEAR, 2005 - 2010	3-1
TABLE 3-2. MILITARY HOUSING SUPPLY, 2005	3-2
TABLE 3-3. OCCUPIED MILITARY FAMILY HOUSING SUPPLY, 2005.....	3-2
TABLE 3-4. MILITARY FAMILY HOUSING SUPPLY, 2005	3-3
TABLE 3-5. PRIVATE SECTOR HOUSING IN THE HOUSING MARKET AREA, 2005 & 2010	3-3
TABLE 3-6. TOTAL RENTAL HOUSING SUPPLY BY COMPETITIVE CATEGORIES, 2005 - 2010	3-4
TABLE 3-7. TOTAL RENTAL HOUSING SUPPLY, 2005.....	3-5
TABLE 3-8. UNSUITABLE RENTAL HOUSING BY CONDITION, 2005	3-7
TABLE 3-9. SUITABLE RENTAL HOUSING, 2005	3-7
TABLE 3-10. VACANT RENTAL HOUSING, 2005	3-8
TABLE 3-11. SUITABLE VACANT RENTAL HOUSING, 2005.....	3-8
TABLE 3-12. NET CHANGE IN THE SUITABLE RENTAL HOUSING, 2005 TO 2010	3-9
TABLE 3-13. SUITABLE RENTAL HOUSING, 2010	3-9
TABLE 4-1. MCCONNELL AFB MANPOWER AUTHORIZATIONS, 2005 & 2010	4-1
TABLE 4-2. MANPOWER AUTHORIZATIONS BY YEAR, 2005 - 2010	4-2
TABLE 4-3. MANPOWER AUTHORIZATIONS BY ORGANIZATION, 2005 & 2010.....	4-2
TABLE 4-4. MILITARY FAMILIES AND UNACCOMPANIED PERSONNEL REQUIRING HOUSING, 2005	4-2
TABLE 4-5. MILITARY FAMILIES AND UNACCOMPANIED PERSONNEL REQUIRING HOUSING, 2010	4-3
TABLE 4-6. MILITARY FAMILIES, 2005	4-4
TABLE 4-7. MILITARY FAMILIES, 2010	4-4
TABLE 4-8. UNACCOMPANIED PERSONNEL HOUSING REQUIREMENT, 2005.....	4-5
TABLE 4-9. UNACCOMPANIED PERSONNEL HOUSING REQUIREMENT, 2010.....	4-6
TABLE 4-10. MILITARY COMMUNITY HOUSING REQUIREMENT, 2010	4-7
TABLE 4-11. KEY AND ESSENTIAL HOUSING REQUIREMENT, 2010.....	4-8
TABLE 4-12. HISTORIC HOUSING REQUIREMENT, 2010	4-9
TABLE 4-13. REGULAR MILITARY COMPENSATION, 2005.....	4-10
TABLE 4-14. TARGETED ECONOMIC RELIEF HOUSING REQUIREMENT, 2010	4-10
TABLE 4-15. FLOOR HOUSING REQUIREMENT, 2010.....	4-11
TABLE 4-16. UNACCOMPANIED PERSONNEL MINIMUM HOUSING REQUIREMENT, 2005	4-12
TABLE 4-17. UNACCOMPANIED PERSONNEL MINIMUM HOUSING REQUIREMENT, 2010	4-12
TABLE 4-18. MILITARY FAMILIES REQUIRING PRIVATE SECTOR HOUSING, 2005 - 2010	4-13
TABLE 4-19. MILITARY FAMILIES REQUIRING PRIVATE SECTOR HOUSING, 2005.....	4-13
TABLE 4-20. MILITARY FAMILIES REQUIRING PRIVATE SECTOR HOUSING, 2010.....	4-14

<i>Table</i>	<i>Page</i>
TABLE 4-21. HOMEOWNERSHIP RATES FOR MILITARY FAMILIES	4-15
TABLE 4-22. MILITARY FAMILY HOMEOWNER REQUIREMENT, 2005	4-15
TABLE 4-23. MILITARY FAMILY HOMEOWNER REQUIREMENT, 2010	4-16
TABLE 4-24. MILITARY FAMILY RENTAL REQUIREMENT, 2005	4-16
TABLE 4-25. MILITARY FAMILY RENTAL REQUIREMENT, 2010	4-17
TABLE 4-26. MAXIMUM ALLOWABLE HOUSING COST WITH DEPENDENTS, 2005	4-18
TABLE 4-27. MILITARY FAMILY RENTAL REQUIREMENT BY RENTAL COST, 2005	4-18
TABLE 4-28. MILITARY FAMILY RENTAL REQUIREMENT BY RENTAL COST, 2010	4-19
TABLE 4-29. UNACCOMPANIED PERSONNEL REQUIRING PRIVATE SECTOR HOUSING, 2005 - 2010	4-19
TABLE 4-30. UNACCOMPANIED PERSONNEL PRIVATE SECTOR HOUSING REQUIREMENT BY BEDROOM, 2005	4-20
TABLE 4-31. UNACCOMPANIED PERSONNEL PRIVATE SECTOR HOUSING REQUIREMENT BY BEDROOM, 2010	4-20
TABLE 4-32. HOMEOWNERSHIP RATES FOR UNACCOMPANIED PERSONNEL	4-21
TABLE 4-33. UNACCOMPANIED PERSONNEL HOMEOWNER REQUIREMENT, 2005	4-22
TABLE 4-34. UNACCOMPANIED PERSONNEL RENTAL REQUIREMENT, 2005	4-22
TABLE 4-35. UNACCOMPANIED PERSONNEL HOMEOWNER REQUIREMENT, 2010	4-23
TABLE 4-36. UNACCOMPANIED PERSONNEL RENTAL REQUIREMENT, 2010	4-23
TABLE 4-37. MAXIMUM ALLOWABLE HOUSING COST WITHOUT DEPENDENTS, 2005	4-24
TABLE 4-38. UNACCOMPANIED PERSONNEL RENTAL REQUIREMENT BY RENTAL COST, 2005 ...	4-24
TABLE 4-39. UNACCOMPANIED PERSONNEL RENTAL REQUIREMENT BY RENTAL COST, 2010 ...	4-25
<hr/>	
TABLE 5-1. CIVILIAN RENTAL DEMAND, 2005	5-1
TABLE 5-2. CIVILIAN RENTAL DEMAND, 2010	5-2
<hr/>	
TABLE 6-1. TURNOVER RATES FOR HOUSEHOLDS IN RENTAL HOUSING	6-2
TABLE 6-2. TOTAL RENTAL SUPPLY AND DEMAND, 2005 - 2010	6-2
TABLE 6-3. AVAILABLE RENTAL SUPPLY AND ACTIVE DEMAND, 2005 - 2010	6-3
TABLE 6-4. MARKET SHARE OF SUITABLE RENTAL HOUSING, 2005 - 2010	6-3
TABLE 6-5. PRIVATE SECTOR SHORTFALL FOR MILITARY FAMILIES, 2010	6-4
TABLE 6-6. PRIVATE SECTOR SHORTFALL FOR UNACCOMPANIED PERSONNEL, 2010	6-4
<hr/>	
TABLE 7-1. TOTAL MILITARY FAMILY HOUSING REQUIREMENT, 2005 - 2010	7-1
TABLE 7-2. TOTAL MILITARY FAMILY HOUSING REQUIREMENT, 2010	7-2
TABLE 7-3. FLOOR HOUSING REQUIREMENT, 2010	7-2
TABLE 7-4. MILITARY FAMILY PRIVATE SECTOR SHORTFALL, 2010	7-3
TABLE 7-5. TOTAL MILITARY FAMILY HOUSING REQUIREMENT, 2010	7-3
TABLE 7-6. MARKET SHARE OF SUITABLE RENTAL HOUSING, 2005 - 2010	7-4
TABLE 7-7. UNACCOMPANIED PERSONNEL PRIVATE SECTOR SHORTFALL, 2010	7-4
TABLE 7-8. TOTAL UNACCOMPANIED PERSONNEL HOUSING REQUIREMENT, 2010	7-5

LIST OF FIGURES

<i>Figure</i>	<i>Page</i>
FIGURE 1-1. HOUSING REQUIREMENTS AND MARKET ANALYSIS PROCESS SUMMARY	1-4
<hr/>	
FIGURE 2-1. MCCONNELL AFB, KANSAS HOUSING MARKET AREA	2-2
FIGURE 2-2. UNEMPLOYMENT, WICHITA MSA AND KANSAS, 1995-2004	2-5
FIGURE 2-3. BUILDING PERMITS, WICHITA MSA, 2000-2004	2-7
FIGURE 2-4. VACANCY RATES, WICHITA, 1999-FIRST QUARTER 2005	2-8
FIGURE 2-5. AVERAGE RENT, WICHITA, 1999-SECOND QUARTER 2005	2-8
FIGURE 2-6. OWNER-OCCUPIED HOUSING UNITS BY CENSUS TRACT, 2000	2-9
FIGURE 2-7. RENTER-OCCUPIED HOUSING UNITS BY CENSUS TRACT, 2000	2-10

ACRONYMS AND ABBREVIATIONS

AAFES – Army and Air Force Exchange Services
AFB – Air Force Base
AF/ILEH – Air Force Housing Division
AHS – American Housing Survey
BAH – Basic Allowance for Housing
BAS – Basic Allowance for Subsistence
BCE – Base Civil Engineer
BRAC – Base Realignment and Closure
COLA – Cost of Living Adjustment
CONUS – Continental United States
DECA – Defense Commissary Agency
DoD – U.S. Department of Defense
DoDDS – U.S. Department of Defense Dependents Schools
FMR – Fair Market Rent
FY – Fiscal Year
GAO – General Accounting Office
GPS – Global Positioning System
HQ – Headquarters
HRMA – Housing Requirements and Market Analysis
HUD – U.S. Department of Housing and Urban Development
K&E – Key and Essential
LQA – Living Quarters Allowance
MAJCOM – Major Command
MAHC – Maximum Allowable Housing Cost
MFH – Military Family Housing
MHA – Military Housing Area
MSA – Metropolitan Statistical Area
NAF – Non-Appropriated Fund
OCONUS – Outside continental U.S.
OHA – Overseas Housing Allowance
OOP – Out-Of-Pocket
OSD – Office of the Secretary of Defense
PCS – Permanent Change of Station
RMC – Regular Military Compensation
SOW – Statement of Work
UEPH – Unaccompanied Enlisted Personnel Housing
U.S. – United States
VHAS – Variable Housing Allowance Survey
XP – Personnel Directorate

GLOSSARY OF TERMS

Accompanied Personnel – Military members who are eligible to receive with-dependent housing allowances.

Actual Vacancy Rate – The number of rental units available for occupancy divided by the total rental housing supply.

Authorized Civilian Households – Civilian households which are authorized military housing at an installation.

Basic Allowance for Housing (BAH) – The housing allowance paid to eligible members at an installation.

Basic Allowance for Subsistence (BAS) – The subsistence allowance paid to eligible military members at an installation.

Competitive Housing – Rental housing for which military personnel compete against civilian personnel for occupancy.

Cost of Living Allowance (COLA) – An allowance paid to eligible members (assigned to high cost areas) that provides compensation for variations in non-housing costs.

Floor Housing Requirement – The minimum military family housing assets required for an installation by policy determination. Also defined as the Minimum Military Family Housing Requirement.

Force Protection – Installation policy requiring all military personnel to reside in military housing for security purposes.

Historic Housing – U.S. Government owned housing units listed on or eligible for the National Register of Historic Places under the National Historic Preservation Act.

Housing Market Area – The geographic area defined by the Air Force for the purposes of determining the Total Military Family Housing Requirement.

Ineligible Housing – Rental housing units which military personnel have no opportunity to occupy due to restrictive requirements on the rental units.

Key and Essential Housing Requirement (K&E) – Housing for all Key and Essential military and civilian personnel required to live in military housing.

Market Segment – A portion of the rental housing market determined by bedrooms and monthly rental costs.

Maximum Allowable Housing Cost (MAHC) – The highest rental cost by Air Force policy that determines the affordability of private sector rental housing for military personnel. For HRMA purposes, Out-of-Pocket Expenses (OOP) are included for CONUS installations (including Alaska and Hawaii), but not included for OCONUS installations.

Military Community Housing Requirement – A criterion of the Floor Housing Requirement whereby ten percent of the military family housing requirement by pay grade is determined to represent a viable military community.

Military Families – Those accompanied personnel, less military couples and voluntarily separated personnel, eligible for housing at an installation.

Military Family Housing (MFH) Supply – All housing controlled by the U.S. Government for use by military family members at an installation including military owned housing, housing under lease to the Air Force, housing provided by the host country and privatized housing.

Military Housing – Housing units and unaccompanied dormitory units available for use by military members.

Military Housing Area – The defined geographic area that defines the Basic Allowance for Housing for the installation.

Military Households Requiring Housing – Military personnel including accompanied and unaccompanied personnel that an installation has responsibility to house, either in military housing or in private sector housing.

Military Market Share – The number of rental housing units that military households requiring rental housing are expected to be able to rent.

Minimum Military Family Housing Requirement - The minimum military family housing supply required for an installation by policy determination. Also defined as the Floor Housing Requirement.

Minimum Unaccompanied Housing Requirement – The number of military housing units, usually dormitory units, the U.S. Government must provide to house unaccompanied personnel.

Natural Vacancy Rate – The level of vacancies that exist when the rental market is in relative balance between supply and demand..

Non-Competitive Housing – Rental housing units for which military personnel do not face any competition from civilian personnel for occupancy. Privatized housing and Overseas Specified Housing typically constitute these units.

Out-Of-Pocket (OOP) Expenses – The expense that the military member would pay in addition to their housing allowance to equal the national median housing cost for any particular pay grade. The amount is the same for every installation.

Overseas Specified Housing – Private sector rental housing units serving overseas military installations that market specifically to U.S. personnel. These rental units typically contain amenities and equipment making the unit adequate for rental by U.S. personnel.

Private Sector Housing – Housing in the local community that is not owned or leased by the U.S. Government.

Private Sector Shortfall – The difference between those military members requiring private sector rental housing and the military market share.

Privatized Housing – Housing units constructed and maintained by the private sector for primary occupancy by military personnel.

Regular Military Compensation (RMC) – The sum of annual standard base pay, housing and subsistence allowances, Cost of Living Allowance (where applicable) and a tax adjustment (to reflect the exemption from Federal Income Tax of the housing and subsistence allowances).

Service – A military branch of the armed forces of the United States of America.

Student Requirement – Military students required to reside in military housing.

Study Period – The number of years an HRMA study covers, from the initial year to the final year of the transition period.

Targeted Economic Relief Requirement – Housing for members whose Regular Military Compensation (RMC) is less than 50 percent of the median family income in the market area for the installation.

Total Military Family Housing Requirement – The number of family housing units that the U.S. Government must provide in addition to housing available in the private sector to house adequately military families at an installation. The requirement is determined as the sum of the Floor Housing Requirement plus any shortfall of housing in the private sector on a pay grade basis.

Total Military Housing Requirement – The sum of the minimum housing requirement and the number of military households unsuitably housed in the private sector for the accompaniment status.

Total Unaccompanied Personnel Housing Requirement – The number of unaccompanied housing units that the U.S. Government must provide in addition to housing available in the private sector to house adequately unaccompanied personnel at an installation. The requirement is determined as the

sum of the Minimum Unaccompanied Housing Requirement plus any shortfall of housing in the private sector on a pay grade basis.

Transition Period – The number of years established for transitioning from the current number of military housing units to the minimum military housing requirement.

Unaccompanied Housing Policy – Air Force policy directing an installation to provide military housing for all unaccompanied personnel in grade E-3 and below and for E-4 unaccompanied personnel with less than three years of service. The balance of unaccompanied personnel seeks housing in the private sector. This policy is often referred to as the “Corona Policy.”

Unaccompanied Personnel – Military personnel who are eligible to receive without-dependents housing allowances.

Voluntary Separations – Military members who are voluntarily separated geographically from family members. Also known as Voluntary Family Separations.

McConnell Air Force Base Housing Requirements and Market Analysis

EXECUTIVE SUMMARY

This Housing Requirements and Market Analysis (HRMA) determines the Total Military Family Housing Requirement for personnel at McConnell Air Force Base (AFB), Kansas. The HRMA assesses the private sector housing market's potential to house military families as the installation transitions from its current supply of military housing assets to the minimum number authorized under Office of Secretary of Defense (OSD) policies.

The analysis is based on OSD's Dynamic Adjustment Model which analyzes the housing market under the assumption military families will transition from military housing to private sector housing over a five-year period. By the final year of the transition period, all military families require private sector housing except those in the installation's Floor Housing Requirement. An assessment of housing supply and demand (both civilian and military) is made for each year of the transition period.

