

POLICY GUIDANCE FOR CIVIL WORKS HOUSING

REMIS CODING

ER 1130-2-500, Chapter 13

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For REMIS Coding

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BACKGROUND & PURPOSE OF CW HOUSING

- Established to ensure government provided housing supported the bona fide needs of Civil Works missions.
- Over time the portfolio of necessary housing diminished to meet specific needs at a handful of locations.
- Accurately identify structures that were acquired as government provided housing but have now transitioned to other uses.



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REQUIRED ACTION AND SUSPENSE

- Operations Division - identify current use based on provided structure type codes and communicate updates to Real Estate counterparts
- Real Estate – input coding into “structure type” field in REMIS.
- Suspense:
 - no later than 1 September 2021



Purpose: Identify consistent categories and descriptions in REMIS throughout the enterprise for intended "current use" of Civil Works housing.

REMIS IMPROVEMENT RECORD CREATE - RD5

SmartPath: **LOV GO** REMIS MAIN | REAL Property | Acquisition | Management | Disposal | Go to...

User Id: REMISPRD Home District: SAM January 13, 2013 10:57:05 PM

Save Clear New Query

Enter values for new record

DISTRICT: MOBILE DISTRICT

PROJECT/INSTALL CODE: LOV

STRUCTURE NO:

WORK ITEM: LOV

Task Code: LOV

Structure Type:

• REAL PROPERTY TYPE: 35 BUILDINGS

• REAL PROPERTY USE: LOV

Item Description:

Constructed Date:

APPROPRIATION TYPE: C CIVIL

Reimbursable Funds: No

Location:

Acquired Date:

Inspection Date:

PROPERTY TYPE: G Government Asset

Paid to Owner Cost:

COST SHARE IND: No

LIFE TYPE IND: P Permanent

• LEGAL INTEREST:

• Lease Authority:

• STATUS INDICATOR:

• Report of Excess Submitted Date:

• Report of Excess Accepted Date:

• Determination to Dispose Date:

Property Linkage Tract No: LOV

PROPERTY LINKAGE STATE: LOV

Structure Type

Enter a brief **description** of the improvement. (Freeform data entry field.)

Real Property Type

- Building (35): A building is a constructed asset that is enclosed with walls and a roof that provides space for agencies to perform activities or store materials as well as provides space for people to live or work.

Note: This field is required to meet RIPR/FRPP requirements. Options in this list (Real Property Type) cannot be modified.

Item Description

- Building Housing

Note: The Item Description list is restricted based on the Real Property Use selected. Options in this list cannot be modified.

- Descriptions** (Type/enter a description from the list below)
- CHCC Civil Works Housing Occupied by USACE Civilians, OMB Circular A-45
 - CHCD Demolition/no longer needed
 - CHCM Civil Works Housing Occupied by USACE Military, no BAQ allowance
 - CHCO USACE uses for other purposes
 - CHCR USACE rents to the public through R1S
 - CHCU Civil Works Housing Uninhabitable, being rebuilt for USACE employees
 - CHCV Civil Works Housing Not outgranted, habitable, vacant
 - CHCX USACE TDY and employee daily recreation rental
 - CHOH Leased for hatchery housing use only
 - CHON Outgranted for non-living quarters
 - CHOS Outgranted for Grantee support staff

- Real Property Use**
- Family Housing (30): Buildings primarily used as dwellings for families/dependents. Includes apartment houses, single houses, row houses, public housing, military personnel housing, federal employee housing, and housing for institutional personnel.
- Note: This field is required to meet RIPR/FRPP requirements. Options in this list (Real Property Use) cannot be modified.



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REMIS CODES FOR STRUCTURE TYPE

CHCC	Civil Works Housing Occupied by USACE Civilians, OMB Circular A-45
CHCD	Demolition/no longer needed
CHCM	Civil Works Housing Occupied by USACE Military, no BAQ allowance
CHCO	USACE uses for other purposes
CHCR	USACE rents to the public through R1S
CHCU	Civil Works Housing Uninhabitable, being rebuilt for USACE employees
CHCV	Civil Works Housing not outgranted, habitable, vacant
CHCX	USACE TDY and employee daily recreation rental
CHOH	Leased for hatchery housing use only
CHON	Outgranted for non-living quarters
CHOS	Outgranted for Grantee support staff

Examples: Structure used by USACE as storage building = CHCO

Structure leased to concessionaire for recreation rental to public = CHON



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ACTIONS IN DEVELOPMENT

- Update of Engineer Regulation 1130-2-500
- Determination of Need template/specific approval
- Prepare for future EIG inspections

CHAPTER 13 - CIVIL WORKS HOUSING

13-1. Purpose. This chapter establishes the policy for the retention, use, and disposition of Government-owned civil works houses used for quarters.

13-2. Policy. It is the policy of the Corps of Engineers that:

- The inventory of government houses shall be eventually eliminated. Existing housing shall not be converted to another type of dwelling, such as guest quarters.
- There shall not be any requirement in job descriptions to occupy government housing.
- New housing shall not be constructed or acquired for civil works projects.
- Housing facilities for contractor employees engaged on a project shall not be provided.
- Existing housing with civilian tenants shall be managed and phased out in accordance with approved Housing Management Plans. Such housing should have been phased out by 30 September 96, unless an exception was approved in writing by CECW-O, or in accordance with paragraph 13-3, below.
- Occupied houses with civilian tenants must have written leases including the rental rates. The rental rates must be set in accordance with the Office of Management and Budget Circular A-45.
- Civil works housing with military tenants shall be managed in accordance with paragraph 13-4 of this chapter.

13-3. Housing Management Plans. Each district and operating MSC having civil works housing with civilian tenants shall have a Housing Management Plan, approved by the MSC Commander. Each plan shall be reviewed for accuracy and necessary updating at least every five years until all housing has been removed or converted to other project purposes. Although, all civil works housing with civilian tenants are subject to scheduled phaseout, the MSC Commander may allow employees who have been in continuous occupancy of the same house since 30 September 1981, to continue to reside in their present quarters indefinitely, until it has been determined through the Housing Management Plan that occupancy is no longer feasible, or until the employee leaves.

a. Government-owned houses that have been outgranted to local governmental agencies for long-term use shall be exempted for disposal until such time as the house is returned to the Corps of Engineers. The Commander of each district shall encourage local governments to allow occupancy of these houses only by employees who are project-related.

b. For structures that exceed 50 years in age, Housing Management Plans shall include consideration of eligibility for listing in the National Register of Historic Places (NRHP), in accordance with Section 110 of the National Historic Preservation Act of 1966 (the Act), as amended. Prior to removal or conversion of a structure eligible for listing in the NRHP, commanders shall comply with Section 106 of the Act and consultation procedures established in 36 CFR Part 800, Advisory Council on Historic Preservation, "Protection of Historic Properties."



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QUESTIONS



1. If it is determined that a housing structure can be leased to another entity, can does it need a housing plan?

A: No, this will be clarified in the update to the ER.

2. If there's a current structure being used for USACE R&R, and there's a legitimate use for it to be repurposed within the district (training space, offices), is that a possibility?

A: Yes, use code CHCO - USACE uses for other purposes

3. Is it looking like a USACE R&R house can be transitioned to a DoD MWR program and still be available for leisure use DoD wide?

A: Possibly, this scenario would likely be addressed through an outgrant and would be coded CHON - Outgranted for non-living quarters



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