

# 711 FAMILY HOUSING - DWELLINGS AND ATTACHED GARAGES

## 711 20 through 711 76 Series, HOUSING (FA)

Design Criteria: See MIL-HDBK-1035 (June 89) Detailed Guidance, Sample Calculations & Tables of acceptable Land Use Intensity Ratios.

**For a complete list of five digit codes in this category group, see NAVFAC P-72.**

Public quarters for eligible military personnel will be planned as indicated on page 710. Housing for key civilian personnel with dependents will be planned on an individual basis. Government-owned or controlled housing will be provided for all eligible personnel required to reside on-station by reason of military necessity, and for other eligible personnel for whom it is impracticable to obtain adequate private housing at reasonable rentals and locations. In computing net housing requirements, existing housing in the following category codes will be considered as assets against gross requirements:

1. Wherry housing unacquired.
2. All adequate public quarters.
3. All private housing leased for use as public quarters.
4. All rental guaranty housing (in foreign countries).
5. All public quarters under construction or authorized and approved for construction.
6. Private units approved for leasing but not yet under contract.
7. Rental guaranty units under the contract or approved for development.

In addition existing private and local government rental housing (including mobile homes) in which military personnel are accepted as tenants, will be considered as suitable community support and will be charged as assets against requirements in all cases where it is classed as satisfactory by the occupant. If not classed as satisfactory by the occupant, or if vacant, it will be considered suitable provided it meets the following criteria:

1. **Location**--The distance from the administrative area of the installation can be traversed by privately-owned vehicle in one hour or less during rush hours.
2. **Cost**--Rent plus utilities (except telephone) does not exceed 115% of the member's Basic Allowance for Quarters (BAQ) plus Variable Housing Allowance (VHA).
3. **Condition**--Must be complete dwelling unit with private entrance with bath and kitchen for sole use of occupants and so arranged that both kitchen and bathrooms can be entered without passing through bedrooms. The units must be well constructed and in good condition of repair with heating (if required) and kitchen equipment provided. It must be in a residential area not subject to offensive fumes, industrial noises, and other objectionable features.

Land Use Intensity. The optimum land use for family housing has been established by the Department of Defense. The following parameters are to be considered in determining land use intensity ratio for a particular site:

1. **Floor area**
2. **Living space**
3. **Recreation space**
4. **Open space**