Each year of the transition period, a market share of the available rental housing (i.e., units either turning over or new to the market) is allocated to military families and unaccompanied personnel based on only those military and civilian households actively seeking rental housing during the year. The Total Military Family Housing Requirement is the sum of the Floor Housing Requirement and any shortfall of private sector housing in the final year of the analysis.

HRMA RESULTS

At the end of the five-year transition period between 2005 and 2010, the Total Military Family Housing Requirement for McConnell AFB for 2010 is 441 units (Table ES-1).

The 2010 results differ from the HRMA conducted in 2003, which estimated a Total Housing Requirement of 189 units. The number of military families has increased by 521 families to total 1,806 families. The rental supply has remained fairly constant with neither significant inventory additions nor significant cost increases.

Table ES-1. Total Military Family Housing Requirements

Component	Previous 2003 HRMA	HRMA 2010
Total Military Family Housing Requirement	189	441
Floor Housing Requirement	158	193
Private Sector Shortfall	31	248

The utilization/disposition of any housing in excess of the requirement is not addressed in the HRMA but is addressed as part of the Housing Community Profile process.

The McConnell AFB HRMA is summarized as follows:

1. The rental market continues to grow at a fairly steady pace with 2,518 new units expected to become available over the next five years equating to an annual growth rate of approximately 0.7 percent.
2. Rental market vacancies are currently at 8.9 percent and are projected to decline to 8.2 percent.
3. Authorized manpower is expected to increase from 2,565 in 2005 to 3,639 in 2010. Projected year families are estimated to be 2,178 while unaccompanied personnel are projected to total 1,461 positions.
4. In the final year of the analysis, 571 of the 819 families requiring private sector rental units are allocated suitable rental housing resulting in a Private Sector Shortfall of 248 units. Additionally, 629 of the 666 unaccompanied personnel who require private sector housing are allocated suitable rental housing resulting in a Private Sector Shortfall of 37 units.

Table ES-2. Summary of Military Housing Requirements, 2005 & 2010

Component	Previous HRMA 2003	Current HRMA	
		2005	2010
Authorized Permanent Party	2,809	2,565	3,639
Accompanied Personnel	1,489	1,538	2,178
Military Couples and Voluntary Separations	204	262	372
Military Families	1,285	1,276	1,806
Total Military Family Housing Requirement	189	220	441
Floor Housing Requirement	158	193	193
Private Sector Shortfall	31	27	248
In Private Sector Housing	1,096	687	1,613
Homeowners	417	396	794
Renters	710	291	819
Unaccompanied Personnel	1,320	1,027	1,461
Total Unaccompanied Personnel Housing Requirement	516	544	699
In Government Quarters	470	463	662
(E4 three years of service and below)			
Private Sector Shortfall	46	81	37
In Private Sector Housing	850	564	799
E4 over three years of service	-	212	303
E5 and Above	-	352	496
Homeowners	146	96	133
Renters	704	468	666

The Floor Housing Requirement is determined as the greatest of the following criteria for each pay grade:

Military Community – Housing for ten percent of the military family housing requirement by grade.

Key and Essential – Housing for all key and essential military and civilian personnel.

Historic Housing – U.S. Government-owned housing units listed on or eligible for the National Register of Historic Places under the National Historic Preservation Act.

Targeted Economic Relief – Housing for members whose Regular Military Compensation (RMC) is less than 50 percent of the local median family income.

The McConnell AFB Total Military Family Housing Requirement is the sum of the Floor Housing Requirement and the Private Sector Shortfall on a pay grade basis (Table ES-3).

Table ES-3. McConnell AFB Total Military Family Housing Requirement, 2010

Pay Grade	Military Families	Military Community	Key & Essential	Historic Housing	Targeted Economic Relief	Floor Housing Requirement	Private Sector Shortfall	Total Military Housing Requirement
O7+	-	-	-	-	-	-	-	-
O6	10	1	6	-	-	6	-	6
O5	30	3	1	-	-	3	-	3
O4	51	5	-	-	-	5	-	5
O3	103	10	-	-	-	10	10	20
O2	40	4	-	-	-	4	3	7
O1	15	2	-	-	-	2	-	2
Officers	249	25	7	-	-	30	13	43
E9	23	2	-	-	-	2	-	2
E8	48	5	-	-	-	5	2	7
E7	249	25	-	-	-	25	21	46
E6	395	40	-	-	-	40	29	69
E5	492	49	-	-	-	49	123	172
E4	218	22	-	-	-	22	38	60
E3	113	11	-	-	-	11	15	26
E2	11	1	-	-	-	1	7	8
E1	8	1	-	-	8	8	-	8
Enlisted	1,557	156	-	-	8	163	235	398
Total	1,806	181	7	-	8	193	248	441

Table ES-4. McConnell AFB Total Unaccompanied Personnel Housing Requirement, 2010

Pay Grade	Unaccompanied Personnel	Minimum Housing Requirement	Require Private Sector Housing	Private Sector Shortfall	Total Military Housing Requirement
O7+	-	-	-	-	-
O6	-	-	-	-	-
O5	5	-	5	2	2
O4	8	-	8	2	2
O3	67	-	67	31	31
O2	53	-	53	42	42
O1	35	-	35	22	22
Officers	168	-	168	99	99
E9	2	-	2	2	2
E8	2	-	2	1	1
E7	16	-	16	10	10
E6	62	-	62	45	45
E5	246	-	246	223	223
E4	404	101	303	323	424
E3	476	476	-	-	476
E2	70	70	-	-	70
E1	15	15	-	-	15
Enlisted	1,293	662	631	604	1,266
Total	1,461	662	799	703	1,365

ANALYST ASSESSMENT

This section describes and assesses factors and assumptions that may have critical impacts on the results. Comparisons are made to the analysis and results of the 2003 HRMA. The major factors are:

1. The Housing Market Area remained the same as in the 2003 HRMA.
2. Military households are allocated to market segments within their affordable “spending band” as part of the analytical process to determine if there is sufficient suitable housing for them. The “spending band” for a pay grade and bedroom entitlement is defined by the Maximum Allowable Housing Cost (MAHC) as the upper cost bound and the cost of minimally acceptable rental units as the lower cost bound. All suitable housing within the “spending band” is both affordable and acceptable for members in that pay grade and bedroom entitlement. If the cost of a minimally acceptable house is greater than their MAHC, no housing is available to those household that is both affordable and suitable.

For the 2005 HRMA, the minimum acceptable rental price by bedroom is higher than the MAHC for one or more pay grades in that bedroom category. As a result, the families in those pay grades/bedroom categories cannot be allocated a share of suitable housing. Their requirements directly form part of the Private Sector Shortfall.

HRMA

Housing Requirements and Market Analysis



United States Air Force

2005 - 2010

McCONNELL AIR FORCE BASE
KANSAS

1.0 INTRODUCTION

The Housing Requirements and Market Analysis (HRMA) is a detailed study to determine the military housing the U.S. Government must provide to ensure that all military households (both families and unaccompanied) that McConnell Air Force Base (AFB), Kansas, has the responsibility to house have access to acceptable housing.

This report and the analysis on which the results are based follow Air Force guidance implementing the HRMA process as advocated by the Office of the Secretary of Defense (OSD) to ensure a consistent determination of housing requirements across military services in support of the planning and programming processes. The HRMA methodology incorporates OSD's Dynamic Adjustment model.

This section describes the following:

- ◆ Methodology
- ◆ Policy and Assumptions
- ◆ Report Organization

1.1 METHODOLOGY

The HRMA follows the OSD guidance that the military services must rely first on the private sector to meet its housing needs prior to considering military housing. The HRMA determines if there is sufficient affordable, suitable private sector housing to meet the needs of military households, both families and unaccompanied, as the military households are assumed to transition from current military housing to a minimum level of the military housing over a five-year transition period, increasing the reliance on the private sector for meeting housing needs.

Air Force policy establishes a minimum housing requirement for both military families and unaccompanied personnel. The minimum housing requirement for unaccompanied personnel is set by Air Force policy which specifies the personnel required to reside in government quarters. The minimum housing requirement (Floor Housing Requirement) for military families is based on four criteria evaluated for the final year of the analysis 2010:

- ◆ The need for a military community,
- ◆ Housing for personnel in Key and Essential positions,
- ◆ Preservation of historic housing, and
- ◆ Housing for the personnel whose level of Regular Military Compensation (RMC) is below 50 percent of the median family income in the local area.

Private sector rental housing is assessed separately from owner-occupied housing. Military members who own their home are considered suitably housed. The homeowner market is otherwise not addressed if it is viable and responsive. The rental market is assessed through the dynamic model which simulates an adjustment process between market area rental housing demand and supply over the five-year transition period. Changes in military manpower, competing civilian demand and rental housing supply are incorporated into the analysis. Available suitable rental housing is allocated amongst military families, unaccompanied personnel and civilians who actively require housing during each year of the transition period.

In assessing the rental market, the analysis distinguishes between the total rental housing and rental housing estimated to be available and acceptable for military personnel in the housing market area. The analysis divides the housing market into segments by cost (rent, utility costs and renter's insurance) and number of bedroom categories. The suitable housing allocated to the military is determined for each segment as the proportion of available, affordable, adequate-quality housing in that segment equal to the proportion of the military requirement to the total competing housing demand within the segment.

The military market share of suitable rental housing for each accompaniment status is their allocated suitable rentals plus the suitable rental units retained by military households not actively seeking housing during the year. Each year of the analysis, the market share for military families and unaccompanied households is compared to their respective private sector rental housing requirement to determine if there is sufficient private sector housing. The Total Military Housing Requirement is the sum of the Minimum Housing Requirement and any shortfall in private sector rental housing for that accompaniment status.

The dynamic process applies to the rental market and those military households that require rental housing. The dynamic process applies these major assumptions:

- ◆ The installation's military housing supply is hypothetically adjusted to the minimum military housing supply over a five-year period. This transition period reflects OSD's guidance to rely on the private sector first by adjusting the military housing to its minimum allowed under OSD policy. If the current military family housing supply differs from the Floor Housing Requirement, the number of military families occupying military housing changes each year until by the final year of the transition, only the housing needed to meet the Floor Housing Requirement is occupied. Government quarters for unaccompanied personnel required to be on base are also adjusted to its minimum requirement for the final year.
- ◆ Civilians and military members requiring private sector rental housing compete each year only for rental housing units that become available for rent during the year. Rental housing becomes available when

current occupants terminate their occupancy for whatever purpose or net increases to the rental market through new construction or conversions from owner-occupancy.

- ◆ Estimated changes, if any, in the rental housing supply are based on the potential rental market response to any assumed increased in demand – from civilian population growth, from military families moving from military housing to the private sector, or any increases in military personnel authorizations.
- ◆ Competing for available rental housing each year are those households, both military and civilian, who actively seek rental housing during the year. These include households occupying suitable housing that choose to find different rental housing within the market area or relocate to a different market area; all military households currently occupying unsuitable housing; and, new households entering the housing market. New households include military households newly authorized to the installation, military families who are part of the hypothetical transition from military housing to the private sector, and civilian households new to the housing market. Military households not competing retain their suitable housing units during the year.
- ◆ For each accompaniment status, the available suitable rental housing is allocated to military seeking rental housing. The military market share of the suitable housing is the sum of the allocated housing plus the suitable housing retained by military households not seeking housing. The difference between the military share of the private sector housing and the military rental requirement in that market segment determines if there is sufficient private sector housing to meet the military needs in that market segment. A Private Sector Shortfall exists, if in aggregate over all market segments, there is insufficient available, affordable private sector housing of acceptable quality.

Determining the Total Military Housing Requirement is the final step of the HRMA methodology. The Total Military Housing Requirement is based on the Private Sector Shortfall in the final year of the transition period. For military families, the Total Military Family Housing Requirement is the sum of the Floor Housing Requirement and the Private Sector Shortfall, if any, for the final year. For unaccompanied personnel, the Total Unaccompanied Personnel Housing Requirement is the sum of the minimum unaccompanied housing requirement plus the Private Sector Shortfall in the final year.

Figure 1-1. Housing Requirements and Market Analysis Process Summary

- ◆ Determine the housing market area based on the greater of a 60-minute commute or 20 miles from the installation's headquarters building or major work centers.
- ◆ Establish the military family housing and unaccompanied personnel requirement for each year of the transition period.
- ◆ Determine the Floor Housing Requirement:
 - ◆ Military Community
 - ◆ Key and Essential
 - ◆ Historic Housing
 - ◆ Targeted Economic Relief
- ◆ Determine the unaccompanied minimum housing requirement.
- ◆ Determine the potential private sector requirement for each year of the analysis such that only the Floor Housing Requirement and minimum unaccompanied housing requirement remains occupied by the final year.
- ◆ Determine military and civilian demand actively seeking available suitable rental housing.
- ◆ Determine available rental supply.
- ◆ Compute military market share for each military segment:

Military Market Share =

$$\frac{\text{Competing Military Demand}}{\text{Total Competing Demand}} \times \text{Available Suitable Supply}$$

+ Suitable Housing Occupied by Military Not Seeking Other Housing
- ◆ Compare military market share to competing military requirement to determine a Private Sector Shortfall, if any, for each accompaniment status in the final year.
- ◆ Establish the Total Military Housing Requirement as the sum of the minimum housing requirement and any Private Sector Shortfall for each accompaniment status.

1.2 POLICY AND ASSUMPTIONS

The following critical policies and assumptions are used in this HRMA:

METHODOLOGY

This HRMA is based on a methodology that determines military market share, in part, based on suitable housing available for rent and households seeking rental housing each year during a five-year period.

Based on a competitive model, military households are allocated a proportional share of available, suitable rental housing.

Housing Supply

Only housing within the Housing Market Area is considered in the analysis. The Housing Market Area remained the same as in the 2003 HRMA.

No significant changes to the Wichita rental market have occurred since 2003. Although the estimated vacancy for rental housing has decreased from 14.2 percent in 2003 to a current rate of 8.9 percent, sufficient vacancies exist to accommodate an increase in military rental housing demand. Rental prices decreased 1.8 percent from 2003 to 2004 and increased 0.7 percent from 2004 to 2005.

The rental housing supply is estimated to grow by 0.7 percent per year between 2005 and 2010. The 2003 HRMA applied a 0.5 percent annual growth rate between 2003 and 2008.

The number of housing units and the distribution of housing by number of bedrooms and rent categories are based on the 2000 U.S. Census. Rental housing includes only units on less than ten acres of land for which cash rent is paid and excludes seasonal rental housing.

Housing Suitability

Suitability estimates are based on U.S. Census data, interviews with McConnell AFB Housing personnel, BAH exclusion areas, interviews with local property managers and realtors, surveys of the local community and other published data. Mobile homes are not considered suitable housing for military personnel.

All homeowner-occupied housing, with the exception of mobile homes, is considered suitable housing for military personnel.

Housing Demand

Changes in civilian demand estimates are based on population and economic projections for the region, census information, residential construction permit data, and other factors.

Changes in military family housing requirements are based on current and projected manpower authorizations for the final year.

The methodology assumes that by the final year, military families will occupy only military housing that meets the minimum housing requirement. Each year an additional one-fifth of military families currently occupying military housing in excess of the Floor Housing Requirement will seek private sector housing.

Military households competing for housing each year consists of military families and unaccompanied personnel assumed to be residing in suitable rental housing at the start of the year that will turn over its occupancy during the year, all of the military families and unaccompanied personnel residing in unsuitable rental housing at the start of the year plus any net change in total manpower authorized to the installation who require rental housing.

Civilian households competing for rental housing in each year consists of the proportion of civilian households assumed to be residing in rental housing at the start of the year that will turn over during the year plus any net change in civilian demand from civilian households entering or leaving the market area.

Rental Rates

In the dynamic model, rent, utility costs and renter's insurance are assumed to remain constant over the five-year transition period.

Military Housing Affordability

The Maximum Allowable Housing Cost (MAHC), the upper limit of affordability for housing for each pay grade, is the local median housing cost for that pay grade as determined by the Per Diem, Travel and Transportation Allowance Committee. For the purposes of this analysis, MAHC for 2005 is held constant through 2010.

Regular Military Compensation

Regular Military Compensation (RMC) is the sum of the current average base pay for each pay grade as determined by OUSD Directorate of Compensation, the installation specific BAH for the base, the Basic Allowance for Subsistence (BAS), the Cost of Living Allowance (COLA), if applicable, and a tax adjustment to compensate for the federal tax exempt status of the allowances. For this analysis, RMC is held constant through 2010.

Military Housing Supply

Military housing is based on data provided by McConnell AFB. Currently there are 589 government-owned units with the inventory in 2010 to remain at 589 government-owned units. The number of government-owned unaccompanied units is unavailable for this study.

