

(through the various levels of command) conduct surveys to validate requirements, present the program to the Office of the Secretary of Defense, defend the program before Congress, receive authorization and funds for development of approved projects, design and develop such projects, establish contracting procedures and award construction contracts, and supervise construction which is accomplished by private enterprise. Funds are appropriated by the Congress to cover costs of construction and related expenses, including operation and maintenance and debt payments. Such appropriated funds are transferred into a family housing management account which includes all funds required to support the family housing program and is administered by the military departments through a series of transfer accounts.

3. *History*

The need to provide military family housing is a product of several factors: the cold war, the increasing complexity of warfare and weapons, the size and deployment of our Military Establishment, and the trend toward early marriages.

There was no significant shortage of family housing for personnel of the Armed Forces prior to World War II. At that time, our small peacetime Military Establishment consisted of units stationed in long-established permanent posts. Generally, there were sufficient family quarters on-station to take care of the married officers and the then few married senior-grade enlisted men. Because of the stability of deployment, private housing could be relied upon to take care of a large segment of the need, especially for installations located adjacent to metropolitan communities.

Today the size of the Military Establishment is almost 2.7 million officers and men, compared to 250,000 in 1935. Modern test stations have been built in the desert, and enormous airfields have been built adjacent to small communities. Our military forces are deployed around the world.

It is essential for the Military Establishment to retain a high percentage of officers and enlisted men on a career basis after they have completed their required tours of military service. It is not possible to operate our progressively more complex modern war machines without highly qualified, experienced personnel; and after 2 to 4 years of military service a young man is just beginning to acquire the skills which make him of special value to the military. It is, therefore, clear that unless a reasonable percentage of these young men can be persuaded to remain in uniform on a voluntary basis, the services would lose a costly investment in trained men.

A most significant fact about the young men who are completing their required military service today is the percentage who are married. Defensewide, 80 percent of all officers and noncommissioned officers are married. And married personnel will not choose military careers in peacetime, unless they can count on being together with their families most of the time, in reasonable adequate accommodations.

It is, therefore, apparent that family housing must be provided. The alternative is a high personnel turnover, greatly increased training costs, and less effective military forces. In providing such housing (to the extent that adjacent communities cannot), we have found it necessary to consider which of several alternate programs was most appropriate in each case.