



## **FOR IMMEDIATE RELEASE:**

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### **Housing Privatization: What does it mean to you?**

**Aberdeen Proving Ground, Maryland, October 15, 2009** – You may have heard the terms Residential Communities Initiative, or RCI, and privatized family housing being used at Aberdeen Proving Ground. But do you know what they mean? They all have to do with a new program that will change the face of family housing on post over the next 50 years.

In the mid 1990's, the federal government realized in order to retain service members, their quality of life had to improve on the installations. Building better homes and making significant renovations and improvements to existing homes could accomplish this. The government also knew it did not have the means to achieve this goal and decided to privatize military family housing on installations. Privatization means that private sector expertise and private financing would be brought on post by private sector partners to improve the family housing situation faster than the government could do it.

The Army established the Residential Communities Initiative (RCI) to partner with private developers. In 2008, the Army and Aberdeen Proving Ground selected Picerne Military Housing as its partner to build, own, renovate, manage and maintain family housing on post for the next 50 years.

“The partnership is long-term and focused on the sustainability of housing and enhancing the quality of family and community life for Aberdeen Proving Ground’s Soldiers and their Families,” said Greg Cannito, Picerne Military Housing Program Director.

Aberdeen Proving Ground and Picerne worked together to develop the Community Development and Management Plan (CDMP), which is the blueprint for the 50 years of the project. The CDMP’s final approval by Congress was announced on October 10<sup>th</sup>, which means Picerne will assume responsibility for the family housing at Aberdeen Proving Ground on December 1, 2009.

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**Privatization, ADD ONE**

“We have gone to great lengths during the planning phase to ensure that neighborhoods are designed to create homes that appeal to today’s modern, military Families,” Cannito said.

What will this mean for families living on post? As in the private sector, Soldiers will sign a lease and will start receiving their Basic Allowance for Housing (BAH) to pay rent for the homes they live in on post. The rent equals the BAH received by the service member and includes basic utilities and some renter’s insurance. For dual military members both living at Aberdeen Proving Ground, the residents’ rent will equal only the highest pay grade member’s BAH at the with-dependent rate. The other member will retain his or her BAH.

The lease, called the Resident Occupancy Agreement (ROA), is for 12 months and renews month-to-month unless PCS, ETS or retirement orders require earlier termination. To live in privatized family housing, residents must sign a lease prior to December 1, 2009.

“When Picerne begins managing family housing, residents will see positive changes beginning day one,” said Cannito. “Our neighborhood management office is now open and staffed with professional teams dedicated to providing Soldiers and their Families with exceptional service.”

Picerne’s property management and maintenance staff will be housed at 2727 Chesapeake Boulevard. Eventually, a new Neighborhood Center will be constructed in the new neighborhood that will be built in Bayside.

An immediate maintenance plan will be implemented to alleviate the deferred maintenance and other maintenance concerns of residents. Picerne will also mow the lawns, do the landscaping, enhance street lighting, repair streets and sidewalks, and build new playgrounds. These services are an expression of Picerne’s Families First® philosophy.

Picerne is family owned and operated and has been building and managing residential communities for 85 years.

The company has also partnered with Forts Meade, Bragg, Polk, Rucker, Riley and Sill under the RCI program.

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