Military Housing Requirements

Military family housing requirements are the number of families that the installation has the responsibility to house. The number of Air Force families is derived from authorized manpower applying base-specific accompaniment rates, voluntary separations, and military married to military rates of currently assigned personnel using data obtained from the installation.

Bedroom entitlements are based on each dependent child having a bedroom and a minimum bedroom entitlement based on military member's rank. The bedroom requirements are estimated from the family characteristics of Air Force personnel currently assigned to the installation.

Unaccompanied personnel in grade E4 (over three years of service) and above are assumed to require private sector housing under current Air Force policy.

Military family and unaccompanied personnel homeowners were estimated based on data from McConnell AFB and the 1997 VHA survey. Military personnel currently residing in military housing are assumed to become renters if required to live in the private sector.

1.3 REPORT ORGANIZATION

This HRMA for McConnell AFB is presented in the following chapters:

- ◆ Chapter 2. Housing Market Area
- ◆ Chapter 3. Housing Supply
- ◆ Chapter 4. Housing Requirements
- ◆ Chapter 5. Competing Demand
- ◆ Chapter 6. Rental Housing Shortfall
- ◆ Chapter 7. Total Housing Requirement
- ◆ Chapter 8. References

2.0 THE HOUSING MARKET AREA

This section describes the Housing Market Area boundary and discusses economic and demographic factors that influence the housing market.

2.1 MARKET AREA

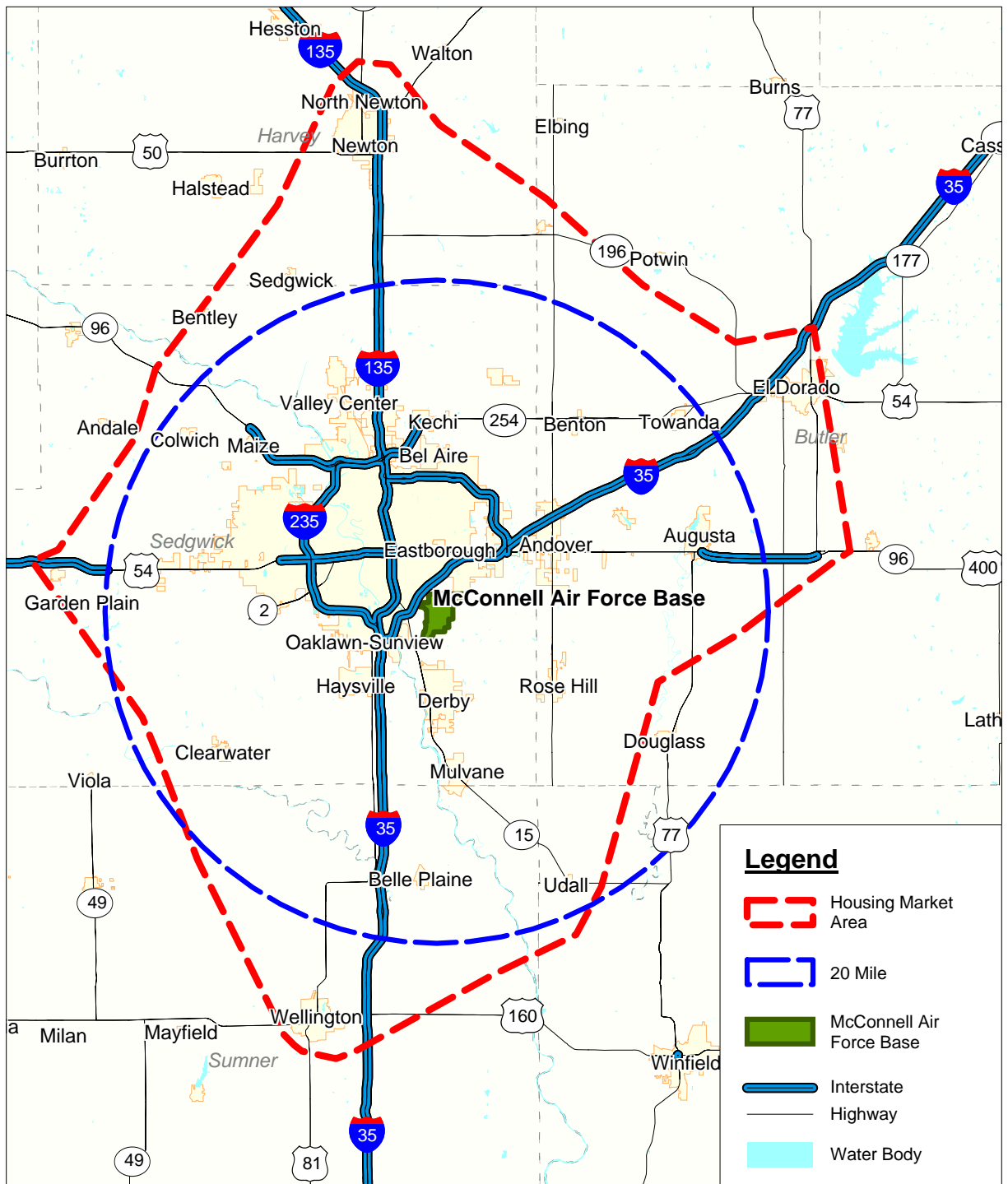
The Housing Market Area for McConnell AFB is defined by a one-hour commute time from the installation's headquarters building during peak traffic in privately owned vehicles assuming normal weather conditions or twenty miles distance from the installation's headquarters building, whichever is greater.

McConnell AFB is located in Sedgwick County, Kansas, of which Wichita is the largest metropolitan area. The Housing Market Area (HMA) includes the Wichita Metropolitan Area comprised of Sedgwick, Butler, Harvey, and Sumner counties.

The McConnell AFB Housing Market Area is defined as follows:

- ◆ Encompasses the city of Wichita, Kansas.
- ◆ Interstate 135 bisects from the north including the city of North Newton until intersecting with Interstate 35 to the south including the city of Wellington.
- ◆ Extends east to west along Highway 96 from the city of Augusta in the east to the city of Garden Plain in the west.

Figure 2-1. McConnell Air Force Base Housing Market Area



2.2 REGIONAL ECONOMIC AND DEMOGRAPHIC FACTORS

This section describes various economic and demographic factors that affect the housing market.

Population

Population growth in the HMA and the state of Kansas has been slow. Between 1990 and 2004 the population in the Wichita MSA grew a total of 14 percent. In comparison, the population of Kansas grew 10 percent over the same period. These growth rates are equivalent to average annual population growth of 1.0 percent for the HMA and 0.7 percent for Kansas. The slow population growth in Wichita MSA can be attributed to the recent economic downturn in aircraft manufacturing, a staple industry for the area (Table 2-1).

Table 2-1. Population, Wichita MSA and Kansas, 1990-2004

	1990	2000	2004	Annual Change 1990-2004
Wichita MSA	511,111	571,166	584,671	1.0%
Kansas	2,477,574	2,688,418	2,735,502	0.7%

Source: U.S. Census Bureau, 2004.

Employment

Between 2001 and 2003 employment in the Wichita MSA and Kansas declined 2.6 percent and 1.0 percent respectively (Table 2-2). Manufacturing, particularly aircraft manufacturing, is a major sector of employment in the Wichita MSA economy accounting for over 16 percent of total employment. Following the September 11, 2001, attacks and the national recession beginning in the same year aircraft manufacturing declined sharply. Between 2001 and 2003, the Manufacturing sector in Wichita MSA lost over 14,500 jobs, nearly 20 percent of the total number of jobs in that sector. Retail Trade, accounting for 11 percent of total employment, declined 0.2 percent from 2001 to 2003. Health Care and Social Assistance employment increased 3.3 percent and Government, Military employment increased 6.5 percent from 2001 to 2003 (Table 2-3).

Table 2-2. Employment, Wichita MSA and Kansas, 2001-2003

	2001	2003	Percent Change 2001-2003
Wichita MSA	374,275	364,671	-2.6%
Kansas	1,782,308	1,764,294	-1.0%

Source: U.S. Bureau of Economic Analysis, 2004.

Table 2-3. Employment by Industrial Sector, Wichita MSA, 2001-2003

Industrial Sector	2001	2003	Percent Change 2001-2003
Total Employment	374,275	364,671	-2.6%
Construction	20,025	20,742	3.6%
Manufacturing	74,447	59,865	-19.6%
Retail Trade	40,867	40,786	-0.2%
Health care and social assistance	38,932	40,232	3.3%
Accommodation and food services	22,472	23,090	2.8%
Government, Civilian	5,063	5,106	0.8%
Government, Military	5,456	5,811	6.5%
Government, State and local	33,404	34,146	2.2%

Source: U.S. Bureau of Economic Analysis, 2004.

Eight of the top ten employers in the Wichita metropolitan area are in the Manufacturing sector. The top three employers in the Wichita metropolitan area are aircraft manufacturers with a total of 22,400 full-time employees. Two of the major employers are in the Health Care and Social Assistance sector. As the largest metropolitan area in Kansas, Wichita serves as a center for health care. It is the location for 19 acute care centers and free-standing specialty hospitals, including a VA hospital and the headquarters for Kansas Health Foundation. Via Christi Health System and Wesley Medical Center are two of the area's major employers with nearly 6,500 full-time employees (Table 2-4). It has been reported that Boeing sold a commercial airplane manufacturing plant with 7,500 people expected to be laid off. The local Post Office has been redesignated as a processing center possibly creating 1,100 jobs.

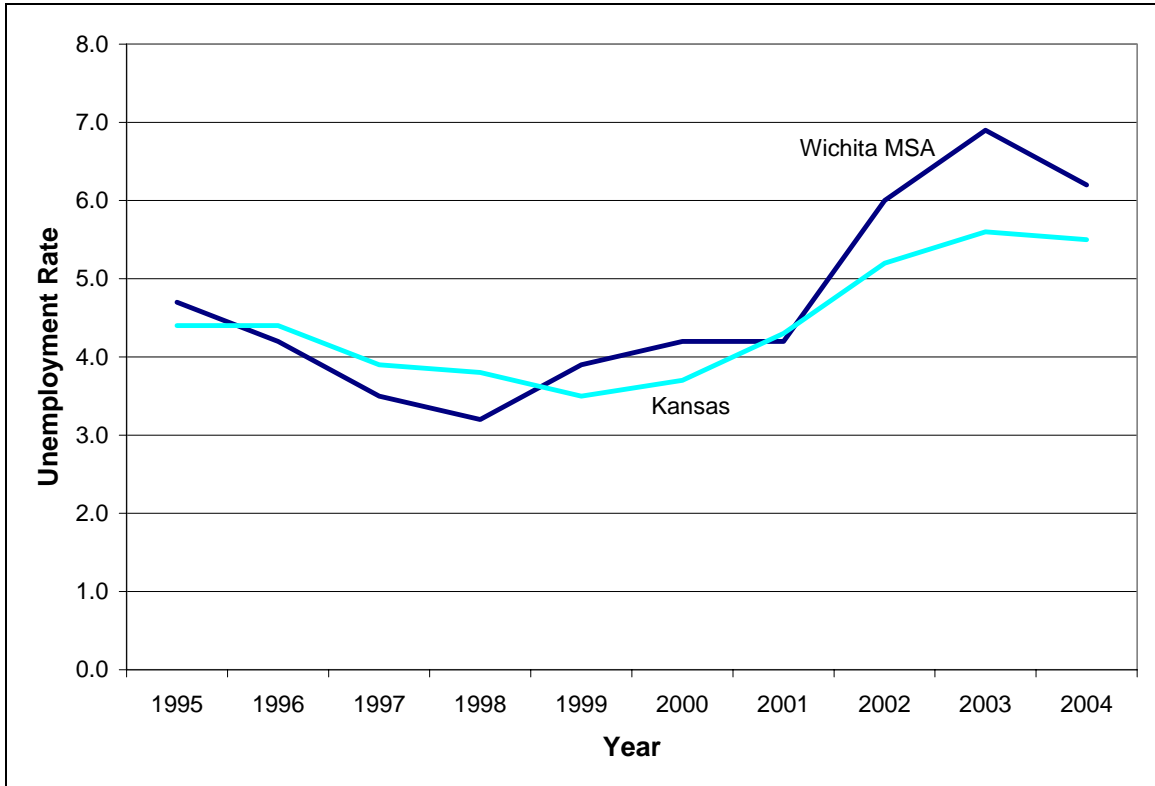
Table 2-4. Major Employers, Wichita MSA, 2004

Company	Product-Service	Full-Time Employees
Cessna Aircraft Co.	Aircraft manufacturer	8,000
Spirit AeroSystems, Inc.	Aircraft manufacturer	7,400
Raytheon Aircraft Co.	Aircraft manufacturer	7,000
Via Christi Health System	Health Care	4,795
Boeing Integrated Defense Systems	Aircraft modification & development	3,300
Bombardier Aerospace Learjet	Aircraft manufacturer	2,500
Koch Industries, Inc.	Oil & Chemical Equipment manufacturer	1,800
Wesley Medical Center	Health Care	1,700
York International	HVAC Equipment manufacturer	1,153
The Coleman Co., Inc.	Recreational Products manufacturer	1,100

Source: Greater Wichita Economic Development Coalition, 2004.

The unemployment rate for Wichita MSA has experienced large fluctuations between 1995 and 2004. The Wichita metropolitan area unemployment rates reached a low in 1998 of 3.2 percent to a high in 2003 of 6.9 percent. The high unemployment rate in 2003 can be attributed to the economic downturn for Manufacturing and related sectors between 2001 and 2003. Fluctuations in the unemployment rate for the state of Kansas have not been as great with a low of 3.5 percent in 1999 and a high of 5.6 percent in 2003.

Figure 2-2. Unemployment, Wichita MSA and Kansas, 1995-2004



Source: U.S. Bureau of Labor Statistics, 2005.

Income

Income in the Wichita metropolitan area and the state of Kansas has grown slowly since 2001. Per capita income in Wichita MSA grew 0.5 percent from \$29,910 in 2001 to \$30,060 in 2003. Per capita in Kansas is less than the per capita income in Wichita MSA but has experienced more growth. In 2003, per capita income in Kansas was \$29,438, an increase of 2.5 percent from \$28,714 in 2001 (Table 2-5).

Table 2-5. Per Capita Income, Wichita MSA and Kansas, 2001-2003

	2001	2003	Percent Change 2001-2003
Wichita MSA	\$29,910	\$30,060	0.5%
Kansas	\$28,714	\$29,438	2.5%

Source: U.S. Bureau of Economic Analysis 2004.

Total earnings in Wichita MSA also increased slowly between 2001 and 2003, a total increase of 1.5 percent. Earnings in the Manufacturing sector decreased 7.5 percent attributable to the corresponding decrease in Manufacturing sector employment. However, earnings increased for Health Care and Social Assistance sector, Construction, and Government, Military by 9.0 percent, 7.5 percent, and 47.5 percent (Table 2-6).

Table 2-6. Earnings (in Thousands) by Industrial Sector, Wichita MSA, 2001-2003

Industrial Sector	2001	2003	Percent Change 2001-2003
Total Earnings	\$13,824,156	\$4,027,347	1.5%
Construction	\$691,950	\$743,521	7.5%
Manufacturing	\$4,836,514	\$4,475,680	-7.5%
Retail Trade	\$867,557	\$920,009	6.0%
Health care and social assistance	\$1,394,856	\$1,520,217	9.0%
Accommodation and food services	\$331,066	\$342,054	3.3%
Government, Civilian	\$324,603	\$346,410	6.7%
Government, Military	\$199,097	\$293,667	47.5%
Government, State and local	\$1,127,768	\$1,223,579	8.5%

Source: U.S. Bureau of Economic Analysis 2004.

