



Military Housing Privatization Initiative

In 1996, Congress established the Military Housing Privatization Initiative (MHPI) as a tool to help the military improve the quality of life for its service members by improving the condition of their housing. The MHPI was designed and developed to attract private sector financing, expertise and innovation to provide necessary housing faster and more efficiently than traditional Military Construction processes would allow. The Office of the Secretary of Defense delegated the MHPI to the Military Services and they are authorized to enter into agreements with private developers selected in a competitive process to own, maintain and operate family housing via a fifty-year lease.

Michaels Military Housing is deeply committed to this program, and has the industry leading experience in development, financing, construction, property management and family support services to create, manage and maintain best in class communities. Our dedicated team has an unyielding commitment to create communities that reflect a vivid sense of place, a strong environmental ethic, and a rich quality of life for military families.

In March of 2006, MMH began implementation of its 50 year plan for the development, construction and operation of 1,583 privatized family housing units at Fort Leavenworth, Kansas. In October, 2007 MMH delivered 33 new homes that comprise Cheyenne Village, the newest residential neighborhood on Fort Leavenworth. In a grand opening ceremony, Representatives from the Department of the Army, Fort Leavenworth, and executives from Michaels Military Housing were present for the official ribbon cutting ceremony. A special guest was, the Sergeant Major of the Army, Kenneth Preston.

In 2007, Clark Realty, MMH and the Department of the Air Force formalized an agreement for a 50-year public/private partnership to revitalize existing housing communities at MacDill and Andrews Air Force Bases. The development, which will serve the Air Mobility Command East (AMC East), and is Clark Realty and MMH's first endeavor under the Air Force's Housing Privatization program.



Cheyenne Village

Fort Leavenworth Overview

Total development costs are approximately \$405M for the 9 year Initial Development Period. A total of 703 homes will be demolished, 708 new homes will be built, and 588 homes will receive varying levels of renovation. Total development and construction expenditures for the entire 50 year partnership exceed \$1.5 billion.



Liberty Park at Andrews



Harbor Bay at MacDill

AMC East Overview

The 50-year project has a six-year initial development period with a development budget in excess of \$300 million that will be used to demolish, replace, renovate and manage an end-state inventory of 1,458 homes at both installations. The development plan provides for upgraded amenities, spacious floor plans, and special features, such as increased storage space. The development plan also includes building a number of neighborhood amenities, such as tot lots, picnic areas, and neighborhood centers.