Housing

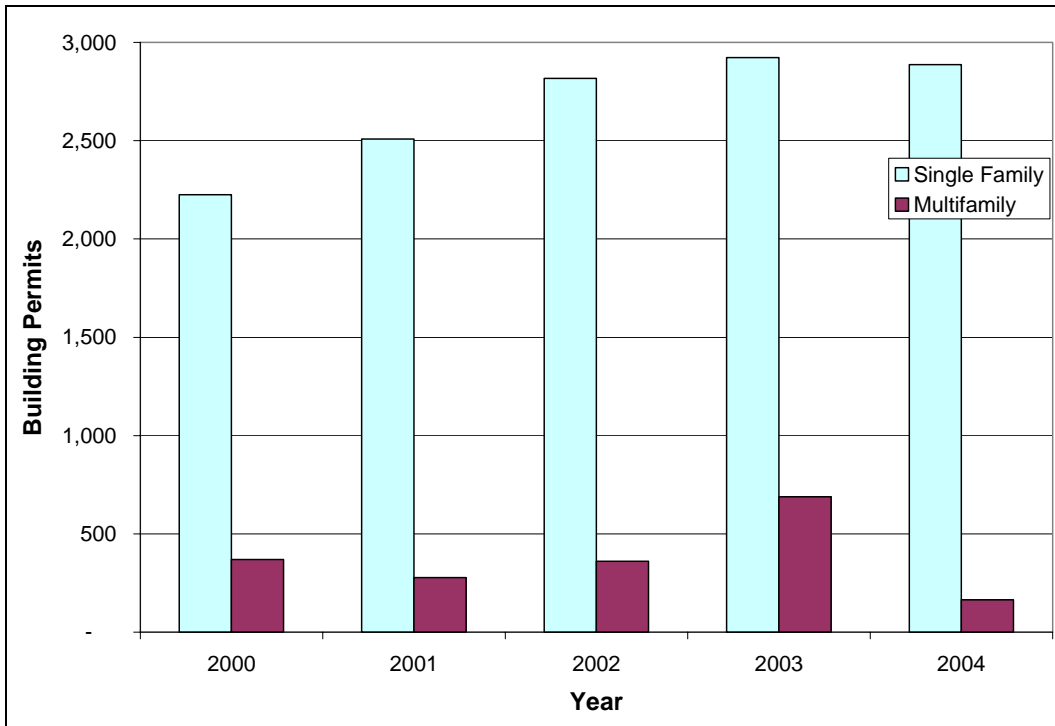
Housing in the Wichita MSA consists primarily of single family homes. In 2000, out of a total of nearly 228,000 housing units, over 166,000 housing units, or 68 percent, of the total number of housing units are single family homes. The remaining 32 percent, nearly 48,000 units, are multifamily. Between 2000 and 2003, single family building permits steadily increased from 2,226 permits issued in 2000 to 2,923 permits issued in 2003. Permits declined slightly between 2003 and 2004 to 2,887 permits issued in 2004. Multifamily building permits have

ranged from a low of 164 permits issued in 2004 to a high of 688 permits issued in 2003 (Figure 2-3).

In a survey of rental apartment properties with 40 or more units, the estimated vacancy rates fluctuated between 1990 and the first quarter of 2005 with a low of 4.9 percent in 1999 and a high in 2003 of 10.4 percent (Figure 2-4). The estimated vacancy rate for the first quarter of 2005 for the city of Wichita is 8.9 percent. Average rents have not changed significantly since 1999. Between 1999 and the second quarter of 2005, the average rent for rental apartments with 40 or more units ranged from a low of \$426 in 2003 to a high in 2000 and 2001 of \$436 (Figure 2-5).

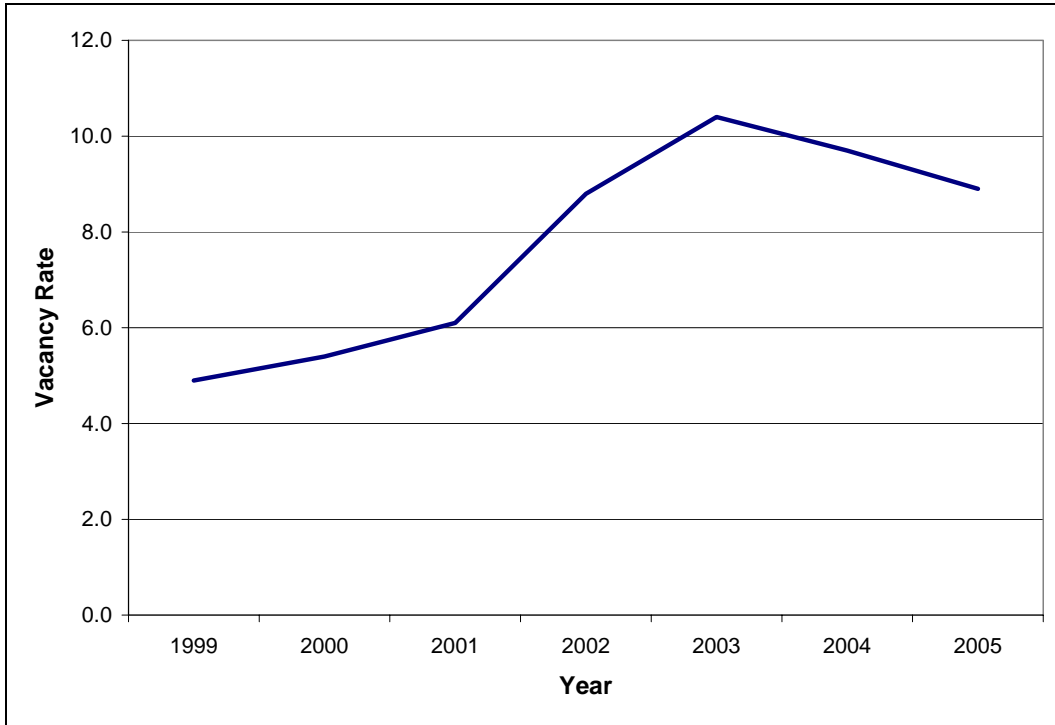
Like much of the U.S., over two-thirds of Wichita MSA residents owned their home at the time of the 2000 Census. In 2000, over 68 percent of the total housing units in Wichita MSA were owner-occupied. Figures 2-6 and 2-7 illustrate the distribution of owner-occupied and renter-occupied housing units in the Wichita MSA. Owner-occupied units are dispersed throughout the HMA including the rural areas while renter-occupied units are concentrated within the Wichita metropolitan area. The median sales value for existing homes in Wichita in the second quarter of 2005 is \$106,300 and the median sales value for new homes is \$148,575.

Figure 2-3. Building Permits, Wichita MSA, 2000-2004



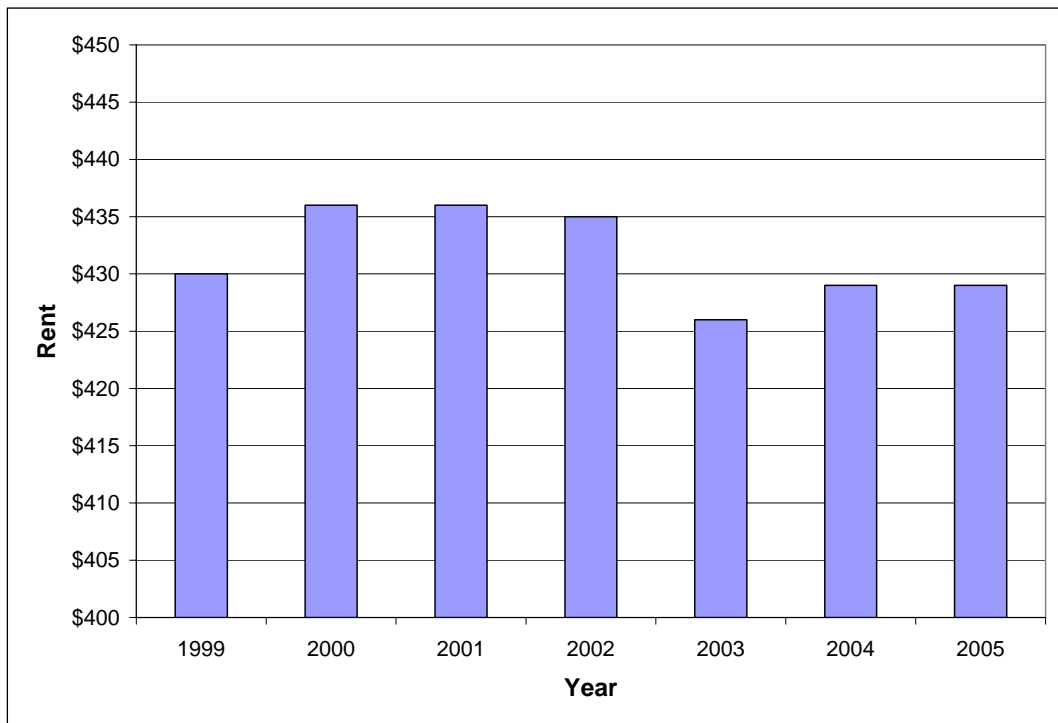
Source: U.S. Housing and Urban Development 2005.

Figure 2-4. Vacancy Rates, Wichita, 1999-First Quarter 2005



Source: Reis, Inc. 2005.

Figure 2-5. Average Rent, Wichita, 1999-Second Quarter, 2005



Source: Reis, Inc., 2005.

Figure 2-6. Owner-Occupied Housing Units by Census Tract, 2000

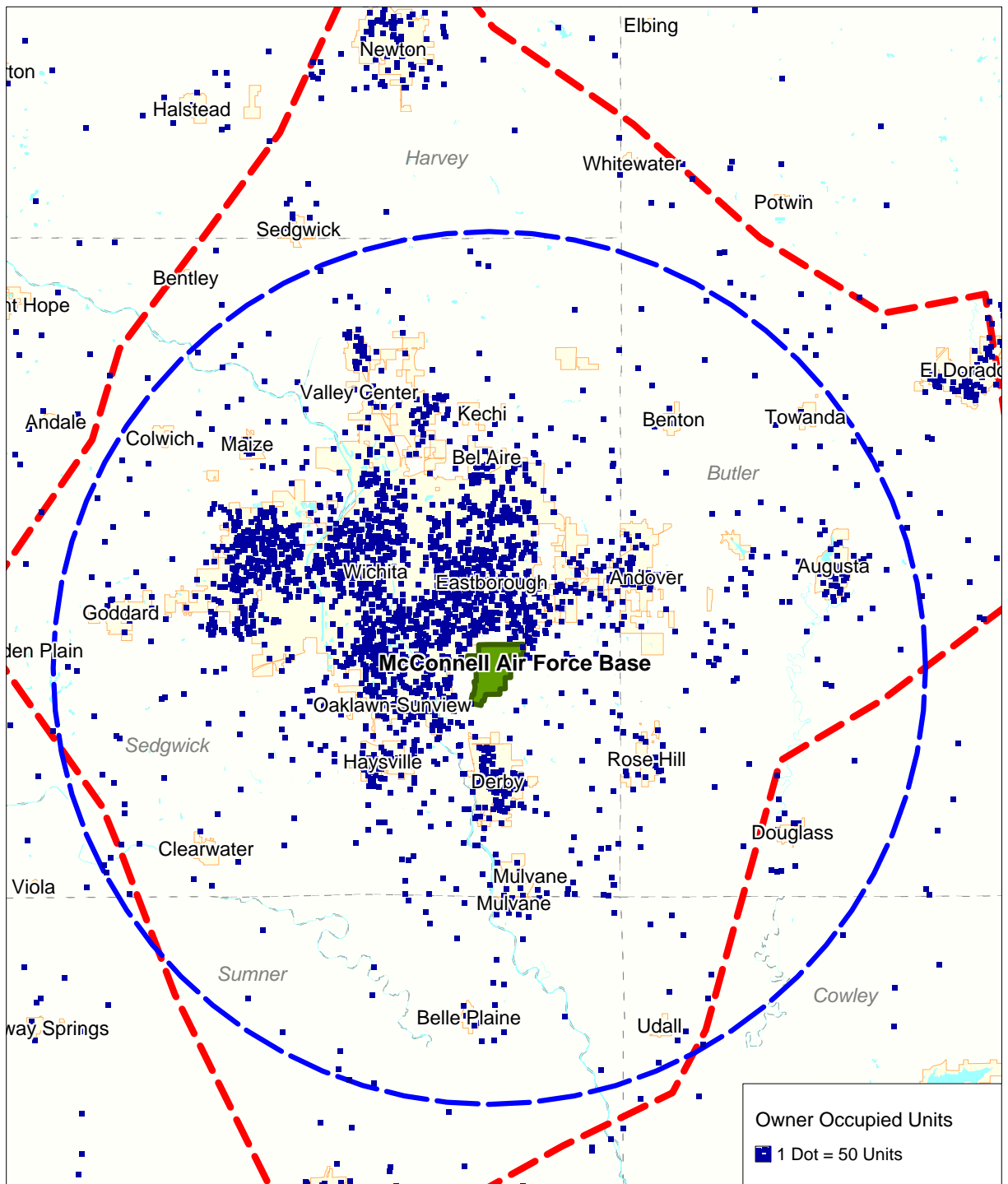
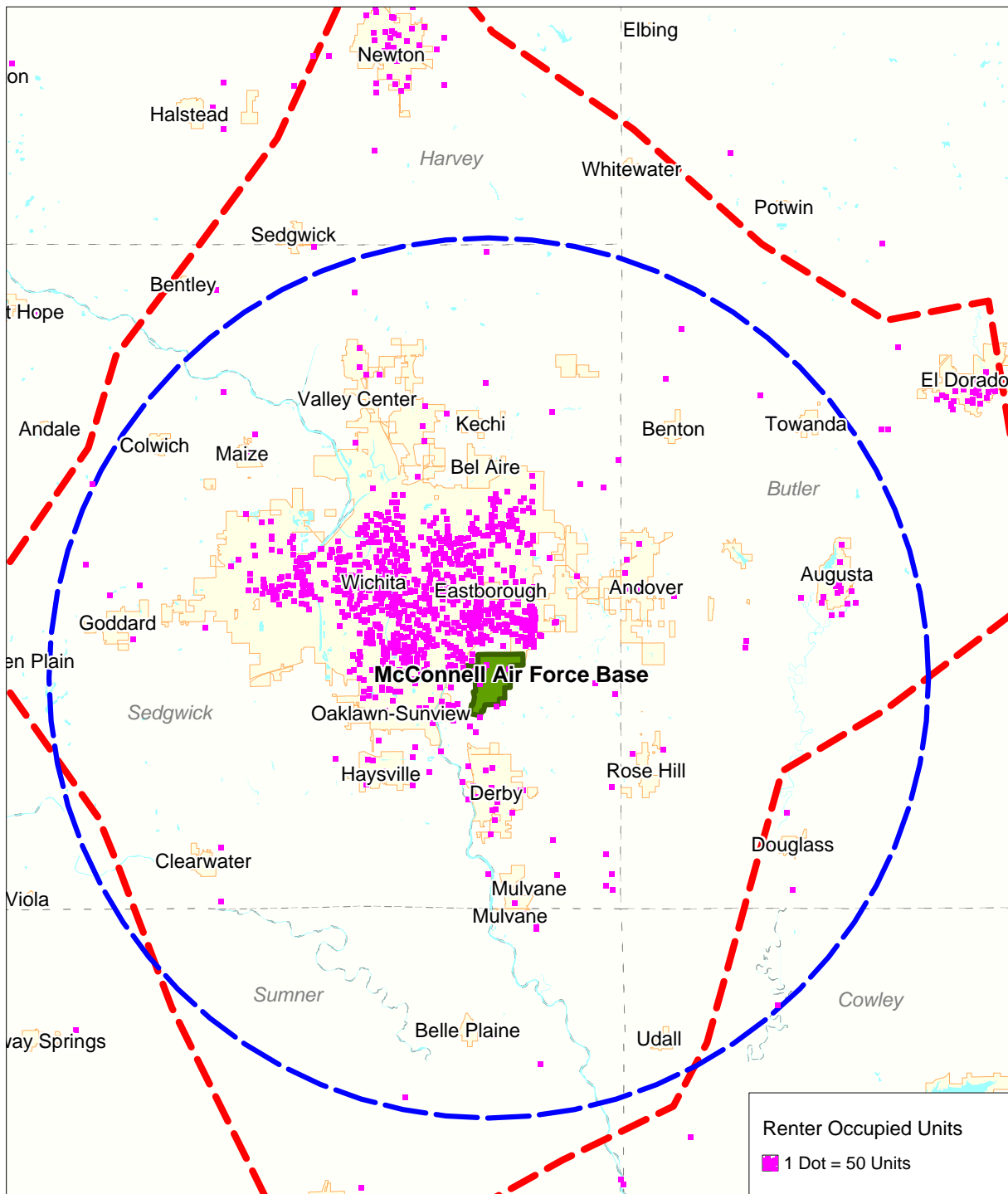


Figure 2-7. Renter-Occupied Housing Units by Census Tract, 2000



3.0 HOUSING SUPPLY

The housing supply available to military households consists of both military housing and private sector housing. Private sector housing is categorized by its rental competitiveness from the perspective of the military household.

3.1 MILITARY HOUSING SUPPLY

The military housing supply consists of 589 government-owned units in the current year and 589 government-owned units in the projected year (Table 3-1).

Table 3-1. Military Housing Supply by Year, 2005 - 2010

Military Housing	2005	2006	2007	2008	2009	2010
Family Housing						
Owned	589	589	589	589	589	589
Privatized	-	-	-	-	-	-
Total	589	589	589	589	589	589
Unaccompanied	n/a	n/a	n/a	n/a	n/a	n/a

Current military family housing units are fully occupied based on data provided by the installation (Table 3-2).

In the initial year of the transition period, 15 percent of the military housing supply is two-bedroom units, 68 percent have three bedrooms and 17 percent have four bedrooms (Table 3-4).

In the final year of the transition period, there are a total of 589 military family housing units, all government-owned.

Table 3-2. Military Housing Supply, 2005

Military Housing	2005	Percent Occupied
Family Housing		
Owned	589	100%
Privatized	-	-
Total	589	-
Unaccompanied	n/a	n/a

Table 3-3. Occupied Military Family Housing Supply, 2005

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	8	8
O5	-	4	2	6
O4	-	6	3	9
O3	2	31	9	42
O2	1	5	3	9
O1	-	4	-	4
Officers	3	50	25	78
E9	-	-	2	2
E8	-	12	2	14
E7	-	50	16	66
E6	19	139	28	186
E5	34	103	25	162
E4	20	27	3	50
E3	10	8	1	19
E2	-	7	-	7
E1	1	4	-	5
Enlisted	84	350	77	511
Total	87	400	102	589

Table 3-4. Military Family Housing Supply, 2005

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	8	8
O5	-	4	2	6
O4	-	6	3	9
O3	2	31	9	42
O2	1	5	3	9
O1	-	4	-	4
Officers	3	50	25	78
E9	-	-	2	2
E8	-	12	2	14
E7	-	50	16	66
E6	19	139	28	186
E5	34	103	25	162
E4	20	27	3	50
E3	10	8	1	19
E2	-	7	-	7
E1	1	4	-	5
Enlisted	84	350	77	511
Total	87	400	102	589

3.2 PRIVATE SECTOR HOUSING

In 2005, there is an estimated 220,409 private sector housing units in the housing market area (Table 3-5). The current private sector housing inventory includes 145,106 homeowner units and 75,303 rental units.

It is projected that housing construction will grow nominally over the next five years consistent with expected low population and employment growth. The total private housing inventory is expected to increase by 0.5 percent per year through 2010 to a total of 226,265 units, including 148,444 homeowner units and 77,821 rental units.

Table 3-5. Private Sector Housing in the Housing Market Area, 2005 & 2010

Housing Ownership	2005	2010
Homeowner Housing	145,106	148,444
Rental Housing	75,303	77,821
Total	220,409	226,265

3.3 RENTAL HOUSING

In order to establish if there is sufficient affordable and suitable rental housing to meet military needs, the analysis quantifies rental housing by cost (monthly rent, selected utility costs and renter's insurance) categories, number of bedrooms in the unit and the suitability of the housing by Air Force standards.

Military households are not able to compete equally for all rental housing. Some rental units target a subset of the civilian rental demand and place restrictions on those who are eligible to rent. Income and age restrictions are the most common. Rental housing units are classified by their level of competition from the perspective of the military household.

The analysis considers vacant rental units in the market place. Vacancies play an important role in the housing market. Rental vacancies occur at times of tenant turnover and facilitate needed maintenance. Vacancies also serve as a signal to the landlords when rent increases are likely to be accepted, when rent reductions are needed, or when to consider the economic/financial feasibility of constructing additional rental units.

3.4 RENTAL HOUSING SUPPLY

The total 2005 rental supply in the Housing Market Area is estimated at 75,303 units. Low income and age-restricted units were reviewed during the HRMA. All of these units are located in areas that were identified as unsuitable or are priced below the "spending bands" for military households, and, therefore, are not specifically removed from the total supply.

Table 3-6. Total Rental Housing Supply by Competitive Categories, 2005 - 2010

Competitive Category	2005	2006	2007	2008	2009	2010
Total Rentals	75,303	75,807	76,310	76,814	77,317	77,821
Ineligible Housing	-	-	-	-	-	-
Competitive Rentals	75,303	75,807	76,310	76,814	77,317	77,821

In determining the available rental housing supply, only units on less than ten acres of land for which cash rent is paid are included. The estimate is based on the number of rental households as determined by the 2000 Census adjusted for subsequent changes based on building permits and demolitions. The total rental housing is summarized into market segments by monthly rental rates (including utilities and renter's insurance) and number of bedrooms. Two bedroom and smaller units make up 79.4 percent of total rental housing. Three bedroom units make up 16.6 percent of rental housing and the remaining 4 percent have four or more bedrooms.

Table 3-7. Total Rental Housing Supply, 2005

Rental Cost ¹	Number of Bedrooms					Total
	None	One	Two	Three	Four+	
\$1,500 & Above	52	202	221	357	84	916
\$1,200 - \$1,499	42	161	178	285	70	736
\$1,100 - \$1,199	38	143	158	254	61	654
\$1,000 - \$1,099	38	146	203	294	70	751
\$900 - \$999	36	188	697	740	176	1,837
\$800 - \$899	61	322	1,192	1,262	302	3,139
\$700 - \$799	119	896	2,853	1,609	384	5,861
\$600 - \$699	223	1,907	5,770	2,218	527	10,645
\$500 - \$599	337	2,691	7,472	2,877	688	14,065
\$400 - \$499	1,383	7,429	5,063	1,137	272	15,284
\$300 - \$399	1,170	6,155	4,152	949	226	12,652
Below \$300	1,412	5,193	1,518	518	122	8,763
Total	4,911	25,433	29,477	12,500	2,982	75,303

3.4.1 INELIGIBLE HOUSING

As mentioned previously, low income and age restricted units were identified during the analysis. All of these units are located in areas that were identified as unsuitable or are priced below the “spending bands” for military households, and, therefore, are not specifically removed from the total supply.

¹ Includes rent, utilities cost, and renters insurance.

3.4.2 COMPETITIVE RENTAL HOUSING

Competitive housing is the private sector rental units for which the military and civilian households are assumed to compete such that each household has an equal chance to occupy the unit. For this study competitive rental housing is the same as the total rental housing supply.

3.4.2.1 Suitable Rental Housing

Only competitive rental housing that is determined to be suitable for military personnel and their families is considered in the analysis. Suitability is a function of cost, number of bedrooms, proximity to the major work centers in the market area, health and safety concerns, construction quality, and environmental factors. In this section of the report, suitable housing is those units that meet minimum DoD and Air Force standards on the basis of physical condition, location, and other considerations exclusive of price and number of bedrooms. Suitability based on cost and bedroom requirements is considered in the dynamic model.

Air Force standards for judging suitability of private sector housing are based on DoD 4165.63-M (U.S. Department of Defense, 1993) as interpreted by the Air Force. Housing must be within a reasonable commute distance of the base and not in an area designated by the base commander as unacceptable for health or safety reasons. The housing must be no more expensive than the local median housing cost as determined by DoD for each pay grade.

The housing must be well maintained and structurally sound. It must not pose a health or safety hazard. It must be a complete unit with private entrance, bathroom, and kitchen for the sole use of its occupants. The rooms must be so arranged that the kitchen, a bathroom, the living room, and bedrooms can be entered without passing through bedrooms. The unit must have air conditioning or a similar cooling system and a permanently installed, adequately vented heating system if the base is located in a climate where these are to be included in U.S. Government construction by DoD standards. The housing must have adequate electrical service. It must have washer/dryer connections or accessible laundry facilities on the premises. The unit must have hot and cold running potable water. It must have sufficient sanitary and sewage disposal facilities. Mobile homes, even if owner-occupied, are not considered suitable housing for military personnel.

Suitability estimates are based on on-site surveys of rental units throughout the housing market area, interviews with property managers, local planning agency staff, and base housing representatives, Census data, and other published information.

For 2005, the initial year of the transition period, 15,538 (20.6 percent) rental housing units are considered unsuitable for military personnel (Table 3-8). Most of these units are located in areas determined to have structural concerns or health and safety factors for the area in which the units are located. Mobile homes also

contribute to the significant number of unsuitable units. The installation participated in identifying areas as potentially problematic.

Suitable rental housing in the Housing Market Area is estimated at 59,765 units in 2005 (Table 3-9).

Table 3-8. Unsuitable Rental Housing by Condition, 2005

County	Location/ Physical Condition	Mobile Homes	Other	Total
Sedgwick	13,969	1,569	-	15,538
Total	13,969	1,569	-	15,538

Table 3-9. Suitable Rental Housing, 2005

Rental Cost ¹	Number of Bedrooms					Total
	None	One	Two	Three	Four+	
\$1,500 & Above	50	197	216	349	82	894
\$1,200 - \$1,499	37	149	165	269	67	687
\$1,100 - \$1,199	34	134	148	242	58	616
\$1,000 - \$1,099	34	137	192	281	67	711
\$900 - \$999	34	174	670	710	169	1,757
\$800 - \$899	53	279	1,111	1,172	280	2,895
\$700 - \$799	96	786	2,577	1,446	345	5,250
\$600 - \$699	186	1,692	4,987	1,883	447	9,195
\$500 - \$599	251	2,241	6,149	2,329	549	11,519
\$400 - \$499	1,087	6,034	3,885	820	191	12,017
\$300 - \$399	802	4,508	2,779	582	123	8,794
Below \$300	728	3,565	767	312	58	5,430
Total	3,392	19,896	23,646	10,395	2,436	59,765

3.4.2.2 Vacant Rental Housing

There are an estimated 6,709 vacant rental units in the Housing Market Area (Table 3-10). The overall vacancy rate is estimated at 8.9 percent. The vacancy rates differ by price segment with lower cost, smaller units typically experiencing a higher vacancy rate than the average, due to location and size. Suitable rental vacancies are estimated at 5,327 in 2005 (Table 3-11).

¹ Includes rent, utility costs, and renter's insurance.

Table 3-10. Vacant Rental Housing, 2005

Rental Cost ¹	Number of Bedrooms					Total
	None	One	Two	Three	Four+	
\$1,500 & Above	5	18	20	32	8	83
\$1,200 - \$1,499	4	14	16	25	7	66
\$1,100 - \$1,199	4	13	14	23	5	59
\$1,000 - \$1,099	3	13	18	26	6	66
\$900 - \$999	3	17	62	66	16	164
\$800 - \$899	5	29	107	113	26	280
\$700 - \$799	10	80	254	144	34	522
\$600 - \$699	20	170	514	197	45	946
\$500 - \$599	31	239	665	256	60	1,251
\$400 - \$499	124	662	451	102	25	1,364
\$300 - \$399	105	548	370	84	20	1,127
Below \$300	126	462	135	47	11	781
Total	440	2,265	2,626	1,115	263	6,709

Table 3-11. Suitable Vacant Rental Housing, 2005

Rental Cost ¹	Number of Bedrooms					Total
	None	One	Two	Three	Four+	
\$1,500 & Above	5	18	20	31	8	82
\$1,200 - \$1,499	4	13	15	23	7	62
\$1,100 - \$1,199	3	12	13	21	5	54
\$1,000 - \$1,099	3	12	17	25	6	63
\$900 - \$999	3	16	60	64	15	158
\$800 - \$899	4	25	99	105	24	257
\$700 - \$799	8	71	230	130	31	470
\$600 - \$699	17	151	445	168	38	819
\$500 - \$599	22	199	547	207	49	1,024
\$400 - \$499	97	537	346	74	18	1,072
\$300 - \$399	72	401	247	52	10	782
Below \$300	66	317	68	28	5	484
Total	304	1,772	2,107	928	216	5,327

¹ Includes rent, utility costs, and renter's insurance.

3.5 NET CHANGE IN SUITABLE RENTAL HOUSING SUPPLY

Based on interviews of local planners and developers, the rental inventory is expected to experience a net increase of 2,518 units (approximately 504 units per year) over the transition period (Table 3-12). The change in the rental supply was based on currently planned projects considering historical building cycles. The inventory of suitable rental housing is estimated to total 62,283 units by 2010 (Table 3-13).

Table 3-12. Net Change in the Suitable Rental Housing, 2005 to 2010

Rental Cost ¹	Number of Bedrooms					Total
	None	One	Two	Three	Four+	
\$1,500 & Above	-	-	-	-	-	-
\$1,200 - \$1,499	-	-	-	-	-	-
\$1,100 - \$1,199	-	-	-	-	-	-
\$1,000 - \$1,099	-	-	-	-	-	-
\$900 - \$999	-	-	2	2	-	4
\$800 - \$899	2	7	24	27	6	66
\$700 - \$799	12	98	301	141	32	584
\$600 - \$699	19	169	512	197	48	945
\$500 - \$599	17	134	387	149	35	722
\$400 - \$499	18	95	65	15	3	196
\$300 - \$399	-	-	-	-	-	-
Below \$300	-	-	-	-	1	1
Total	68	503	1,291	531	125	2,518

Table 3-13. Suitable Rental Housing, 2010

Rental Cost ¹	Number of Bedrooms					Total
	None	One	Two	Three	Four+	
\$1,500 & Above	50	197	216	349	82	894
\$1,200 - \$1,499	37	149	165	269	67	687
\$1,100 - \$1,199	34	134	148	242	58	616
\$1,000 - \$1,099	34	137	192	281	67	711
\$900 - \$999	34	174	672	712	169	1,761
\$800 - \$899	55	286	1,135	1,199	286	2,961
\$700 - \$799	108	884	2,878	1,587	377	5,834
\$600 - \$699	205	1,861	5,499	2,080	495	10,140
\$500 - \$599	268	2,375	6,536	2,478	584	12,241
\$400 - \$499	1,105	6,129	3,950	835	194	12,213
\$300 - \$399	802	4,508	2,779	582	123	8,794
Below \$300	728	3,565	767	312	59	5,431
Total	3,460	20,399	24,937	10,926	2,561	62,283

¹ Includes rent, utility costs and renter's insurance.

3.5.1 RENTAL COST INCREASES

For the purposes of the analysis, rental costs are assumed to remain constant for the duration of the transition period.

4.0 HOUSING REQUIREMENTS

This chapter reports the number of military families and unaccompanied personnel requiring housing at McConnell AFB in the following sections:

- Authorized Manpower
- Military Housing Requirements
- Minimum Housing Requirement
- Military Requirements for Private Sector Housing

4.1 AUTHORIZED MANPOWER

There are 2,565 authorizations in the current year, 2005, and 3,639 projected for the final year, 2010 (Table 4-1.) Manpower authorizations are based on data received from AF/ILEHD and McConnell AFB.

Table 4-1. McConnell AFB Manpower Authorizations, 2005 & 2010

Pay Grade	Current Year, 2005				Projected Year, 2010			
	Host	Tenant	Students	Total	Host	Tenant	Students	Total
O7+	-	-	-	-	-	-	-	-
O6	8	-	-	8	11	-	-	11
O5	28	-	-	28	38	-	-	38
O4	46	-	-	46	63	-	-	63
O3	138	-	-	138	188	-	-	188
O2	74	-	-	74	101	-	-	101
O1	39	-	-	39	53	-	-	53
Officers	333	-	-	333	454	-	-	454
E9	19	-	-	19	28	-	-	28
E8	38	-	-	38	54	-	-	54
E7	211	-	-	211	301	-	-	301
E6	372	-	-	372	531	-	-	531
E5	589	-	-	589	840	-	-	840
E4	493	-	-	493	703	-	-	703
E3	434	-	-	434	619	-	-	619
E2	58	-	-	58	83	-	-	83
E1	18	-	-	18	26	-	-	26
Enlisted	2,232	-	-	2,232	3,185	-	-	3,185
Total	2,565	-	-	2,565	3,639	-	-	3,639

Table 4-2. Manpower Authorizations by Year, 2005 - 2010

Authorized Manpower	2005	2006	2007	2008	2009	2010
Hosts	2,565	2,780	2,995	3,209	3,424	3,639
Tenants	-	-	-	-	-	-
Total	2,565	2,780	2,995	3,209	3,424	3,639

Table 4-3. Manpower Authorizations by Organization, 2005 & 2010

Organization	2005	2010
Host Air Force	2,565	3,639
Total	2,565	3,639

Military family housing requirements are based on the number of military families. Not all personnel receiving with-dependent housing allowances constitute a single household. Military members married to another military member constitute a single household. As a consequence, the number of accompanied personnel must be adjusted for households with more than one military member and those households in which the accompanied member chooses to leave dependents at another location (Tables 4-4 and 4-5).

Table 4-4. Military Families and Unaccompanied Personnel Requiring Housing, 2005

Pay Grade	Accompanied Personnel	Military Couples	Voluntary Separations	Military Families	Unaccompanied Personnel
O7+	-	-	-	-	-
O6	8	-	-	8	-
O5	24	1	1	22	4
O4	40	2	1	37	6
O3	89	14	-	75	49
O2	35	5	1	29	39
O1	13	2	-	11	26
Officers	209	24	3	182	124
E9	18	1	2	15	1
E8	37	1	1	35	1
E7	200	18	7	175	11
E6	329	41	12	276	43
E5	417	62	9	346	172
E4	210	51	6	153	283
E3	101	21	-	80	333
E2	9	2	-	7	49
E1	8	1	-	7	10
Enlisted	1,329	198	37	1,094	903
Total	1,538	222	40	1,276	1,027

**Table 4-5. Military Families and Unaccompanied Personnel
Requiring Housing, 2010**

Pay Grade	Accompanied Personnel	Military Couples	Voluntary Separations	Military Families	Unaccompanied Personnel
O7+	-	-	-	-	-
O6	11	1	-	10	-
O5	33	2	1	30	5
O4	55	3	1	51	8
O3	121	18	-	103	67
O2	48	6	2	40	53
O1	18	3	-	15	35
Officers	286	33	4	249	168
E9	26	1	2	23	2
E8	52	2	2	48	2
E7	285	26	10	249	16
E6	469	58	16	395	62
E5	594	89	13	492	246
E4	299	73	8	218	404
E3	143	30	-	113	476
E2	13	2	-	11	70
E1	11	2	1	8	15
Enlisted	1,892	283	52	1,557	1,293
Total	2,178	316	56	1,806	1,461

4.2 MILITARY HOUSING REQUIREMENTS

This section describes the military housing requirements for both military families and unaccompanied personnel. Military housing requirements are the number of military family and unaccompanied households that the installation has the responsibility to house. Military families by bedroom entitlement and unaccompanied personnel by bedroom entitlement are described.

4.2.1 MILITARY FAMILY HOUSING REQUIREMENTS

Military family housing requirements are based on the grade, family size, and composition of the households. Bedroom entitlements are based on one bedroom per dependent child and a minimum bedroom requirement by rank. Junior enlisted families require a minimum of a two-bedroom unit, while families of field grade officers require a minimum of a three-bedroom unit and senior officers require a minimum of a four-bedroom unit. The family size is estimated from the composition of the Air Force personnel currently assigned to the installation.

In 2005, there are 1,276 military families that require housing (Table 4-6). There are 1,806 military families projected for 2010 (Table 4-7). Approximately 49.1 percent of the families are entitled to two-bedroom housing while 35.0 percent have a three-bedroom requirement and 15.9 percent have a four or more bedroom requirement.

Table 4-6. Military Families, 2005

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	8	8
O5	-	15	7	22
O4	-	26	11	37
O3	48	17	10	75
O2	22	3	4	29
O1	9	2	-	11
Officers	79	63	40	182
E9	-	12	3	15
E8	-	31	4	35
E7	-	136	39	175
E6	122	98	56	276
E5	221	74	51	346
E4	127	19	7	153
E3	71	6	3	80
E2	2	5	-	7
E1	4	3	-	7
Enlisted	547	384	163	1,094
Total	626	447	203	1,276

Table 4-7. Military Families, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	10	10
O5	-	21	9	30
O4	-	36	15	51
O3	66	23	14	103
O2	31	4	5	40
O1	13	2	-	15
Officers	110	86	53	249
E9	-	19	4	23
E8	-	42	6	48
E7	-	193	56	249
E6	174	140	81	395
E5	314	106	72	492
E4	182	27	9	218
E3	100	9	4	113
E2	3	8	-	11
E1	5	3	-	8
Enlisted	778	547	232	1,557
Total	888	633	285	1,806

4.2.2 UNACCOMPANIED PERSONNEL HOUSING REQUIREMENT

There are a total of 1,027 unaccompanied service members for whom McConnell AFB has housing responsibility in the initial year of the analysis. Of the total number of unaccompanied personnel, 564 are in grade E4 (over three years of service) and above and require private sector housing (Table 4-8).

In the final year of the transition period, 2010, there are projected to be a total of 1,461 unaccompanied service members affiliated with McConnell AFB. Of the total, 799 are in grade E4 (over three years of service) and above (Table 4-9).

Bedroom requirements for unaccompanied personnel requiring housing in the private sector vary from one to three bedrooms based on OSD compensation standards. Grade E5 and below have a one-bedroom requirement while grades E6 to O3 have a two-bedroom requirement. Grade O4 and above have a three-bedroom requirement.

Table 4-8. Unaccompanied Personnel Housing Requirement, 2005

Pay Grade	Require Government Quarters	Require Private Sector Housing	Unaccompanied Personnel
O7+	-	-	-
O6	-	-	-
O5	-	4	4
O4	-	6	6
O3	-	49	49
O2	-	39	39
O1	-	26	26
Officers	-	124	124
E9	-	1	1
E8	-	1	1
E7	-	11	11
E6	-	43	43
E5	-	172	172
E4	71	212	283
E3	333	-	333
E2	49	-	49
E1	10	-	10
Enlisted	463	440	903
Total	463	564	1,027

Table 4-9. Unaccompanied Personnel Housing Requirement, 2010

Pay Grade	Require Government Quarters	Require Private Sector Housing	Unaccompanied Personnel
O7+	-	-	-
O6	-	-	-
O5	-	5	5
O4	-	8	8
O3	-	67	67
O2	-	53	53
O1	-	35	35
Officers	-	168	168
E9	-	2	2
E8	-	2	2
E7	-	16	16
E6	-	62	62
E5	-	246	246
E4	101	303	404
E3	476	-	476
E2	70	-	70
E1	15	-	15
Enlisted	662	631	1,293
Total	662	799	1,461

4.3 MINIMUM HOUSING REQUIREMENT

Air Force policy establishes minimum housing requirements for military families and unaccompanied personnel. The Floor Housing Requirement for military families is based on the greatest of four criteria. For unaccompanied personnel, currently policy requires personnel in grade E4 with less than three years of service and below to reside in government quarters.

4.3.1 FLOOR HOUSING REQUIREMENT

By the final year of the transition period, the installation is assumed to have transitioned its military family housing supply to the Floor Housing Requirement. As a result, all military rental demand in excess of the Floor Housing Requirement requires private sector housing by 2010. The Floor Housing Requirement is determined by the greatest of the following four criteria on the basis of pay grade:

Military Community – Housing for ten percent of the military families by grade.

Key and Essential – Housing for all key and essential military and civilian personnel.

Historic Housing – U.S. Government-owned housing units listed on or eligible for the National Register of Historic Places under the National Historic Preservation Act.

Targeted Economic Relief – Housing for members whose RMC is less than 50 percent of the local median family income.

Military Community Housing Requirement

The requirement for an on-base community for military families recognizes the value of the cohesive attributes of a military community to the morale of its members. The presence of housing and community support facilities to accommodate 10 percent of the military families is established as part of the Floor Housing Requirement.

In 2010, there is a military community housing requirement of 181 housing units based on 1,806 military families (Table 4-10).

Table 4-10. Military Community Housing Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	1	1
O5	-	2	1	3
O4	-	4	1	5
O3	7	2	1	10
O2	3	-	1	4
O1	2	-	-	2
Officers	12	8	5	25
E9	-	2	-	2
E8	-	4	1	5
E7	-	19	6	25
E6	18	14	8	40
E5	31	11	7	49
E4	18	3	1	22
E3	10	1	-	11
E2	-	1	-	1
E1	1	-	-	1
Enlisted	78	55	23	156
Total	90	63	28	181

Key and Essential Housing Requirement

Currently, there are 7 key and essential positions at McConnell AFB. These positions are expected to remain unchanged in the final year of the transition period (Table 4-11).

Table 4-11. Key and Essential Housing Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	6	6
O5	-	-	1	1
O4	-	-	-	-
O3	-	-	-	-
O2	-	-	-	-
O1	-	-	-	-
Officers	-	-	7	7
E9	-	-	-	-
E8	-	-	-	-
E7	-	-	-	-
E6	-	-	-	-
E5	-	-	-	-
E4	-	-	-	-
E3	-	-	-	-
E2	-	-	-	-
E1	-	-	-	-
Enlisted	-	-	-	-
Total	-	-	7	7

Historic Housing Requirement

U.S. Government-owned historic housing listed on, or eligible for, the National Register of Historic Places must be maintained as a historical resource. In the case of McConnell AFB, there are no housing units designated as historic (Table 4-12).

Table 4-12. Historic Housing Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	-	-
O4	-	-	-	-
O3	-	-	-	-
O2	-	-	-	-
O1	-	-	-	-
Officers	-	-	-	-
E9	-	-	-	-
E8	-	-	-	-
E7	-	-	-	-
E6	-	-	-	-
E5	-	-	-	-
E4	-	-	-	-
E3	-	-	-	-
E2	-	-	-	-
E1	-	-	-	-
Enlisted	-	-	-	-
Total	-	-	-	-

Targeted Economic Relief Housing Requirement

The Targeted Economic Relief Housing Requirement is determined by the number of personnel in each pay grade whose RMC falls below 50 percent of the local median family income of \$58,850 (based on HUD data for the Wichita, KS MSA). The RMC is determined for each pay grade as the sum of standard base pay, the local BAH, BAS, and a tax adjustment. The RMC for 2005 is presented in Table 4-13.

For the analysis, the local median family income and the RMC are assumed not to change over the transition period with the result that 8 military families meet the Targeted Economic Relief Housing Requirement in 2010 (Table 4-14).

Table 4-13. Regular Military Compensation, 2005

Pay Grade	Base Pay	Basic Allowance for Housing	Basic Allowance for Subsistence	Tax Adjustment	Regular Military Compensation
O7+	\$117,150	\$15,180	\$2,208	\$6,174	\$140,712
O6	\$99,076	\$15,000	\$2,208	\$5,736	\$122,020
O5	\$80,304	\$14,880	\$2,208	\$5,419	\$102,811
O4	\$68,394	\$14,100	\$2,208	\$4,144	\$88,846
O3	\$52,610	\$13,128	\$2,208	\$2,781	\$70,727
O2	\$40,258	\$12,216	\$2,208	\$2,524	\$57,206
O1	\$29,414	\$10,236	\$2,208	\$1,953	\$43,810
E9	\$59,037	\$13,404	\$3,206	\$3,293	\$78,940
E8	\$47,797	\$12,924	\$3,206	\$2,847	\$66,774
E7	\$40,601	\$12,576	\$3,206	\$2,761	\$59,144
E6	\$33,300	\$12,264	\$3,206	\$2,541	\$51,311
E5	\$26,661	\$9,972	\$3,206	\$1,911	\$41,750
E4	\$21,426	\$8,928	\$3,206	\$1,550	\$35,110
E3	\$17,945	\$8,928	\$3,206	\$1,409	\$31,488
E2	\$16,614	\$8,928	\$3,206	\$1,345	\$30,093
E1	\$14,821	\$8,928	\$3,206	\$1,117	\$28,072

Table 4-14. Targeted Economic Relief Housing Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	-	-
O4	-	-	-	-
O3	-	-	-	-
O2	-	-	-	-
O1	-	-	-	-
Officers	-	-	-	-
E9	-	-	-	-
E8	-	-	-	-
E7	-	-	-	-
E6	-	-	-	-
E5	-	-	-	-
E4	-	-	-	-
E3	-	-	-	-
E2	-	-	-	-
E1	5	3	-	8
Enlisted	5	3	-	8
Total	5	3	-	8

Floor Housing Requirement

The Floor Housing Requirement is the greatest of the Military Community, Key and Essential, Historic Housing, and the Targeted Economic Relief Requirements on the basis of pay grade. The Floor Housing Requirement or minimum military family housing McConnell AFB should maintain is 193 housing units in 2010 (Table 4-15). The bedroom requirements are set by the bedroom requirements of the criteria on which the minimum is based for each pay grade.

Table 4-15. Floor Housing Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	6	6
O5	-	2	1	3
O4	-	4	1	5
O3	7	2	1	10
O2	3	-	1	4
O1	2	-	-	2
Officers	12	8	10	30
E9	-	2	-	2
E8	-	4	1	5
E7	-	19	6	25
E6	18	14	8	40
E5	31	11	7	49
E4	18	3	1	22
E3	10	1	-	11
E2	-	1	-	1
E1	5	3	-	8
Enlisted	82	58	23	163
Total	94	66	33	193

4.3.2 UNACCOMPANIED MINIMUM HOUSING REQUIREMENT

The minimum housing requirement is set by Air Force policy which requires that unaccompanied personnel in grade E4 (less than three years of service) and below reside in government furnished quarters. In 2005, the initial year of the analysis, 463 unaccompanied personnel require government quarters (Table 4-16). By the final year of the transition period, 662 unaccompanied personnel will require government quarters (Table 4-17).

Table 4-16. Unaccompanied Personnel Minimum Housing Requirement, 2005

Pay Grade	Unaccompanied Personnel	Minimum Housing Requirement
E4	283	71
E3	333	333
E2	49	49
E1	10	10
Enlisted	675	463
Total	675	463

Table 4-17. Unaccompanied Personnel Minimum Housing Requirement, 2010

Pay Grade	Unaccompanied Personnel	Minimum Housing Requirement
E4	404	101
E3	476	476
E2	70	70
E1	15	15
Enlisted	965	662
Total	965	662

4.4 MILITARY MEMBERS REQUIRING PRIVATE SECTOR HOUSING

Military members not residing in the Floor Housing Requirement or government quarters for unaccompanied personnel will require housing in the private sector. In the private sector, they will either become homeowners or require rental housing.

4.4.1 MILITARY FAMILIES REQUIRING PRIVATE SECTOR HOUSING

The number of military families requiring private sector housing in the Housing Market Area is determined for each year of the transition period. For the initial year, it is the number of military families currently living in the private sector. For the final year, it is the military family housing requirement less those families who reside in housing that meets the Floor Housing Requirement.

Table 4-18. Military Families Requiring Private Sector Housing, 2005 - 2010

	2005	2006	2007	2008	2009	2010
Military Families	1,276	1,382	1,488	1,594	1,700	1,806
Military Family Housing	589	589	589	589	589	589
Occupied Military Family	589	510	431	351	272	193
Military Families in Private	687	872	1,057	1,243	1,428	1,613

Military families that require housing in the initial year of the transition period are derived from the total number of military families less those families currently occupying military family housing (Table 4-19). For the final year of the transition period, military families requiring private sector housing are the total military families less those occupying military housing that meet the Floor Housing Requirement (Table 4-20).

Table 4-19. Military Families Requiring Private Sector Housing, 2005

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	11	5	16
O4	-	20	8	28
O3	32	-	1	33
O2	19	-	1	20
O1	7	-	-	7
Officers	58	31	15	104
E9	-	12	1	13
E8	-	19	2	21
E7	-	86	23	109
E6	62	-	28	90
E5	158	-	26	184
E4	99	-	4	103
E3	59	-	2	61
E2	-	-	-	-
E1	2	-	-	2
Enlisted	380	117	86	583
Total	438	148	101	687

Table 4-20. Military Families Requiring Private Sector Housing, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	4	4
O5	-	19	8	27
O4	-	32	14	46
O3	59	21	13	93
O2	28	4	4	36
O1	11	2	-	13
Officers	98	78	43	219
E9	-	17	4	21
E8	-	38	5	43
E7	-	174	50	224
E6	156	126	73	355
E5	283	95	65	443
E4	164	24	8	196
E3	90	8	4	102
E2	3	7	-	10
E1	-	-	-	-
Enlisted	696	489	209	1,394
Total	794	567	252	1,613

Military families who seek housing in private sector housing must compete in the market for both homeowner and rental housing. Homeownership rates for each pay grade are used to estimate homeowner and rental demand for military families. These rates can be expected to vary with income, allowances, mortgage interest rates, and the general price levels of the real estate market.

Homeownership and rental rates applied in this study are derived from the 1997 VHA survey (Table 4-21). This analysis is based on the assumption that military families currently occupying military family housing would rent private sector housing if military housing were not available to them. Military family homeownership rates are assumed to remain at their 2005 levels over the study period.

The housing requirements for military families are presented in Tables 4-22 through 4-25. In the initial year, 396 families are estimated to require homeowner housing and the remaining 291 families require rental housing.

For the final year, 794 families are estimated to require homeowner housing and the remaining 819 families are expected to require rental housing. Approximately 49.7 percent of the rental requirements will be in the two-bedroom category, while three- and four-bedroom rental requirements will respectively account for 36.3 and 14 percent of the total rental demand.

Table 4-21. Homeownership Rates for Military Families

Pay Grade	Percentage Homeowners	Percentage Renters
O7+	50.0%	50.0%
O6	50.0%	50.0%
O5	89.3%	10.7%
O4	78.9%	21.1%
O3	80.4%	19.6%
O2	54.6%	45.4%
O1	33.3%	66.7%
E9	83.3%	16.7%
E8	79.3%	20.7%
E7	77.5%	22.5%
E6	74.0%	26.0%
E5	60.6%	39.4%
E4	24.4%	75.6%
E3	4.4%	95.6%
E2	-	100.0%
E1	5.3%	94.7%

Table 4-22. Military Family Homeowner Requirement, 2005

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	10	4	14
O4	-	16	6	22
O3	26	-	1	27
O2	10	-	1	11
O1	2	-	-	2
Officers	38	26	12	76
E9	-	10	1	11
E8	-	15	2	17
E7	-	67	18	85
E6	46	-	21	67
E5	96	-	16	112
E4	24	-	1	25
E3	3	-	-	3
E2	-	-	-	-
E1	-	-	-	-
Enlisted	169	92	59	320
Total	207	118	71	396

Table 4-23. Military Family Homeowner Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four	
O7+	-	-	-	-
O6	-	-	1	1
O5	-	17	6	23
O4	-	24	9	33
O3	46	-	4	50
O2	15	-	1	16
O1	4	-	-	4
Officers	65	41	21	127
E9	-	16	2	18
E8	-	24	3	27
E7	-	109	31	140
E6	122	72	48	242
E5	176	8	32	216
E4	22	-	-	22
E3	2	-	-	2
E2	-	-	-	-
E1	-	-	-	-
Enlisted	322	229	116	667
Total	387	270	137	794

Table 4-24. Military Family Rental Requirement, 2005

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	1	1	2
O4	-	4	2	6
O3	6	-	-	6
O2	9	-	-	9
O1	5	-	-	5
Officers	20	5	3	28
E9	-	2	-	2
E8	-	4	-	4
E7	-	19	5	24
E6	16	-	7	23
E5	62	-	10	72
E4	75	-	3	78
E3	56	-	2	58
E2	-	-	-	-
E1	2	-	-	2
Enlisted	211	25	27	263
Total	231	30	30	291

Table 4-25. Military Family Rental Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four	
O7+	-	-	-	-
O6	-	-	3	3
O5	-	2	2	4
O4	-	8	5	13
O3	13	21	9	43
O2	13	4	3	20
O1	7	2	-	9
Officers	33	37	22	92
E9	-	1	2	3
E8	-	14	2	16
E7	-	65	19	84
E6	34	54	25	113
E5	107	87	33	227
E4	142	24	8	174
E3	88	8	4	100
E2	3	7	-	10
E1	-	-	-	-
Enlisted	374	260	93	727
Total	407	297	115	819

Military families requiring rental housing are allocated to price-bedroom market segments based on the MAHC (Table 4-26) of accompanied service members and the assumed expenditures pattern by the personnel within each pay grade.

There are many external factors that affect housing choices. However, the HRMA objective is to assess if there is sufficient affordable private sector housing of acceptable quality. While the MAHC defines the highest affordable cost, a minimum rental cost by bedroom is used to represent the minimum cost for acceptable rental units setting a spending band for each pay grade.

Service members are allocated to market segments between the minimum cost and their MAHC (Tables 4-27 and 4-28). The analysis assumes that rental costs are constant over the transition period.

Table 4-26. Maximum Allowable Housing Cost With Dependents, 2005

Pay Grade	BAH	MAHC
O7+	\$1,265	\$1,265
O6	\$1,250	\$1,250
O5	\$1,240	\$1,240
O4	\$1,175	\$1,175
O3	\$1,094	\$1,094
O2	\$1,018	\$1,018
O1	\$853	\$853
E9	\$1,117	\$1,117
E8	\$1,077	\$1,077
E7	\$1,048	\$1,048
E6	\$1,022	\$1,022
E5	\$831	\$831
E4	\$744	\$744
E3	\$744	\$744
E2	\$744	\$744
E1	\$744	\$744

Table 4-27. Military Family Rental Requirement by Rental Cost, 2005

Rental Cost¹	Number of Bedrooms			Total
	Two	Three	Four+	
\$1,500 & Above	-	-	-	-
\$1,200 - \$1,499	-	-	-	-
\$1,100 - \$1,199	-	1	3	4
\$1,000 - \$1,099	1	4	-	5
\$900 - \$999	9	13	-	22
\$800 - \$899	17	12	-	29
\$700 - \$799	65	-	-	65
\$600 - \$699	139	-	-	139
\$500 - \$599	-	-	-	-
\$400 - \$499	-	-	-	-
\$300 - \$399	-	-	-	-
Below \$300	-	-	-	-
Total	231	30	3	264
No Acceptable Housing	-	-	27	27
Total	231	30	30	291

¹ Includes rent, utility costs, and renter's insurance.

Table 4-28. Military Family Rental Requirement by Rental Cost, 2010

Rental Cost ¹	Number of Bedrooms			Total
	Two	Three	Four+	
\$1,500 & Above	-	-	-	-
\$1,200 - \$1,499	-	-	-	-
\$1,100 - \$1,199	-	1	12	13
\$1,000 - \$1,099	-	15	-	15
\$900 - \$999	4	85	-	89
\$800 - \$899	13	70	-	83
\$700 - \$799	117	-	-	117
\$600 - \$699	273	-	-	273
\$500 - \$599	-	-	-	-
\$400 - \$499	-	-	-	-
\$300 - \$399	-	-	-	-
Below \$300	-	-	-	-
Total	407	171	12	590
No Acceptable Housing	-	126	103	229
Total	407	297	115	819

4.4.2 UNACCOMPANIED HOUSEHOLDS REQUIRING PRIVATE SECTOR HOUSING

Unaccompanied personnel requiring private sector housing is determined for each year of the transition period. Included are all personnel in pay grade E4, over three years of service, and above per Air Force policy. For analytical purposes, it is estimated that 75 percent of pay grade E4 are over three years of service. In the final year of the transition period, all unaccompanied personnel required to reside in government quarters are assumed to do so (Table 4-29).

Table 4-29. Unaccompanied Personnel Requiring Private Sector Housing, 2005 - 2010

	2005	2006	2007	2008	2009	2010
Unaccompanied Personnel	1,027	1,114	1,201	1,288	1,375	1,461
Required in Gov't Quarters	463	503	543	583	623	662
Unaccompanied Military						
Unaccompanied in Gov't	463	503	543	583	623	662
Unaccompanied in Private	564	611	658	705	752	799

Unaccompanied personnel who are not required to reside in military quarters compete against civilian and military families seeking private sector housing (Tables 4-30 and 4-31). Unaccompanied personnel who elect to purchase homes are considered suitably housed and are not competed in the rental housing market. The proportion of unaccompanied personnel who seek rental housing in the private sector is estimated based on homeownership rates derived the 1997 VHA survey (Table 4-32).

**Table 4-30. Unaccompanied Personnel Private Sector
Housing Requirement by Bedroom, 2005**

Pay Grade	Number of Bedrooms			Total
	One	Two	Three	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	4	4
O4	-	-	6	6
O3	-	49	-	49
O2	-	39	-	39
O1	-	26	-	26
Officers	-	114	10	124
E9	-	1	-	1
E8	-	1	-	1
E7	-	11	-	11
E6	-	43	-	43
E5	172	-	-	172
E4	212	-	-	212
E3	-	-	-	-
E2	-	-	-	-
E1	-	-	-	-
Enlisted	384	56	-	440
Total	384	170	10	564

**Table 4-31. Unaccompanied Personnel Private Sector
Housing Requirement by Bedroom, 2010**

Pay Grade	Number of Bedrooms			Total
	One	Two	Three	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	5	5
O4	-	-	8	8
O3	-	67	-	67
O2	-	53	-	53
O1	-	35	-	35
Officers	-	155	13	168
E9	-	2	-	2
E8	-	2	-	2
E7	-	16	-	16
E6	-	62	-	62
E5	246	-	-	246
E4	303	-	-	303
E3	-	-	-	-
E2	-	-	-	-
E1	-	-	-	-
Enlisted	549	82	-	631
Total	549	237	13	799

Table 4-32. Homeownership Rates for Unaccompanied Personnel

Pay Grade	Percentage Homeowners	Percentage Renters
O7+	-	100.0%
O6	-	100.0%
O5	50.0%	50.0%
O4	75.0%	25.0%
O3	55.7%	44.3%
O2	22.2%	77.8%
O1	40.0%	60.0%
E9	-	100.0%
E8	50.0%	50.0%
E7	40.0%	60.0%
E6	29.6%	70.4%
E5	14.6%	85.4%
E4	-	100.0%
E3	-	100.0%
E2	-	100.0%
E1	-	100.0%

There are currently 564 unaccompanied personnel in pay grade E4 (over three years of service) and above that comprise the private sector unaccompanied requirement for homeowner and rental housing. An estimated 96 unaccompanied service members require homeowner housing (Table 4-33), and the remaining 468 unaccompanied service members require rental housing (Table 4-34).

For the final year of the transition period, there are 799 unaccompanied personnel in pay grade E4 (over three years of service) and above. An estimated 133 unaccompanied service members will require homeowner housing (Table 4-35), and 666 unaccompanied service members will require rental housing (Table 4-36).

Table 4-33. Unaccompanied Personnel Homeowner Requirement, 2005

Pay Grade	Number of Bedrooms			Total
	One	Two	Three	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	2	2
O4	-	-	5	5
O3	-	27	-	27
O2	-	9	-	9
O1	-	10	-	10
Officers	-	46	7	53
E9	-	-	-	-
E8	-	1	-	1
E7	-	4	-	4
E6	-	13	-	13
E5	25	-	-	25
E4	-	-	-	-
E3	-	-	-	-
E2	-	-	-	-
E1	-	-	-	-
Enlisted	25	18	-	43
Total	25	64	7	96

Table 4-34. Unaccompanied Personnel Rental Requirement, 2005

Pay Grade	Number of Bedrooms			Total
	One	Two	Three	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	2	2
O4	-	-	1	1
O3	-	22	-	22
O2	-	30	-	30
O1	-	16	-	16
Officers	-	68	3	71
E9	-	1	-	1
E8	-	-	-	-
E7	-	7	-	7
E6	-	30	-	30
E5	147	-	-	147
E4	212	-	-	212
E3	-	-	-	-
E2	-	-	-	-
E1	-	-	-	-
Enlisted	359	38	-	397
Total	359	106	3	468

Table 4-35. Unaccompanied Personnel Homeowner Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	One	Two	Three	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	3	3
O4	-	-	6	6
O3	-	37	-	37
O2	-	12	-	12
O1	-	14	-	14
Officers	-	63	9	72
E9	-	-	-	-
E8	-	1	-	1
E7	-	6	-	6
E6	-	18	-	18
E5	36	-	-	36
E4	-	-	-	-
E3	-	-	-	-
E2	-	-	-	-
E1	-	-	-	-
Enlisted	36	25	-	61
Total	36	88	9	133

Table 4-36. Unaccompanied Personnel Rental Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	One	Two	Three	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	2	2
O4	-	-	2	2
O3	-	30	-	30
O2	-	41	-	41
O1	-	21	-	21
Officers	-	92	4	96
E9	-	2	-	2
E8	-	1	-	1
E7	-	10	-	10
E6	-	44	-	44
E5	210	-	-	210
E4	303	-	-	303
E3	-	-	-	-
E2	-	-	-	-
E1	-	-	-	-
Enlisted	513	57	-	570
Total	513	149	4	666

MAHC sets the upper limit of affordable housing for unaccompanied personnel (Table 4-37). Unaccompanied personnel are allocated to the rental housing market segments based on their assumed expenditures pattern by the personnel within each pay grade (Tables 4-38 and 4-39).

Table 4-37. Maximum Allowable Housing Cost Without Dependents, 2005

Pay Grade	BAH	MAHC
O7+	\$1,117	\$1,117
O6	\$1,095	\$1,095
O5	\$1,068	\$1,068
O4	\$1,051	\$1,051
O3	\$953	\$953
O2	\$801	\$801
O1	\$658	\$658
E9	\$928	\$928
E8	\$868	\$868
E7	\$750	\$750
E6	\$670	\$670
E5	\$622	\$622
E4	\$548	\$548
E3	\$548	\$548
E2	\$548	\$548
E1	\$548	\$548

Table 4-38. Unaccompanied Personnel Rental Requirement by Rental Cost, 2005

Rental Cost¹	Number of Bedrooms			Total
	One	Two	Three	
\$1,500 & Above	-	-	-	-
\$1,200 - \$1,499	-	-	-	-
\$1,100 - \$1,199	-	-	-	-
\$1,000 - \$1,099	-	-	-	-
\$900 - \$999	-	2	2	4
\$800 - \$899	-	7	1	8
\$700 - \$799	-	28	-	28
\$600 - \$699	28	69	-	97
\$500 - \$599	331	-	-	331
\$400 - \$499	-	-	-	-
\$300 - \$399	-	-	-	-
Below \$300	-	-	-	-
Total	359	106	3	468
No Acceptable Housing	-	-	-	-
Total	359	106	3	468

¹ Includes rent, utility cost, and renter's insurance.

**Table 4-39. Unaccompanied Personnel Rental Requirement
by Rental Cost, 2010**

Rental Cost ¹	Number of Bedrooms			Total
	One	Two	Three	
\$1,500 & Above	-	-	-	-
\$1,200 - \$1,499	-	-	-	-
\$1,100 - \$1,199	-	-	-	-
\$1,000 - \$1,099	-	-	-	-
\$900 - \$999	-	1	2	3
\$800 - \$899	-	4	2	6
\$700 - \$799	-	31	-	31
\$600 - \$699	41	113	-	154
\$500 - \$599	472	-	-	472
\$400 - \$499	-	-	-	-
\$300 - \$399	-	-	-	-
Below \$300	-	-	-	-
Total	513	149	4	666
No Acceptable Housing	-	-	-	-
Total	513	149	4	666

¹ Includes rent, utility costs, and renter's insurance.

5.0 COMPETING DEMAND

The military's share of the suitable rental housing supply is determined by the competition for the housing in each market segment. The civilian demand for private sector rental housing with whom the military will compete is described below.

5.1 CIVILIAN HOUSEHOLDS

Civilian housing demand is comprised of the housing demand by civilian households residing within the housing market area and any military personnel residing in the area who are not a housing responsibility of the installation. Housing demand by these households is determined by their housing decisions based on factors such as income, location, and personal preferences.

In the initial year of the transition period, 2005, civilian demand for rental housing with whom the military households will compete is 67,573 households (Table 5-1). The civilian rental housing demand in 2010 is 70,424 (Table 5-2) based on household trends.

Table 5-1. Civilian Rental Demand, 2005

Rental Cost ¹	Number of Bedrooms					Total
	None	One	Two	Three	Four+	
\$1,500 & Above	48	185	205	328	77	843
\$1,200 - \$1,499	39	149	168	271	66	693
\$1,100 - \$1,199	34	129	150	236	56	605
\$1,000 - \$1,099	34	133	191	273	65	696
\$900 - \$999	34	175	640	692	163	1,704
\$800 - \$899	59	303	1,095	1,173	281	2,911
\$700 - \$799	114	877	2,719	1,475	345	5,530
\$600 - \$699	208	1,778	5,294	2,090	497	9,867
\$500 - \$599	367	2,559	6,641	2,514	586	12,667
\$400 - \$499	1,257	6,555	4,517	1,032	241	13,602
\$300 - \$399	1,074	5,254	3,585	817	191	10,921
Below \$300	1,200	4,487	1,307	441	99	7,534
Total	4,468	22,584	26,512	11,342	2,667	67,573

¹ Includes rent, utility costs and renter's insurance.

Table 5-2. Civilian Rental Demand, 2010

Rental Cost ¹	Number of Bedrooms					Total
	None	One	Two	Three	Four+	
\$1,500 & Above	48	186	206	330	77	847
\$1,200 - \$1,499	39	150	169	273	66	697
\$1,100 - \$1,199	34	130	151	237	57	609
\$1,000 - \$1,099	34	133	192	275	64	698
\$900 - \$999	33	177	645	696	164	1,715
\$800 - \$899	60	311	1,125	1,205	288	2,989
\$700 - \$799	126	979	3,035	1,624	381	6,145
\$600 - \$699	230	1,956	5,834	2,296	547	10,863
\$500 - \$599	386	2,707	7,062	2,676	626	13,457
\$400 - \$499	1,281	6,683	4,604	1,051	245	13,864
\$300 - \$399	1,079	5,279	3,601	821	191	10,971
Below \$300	1,206	4,508	1,313	443	99	7,569
Total	4,556	23,199	27,937	11,927	2,805	70,424

¹ Includes rent, utility costs and renter's insurance.

6.0 RENTAL HOUSING SHORTFALL

This section summarizes the private sector rental housing market analysis that determines if there is sufficient private sector rental housing to meet the military requirements at the end of the five-year transition period. The analysis starts with military families and unaccompanied personnel households currently residing in the housing market. Military families currently residing in military housing in excess of the Floor Housing Requirement are assumed to transition to the private sector housing over a five-year period. A proportion of these families are assumed to make the change each year so that by the final transition year, only those families occupying military housing that meets the Floor Housing Requirement remain.

For military families requiring rental housing, the sufficiency of the market to meet their requirements is determined through an allocation process in which only the currently available, suitable rental housing is allocated to those military and civilian households currently actively seeking available rental housing. Available, suitable rental housing is those suitable units vacated by military and civilian personnel during the year as they seek other housing in the market area or are relocating outside of the area, plus any net additions to the rental supply through conversions or new construction. The analysis estimates the number of available units each year of the five-year study period. Net changes to the supply are determined through market response to changes in demand accounting for local contingencies and historical building cycles.

The active demand in each year is only those military and civilian families seeking housing in the market area including those moving from rental units in the market area and new military and civilian families moving into the market area. A portion of the families will continue to remain in their suitable housing units each year and not actively seek new housing.

The allocation of the available, suitable supply for the military is based on a competitive market share concept. As military personnel compete against civilian and other military demand in each market segment that are also seeking housing, they are expected to be able to rent their share of the then-available rental units.

6.1 RENTAL HOUSING SUPPLY AVAILABLE TO THE MILITARY

The private sector housing market inventory available to military families and unaccompanied personnel is based on the turnover of those military and civilian households currently residing in the housing market plus net changes to the rental supply. Separate turnover rates are determined for military family, unaccompanied personnel and civilian households (Table 6-1). Military turnover rates were estimated from data supplied by base housing staff. Civilian turnover rates were derived from interviews with property managers and apartment managers in communities surrounding the installation and combined with U.S. Bureau of the Census or other data as necessary.

Table 6-1. Turnover Rates for Households in Rental Housing

	Turnover
Civilians	45%
Military Families	33%
Unaccompanied Personnel	33%

6.2 RENTAL HOUSING SUPPLY ALLOCATED TO THE MILITARY

The dynamic process assesses the housing market each year of the five-year period. It considers annual changes, if any, in total authorized manpower and changes in the demand for private sector housing from military personnel assuming the installation adjusts its current supply of military housing to its Floor Housing Requirement. A military market share is computed for each year of the analysis based on competition of only those military and civilian households actively seeking housing during the year and available rental units either vacant, turning over or newly constructed in the market.

The changes in the rental supply and demand over the transition period are presented in Table 6-2. Table 6-3 displays the available rental supply and the active demand.

The annual share of suitable rental housing to military requirements is shown in Table 6-4. The analysis indicates that 571 military families would be successful in obtaining suitable rental units over the next five years. There is still an additional requirement or shortfall of 248 suitable community rentals if McConnell AFB were to retain only the Floor Housing Requirement by 2010. Unaccompanied personnel acquire 629 suitable rentals over the study period and require 37 additional units in order to meet their requirement.

Table 6-2. Total Rental Supply and Demand, 2005 - 2010

	2005	2006	2007	2008	2009	2010
Rental Supply						
Unsuitable	15,538	15,538	15,538	15,538	15,538	15,538
Suitable	59,765	60,269	60,772	61,276	61,779	62,283
Total Rental Housing	75,303	75,807	76,310	76,814	77,317	77,821
Demand						
Civilian Rental	67,573	68,143	68,713	69,284	69,854	70,424
Military Families	687	872	1,057	1,243	1,428	1,613
Owner Occupied	396	476	555	635	714	794
Rental	291	397	502	608	713	819
Manpower Changes						
Unaccompanied Off-Base	564	611	658	705	752	799
Owner Occupied	96	103	111	118	126	133
Rental	468	508	547	587	626	666
Manpower Changes						
Total Rental Demand	68,332	69,047	69,763	70,478	71,194	71,909
Rental Supply Less Rental Demand	6,971	6,759	6,547	6,336	6,124	5,912

Table 6-3. Available Rental Supply and Active Demand, 2005 - 2010

	2005	2006	2007	2008	2009	2010
Available Rental Supply						
Available for Rent	-	24,921	27,067	27,467	27,726	27,950
From Turnovers	-	24,417	26,564	26,963	27,222	27,447
Net Changes to Supply	-	504	504	504	504	504
Active Rental Demand						
Civilian						
New Demand	-	570	570	570	570	570
Turnover	-	30,538	30,794	31,051	31,308	31,564
Suitable Housing	-	24,204	26,293	26,663	26,891	27,084
Unsuitable Housing	-	6,334	4,502	4,388	4,417	4,480
Military Families						
New Demand	-	65	65	65	65	65
Turnover	-	88	110	135	160	185
Suitable Housing	-	88	110	130	150	170
Unsuitable Housing	-	-	-	5	10	15
Unaccompanied Personnel						
New Demand	-	40	39	40	39	40
Turnover	-	206	173	194	210	226
Suitable Housing	-	125	161	171	182	193
Unsuitable Housing	-	81	12	23	28	33

Table 6-4. Market Share of Suitable Rental Housing, 2005 - 2010

	2005	2006	2007	2008	2009	2010
Market Share						
Civilians	67,573	68,143	68,713	69,284	69,854	70,424
Suitably Housed	53,787	58,428	59,251	59,757	60,186	60,605
Unsuitably Housed	13,786	9,715	9,462	9,526	9,668	9,819
Military Families	291	397	502	608	713	819
Suitably Housed	264	329	388	450	510	571
Unsuitably Housed	27	68	114	158	203	248
Unaccompanied Personnel	468	508	547	587	626	666
Suitably Housed	387	496	525	558	594	629
Unsuitably Housed	81	12	22	29	32	37

6.3 PRIVATE SECTOR SHORTFALL

As determined by the allocation analysis through 2010, the Private Sector Shortfall of 248 units for military families is presented in Table 6-5. The Private Sector Shortfall of 37 units for unaccompanied personnel is presented in Table 6-6.

Table 6-5. Private Sector Shortfall for Military Families, 2010

Rental Cost ¹	Number of Bedrooms			Total
	Two	Three	Four+	
\$1,500 & Above	-	-	-	-
\$1,200 - \$1,499	-	-	-	-
\$1,100 - \$1,199	-	-	1	1
\$1,000 - \$1,099	-	-	-	-
\$900 - \$999	-	3	-	3
\$800 - \$899	-	2	-	2
\$700 - \$799	2	-	-	2
\$600 - \$699	11	-	-	11
\$500 - \$599	-	-	-	-
\$400 - \$499	-	-	-	-
\$300 - \$399	-	-	-	-
Below \$300	-	-	-	-
Total	13	5	1	19
No Acceptable Housing	-	126	103	229
Total	13	131	104	248

Table 6-6. Private Sector Shortfall for Unaccompanied Personnel, 2010

Rental Cost	Number of Bedrooms			Total
	One	Two	Three+	
\$1,500 & Above	-	-	-	-
\$1,200 - \$1,499	-	-	-	-
\$1,100 - \$1,199	-	-	-	-
\$1,000 - \$1,099	-	-	-	-
\$900 - \$999	-	-	-	-
\$800 - \$899	-	-	-	-
\$700 - \$799	-	-	-	-
\$600 - \$699	1	4	-	5
\$500 - \$599	32	-	-	32
\$400 - \$499	-	-	-	-
\$300 - \$399	-	-	-	-
Below \$300	-	-	-	-
Total	33	4	-	37
No Acceptable Housing	-	-	-	-
Total	33	4	-	37

¹ Includes rent, utility costs, and renter's insurance.

7.0 TOTAL HOUSING REQUIREMENT

This chapter summarizes the results and determination of the Total Military Housing Requirement for McConnell AFB. The dynamic analysis produces results for each year of the transition period.

7.1 TOTAL MILITARY FAMILY HOUSING REQUIREMENT

There is an initial year Private Sector Shortfall of 27 units at McConnell AFB. The Floor Housing Requirement for 2010 is 193 housing units. As more military families are transitioned to the private sector to increase reliance on the private sector housing, more suitable private sector rental units are allocated to the military families. By 2010, the Private Sector Shortfall is 248 units, coupled with the Floor Housing Requirement results in a Total Military Family Housing Requirement of 441 units.

Table 7-1. Total Military Family Housing Requirement, 2005 - 2010

Component	2005	2006	2007	2008	2009	2010
Military Families	1,276	1,382	1,488	1,594	1,700	1,806
Military Housing Supply	589	589	589	589	589	589
Occupied Military Housing Supply	589	510	431	351	272	193
Floor Housing Requirement, 2010	193	193	193	193	193	193
Units Occupied in Excess of 2010 Floor Housing Requirement	396	317	238	158	79	-
Military Families in Private Sector Housing	687	872	1,057	1,243	1,428	1,613
Private Sector Shortfall	27	68	114	158	203	248
Total Military Family Housing Requirement	220	261	307	351	396	441

The Floor Housing Requirement is comprised of the Community Housing Requirement, the Key and Essential Housing Requirement, and the Targeted Economic Relief Housing Requirement. There are no historic housing units at the installation (Table 7-2 and 7-3). About 58 percent of the 248 unit Private Sector Shortfall is in two and three bedroom units with the remaining 42 percent in four bedrooms units (Table 7-4). The Total Military Family Housing Requirement by bedroom categories is the sum of the Floor Housing Requirement and the Private Sector Shortfall (Table 7-5).

Table 7-2. Total Military Family Housing Requirement, 2010

Pay Grade	Military Families	Military Community	Key & Essential	Historic Housing	Targeted Economic Relief	Floor Housing Requirement	Private Sector Shortfall	Total Military Housing Requirement
O7+	-	-	-	-	-	-	-	-
O6	10	1	6	-	-	6	-	6
O5	30	3	1	-	-	3	-	3
O4	51	5	-	-	-	5	-	5
O3	103	10	-	-	-	10	10	20
O2	40	4	-	-	-	4	3	7
O1	15	2	-	-	-	2	-	2
Officers	249	25	7	-	-	30	13	43
E9	23	2	-	-	-	2	-	2
E8	48	5	-	-	-	5	2	7
E7	249	25	-	-	-	25	21	46
E6	395	40	-	-	-	40	29	69
E5	492	49	-	-	-	49	123	172
E4	218	22	-	-	-	22	38	60
E3	113	11	-	-	-	11	15	26
E2	11	1	-	-	-	1	7	8
E1	8	1	-	-	8	8	-	8
Enlisted	1,557	156	-	-	8	163	235	398
Total	1,806	181	7	-	8	193	248	441

Table 7-3. Floor Housing Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	6	6
O5	-	2	1	3
O4	-	4	1	5
O3	7	2	1	10
O2	3	-	1	4
O1	2	-	-	2
Officers	12	8	10	30
E9	-	2	-	2
E8	-	4	1	5
E7	-	19	6	25
E6	18	14	8	40
E5	31	11	7	49
E4	18	3	1	22
E3	10	1	-	11
E2	-	1	-	1
E1	5	3	-	8
Enlisted	82	58	23	163
Total	94	66	33	193

Table 7-4. Military Family Private Sector Shortfall, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	-	-
O4	-	-	-	-
O3	-	1	9	10
O2	-	-	3	3
O1	-	-	-	-
Officers	-	1	12	13
E9	-	-	-	-
E8	-	-	2	2
E7	-	2	19	21
E6	1	2	26	29
E5	3	87	33	123
E4	6	24	8	38
E3	3	8	4	15
E2	-	7	-	7
E1	-	-	-	-
Enlisted	13	130	92	235
Total	13	131	104	248

Table 7-5. Total Military Family Housing Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four+	
O7+	-	-	-	-
O6	-	-	6	6
O5	-	2	1	3
O4	-	4	1	5
O3	7	3	10	20
O2	3	-	4	7
O1	2	-	-	2
Officers	12	9	22	43
E9	-	2	-	2
E8	-	4	3	7
E7	-	21	25	46
E6	19	16	34	69
E5	34	98	40	172
E4	24	27	9	60
E3	13	9	4	26
E2	-	8	-	8
E1	5	3	-	8
Enlisted	95	188	115	398
Total	107	197	137	441

7.2 TOTAL UNACCOMPANIED PERSONNEL HOUSING REQUIREMENT

There is an initial year Private Sector Shortfall of 81 units. The Minimum Unaccompanied Housing Requirement will house all unaccompanied personnel in grade E4 with three years of service and below in 2010 (Table 7-6). By 2010, the Private Sector Shortfall is 37 units and coupled with the Minimum Unaccompanied Housing Requirement results in a Total Unaccompanied Personnel Housing Requirement of 699 units.

Table 7-6. Market Share of Suitable Rental Housing, 2005 - 2010

	2005	2006	2007	2008	2009	2010
Total Unaccompanied Personnel	1,027	1,114	1,201	1,287	1,374	1,461
E4 (three years of service & below)	463	503	543	582	622	662
Government Quarters						
Minimum Housing Requirement	463	503	543	582	622	662
In Private Sector Rental Housing Requirement	468	508	547	587	626	666
E4 over three years of service	212	230	248	267	285	303
E5 and Above	256	277	299	320	342	363
Private Sector Shortfall	81	12	22	29	32	37
Total Unaccompanied Personnel Housing Requirement	544	514	565	611	655	699

The Private Sector Shortfall for unaccompanied personnel is 37 units (Table 7-7).

Table 7-7. Unaccompanied Personnel Private Sector Shortfall, 2010

Pay Grade	Number of Bedrooms			Total
	One	Two	Three	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	-	-
O4	-	-	-	-
O3	-	1	-	1
O2	-	1	-	1
O1	-	1	-	1
Officers	-	3	-	3
E9	-	-	-	-
E8	-	-	-	-
E7	-	-	-	-
E6	-	1	-	1
E5	13	-	-	13
E4	20	-	-	20
E3	-	-	-	-
E2	-	-	-	-
E1	-	-	-	-
Enlisted	33	1	-	34
Total	33	4	-	37

The Total Unaccompanied Personnel Housing Requirement is 699 units (Table 7-8).

Table 7-8. Total Unaccompanied Personnel Housing Requirement, 2010

Pay Grade	Number of Bedrooms			Total
	Two	Three	Four	
O7+	-	-	-	-
O6	-	-	-	-
O5	-	-	-	-
O4	-	-	-	-
O3	-	1	-	1
O2	-	1	-	1
O1	-	1	-	1
Officers	-	3	-	3
E9	-	-	-	-
E8	-	-	-	-
E7	-	-	-	-
E6	-	1	-	1
E5	13	-	-	13
E4	121	-	-	121
E3	476	-	-	476
E2	70	-	-	70
E1	15	-	-	15
Enlisted	695	1	-	696
Total	695	4	-	699

7.3 SUMMARY

Housing Market Area

McConnell AFB is near Wichita in Sedgwick County, Kansas. The Housing Market Area remained the same as the 2003 HRMA. While the installation is located in Sedgwick County the Housing Market Area includes portions of Harvey, Butler, Cowley, and Sumner counties.

Housing Supply

There is a total private housing stock of 220,409 units, including 145,106 homeowner units and 75,303 rental units. At an estimated annual growth rate of 0.5 percent total private housing supply would increase to 226,265 units in 2010.

McConnell AFB currently has 589 military family housing units and no privatized units.

Military Housing Demand

The McConnell AFB housing office is currently responsible for supporting 2,565 military personnel including both Air Force and tenant personnel. This number is expected to increase to 3,639 in 2010.

Currently, there are 1,276 military families after subtracting military couples and voluntary separated personnel. There are 1,027 unaccompanied personnel, of which 564 require private sector housing.

In 2010, there are projected to be 1,806 military families and 1,461 unaccompanied personnel, of which 799 will require private sector housing.

Military Community Housing Requirement

The on-base community criterion requires military housing for 10 percent of all military families by pay grade. This requirement is projected to total 181 housing units.

Key and Essential Housing Requirement

There are projected to be 7 key and essential positions at McConnell AFB.

Historic Housing Requirement

There are no historic housing units at McConnell AFB.

Targeted Economic Relief Housing Requirement

There are 8 members with RMC below 50 percent of the median family income in the Housing Market Area.

Floor Housing Requirement

The Floor Housing Requirement, based on the greater of each of its components by pay grade, totals 193 military housing units.

Private Sector Housing for Military Families

There is a projected requirement for 248 additional suitable private sector rental units for military families.

Total Military Family Housing Requirement

The Total Military Family Housing Requirement, based on the sum of the Floor Housing Requirement and the Private Sector Shortfall by pay grade, totals 441 military housing units.

Private Sector Shortfall for Unaccompanied Personnel

There is a projected requirement for 37 additional suitable private sector rental housing units for unaccompanied personnel in pay grade E4 (over three years of service) and above.

Total Unaccompanied Personnel Housing Requirement

The Total Unaccompanied Personnel Housing Requirement, based on the sum of the Minimum Unaccompanied Personnel Housing Requirement and the Private Sector Shortfall by pay grade, totals 699 military housing units.

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