



## **ANNUAL REPORT FOR 2024**

# **PROGRAM COMMENT FOR DEPARTMENT OF THE ARMY VIETNAM ERA HISTORIC HOUSING, ASSOCIATED BUILDINGS AND STRUCTURES, AND LANDSCAPE FEATURES (1963-1975)**

**Submitted by:**

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**Submitted to:**

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## INTRODUCTION

The United States Army's real property is a vital component of its national defense mission, and many of the buildings and structures constructed by the Army over its 248-year history are now considered historic properties. Among these historic properties, historic housing is a significant concern, comprising a large part of the Army's total housing inventory. It is critical to the readiness mission and well-being of thousands of Soldiers and their families and requires extensive financial resources and process time for compliance with the National Historic Preservation Act (NHPA) Section 106 and 36 CFR 800.

The Army faces a unique and significant challenge among federal agencies in managing NHPA Section 106 compliance for its inventory of historic housing. With over 30,000 historic homes currently exceeding 50 years in age and subject to NHPA Section 106 requirements, the Army manages the largest inventory of historic housing in the federal government. The Army's historic housing inventory spans from the early 19th century to the modern historic housing of the late 20th century, representing a diverse range of American domestic architectural styles with varying levels of architectural integrity and historic significance.

Notably, the Army's historic housing inventory will continue to grow, with an estimated 70,000 modern historic homes to be added over the next 50 years. By the end of this century, the Army will have an unprecedented total of over 100,000 historic homes subject to NHPA Section 106 requirements. This significant increase in historic housing inventory will require the Army to develop and implement effective strategies for managing and preserving these historic properties while also ensuring compliance with federal preservation laws and regulations.

The Program Comment for Department of the Army (Army) Vietnam War Era Historic Housing, Associated Buildings and Structures, and Landscape Features (1963–1975) provides the Army with an alternative means to comply with NHPA Section 106 regarding the category of undertakings termed management actions for its inventory of Vietnam War Era housing, associated buildings and structures, landscapes, and landscape features. This Program Comment is a critical tool for the Army, as it will enable the efficient management of its historic housing inventory while also ensuring the preservation of historic properties.

The Army's Vietnam War Era housing inventory consists of over 7,800 historic homes constructed during the 13-year period from 1963 to 1975. Management actions required for this housing include maintenance, repair, rehabilitation, renovation, abatement of hazardous materials, mothballing, cessation of maintenance, demolition, new construction, lease, transfer, conveyance, and the use of modern, readily available industry standard building materials and methods in the implementation of management actions. By streamlining the compliance process for these management actions, the Program Comment will help the Army to reduce the financial and administrative burdens associated with NHPA Section 106 compliance, while also ensuring the long-term preservation and protection of its historic housing inventory.

Overall, the Army's historic housing inventory is a vital component of its national defense mission, and the effective management of these properties is essential to ensuring the readiness and well-being of Soldiers and their families. The Program Comment for Vietnam War Era Historic Housing is an important step towards achieving this goal, is helping the Army to balance its preservation responsibilities with its operational needs.

## 1.0 Need for the Program Comment

The need for this Program Comment arose from the Army's obligation to provide safe, healthy, and quality housing to Soldiers and their families, as well as the unique challenges it faces in managing National Historic Preservation Act (NHPA) Section 106 compliance for its large and growing inventory of historic housing. In 2019, the Secretary of the Army declared an Army Housing Crisis, primarily due to widespread deficiencies and significant quality of life, health, and safety issues affecting military families living in historic Army housing. This crisis highlighted the urgent need for the Army to address the poor conditions of its historic housing stock and ensure that it provides a safe and healthy living environment for its personnel and their families.

To address the Army Housing Crisis and meet its housing obligations to military families, the Army must implement a range of management actions to improve the conditions of its Vietnam War Era housing. These actions include improving the quality of life for Soldiers and their families, addressing health and safety risks from hazardous historic building materials, ensuring cost-efficient and effective management of the overall inventory, implementing climate adaptations and using modern resilient materials, and streamlining the NHPA Section 106 compliance process for actions intended to preserve Vietnam War Era housing.

The importance of providing quality housing to military families cannot be overstated. Housing and associated living conditions are critical factors that affect the well-being and readiness of Soldiers and their families. Poor housing conditions can have a direct impact on military readiness, as concerns about substandard housing can distract service members from their duties and make it difficult for them to focus on the military mission. Furthermore, poor housing conditions have been cited as a reason for some service members to leave the military, and the issue is also affecting the ability to recruit new service members (GAO Report 20-281, Military Housing, March 2020). Therefore, it is essential for the Army to prioritize the improvement of its historic housing stock to ensure that it provides a safe, healthy, and supportive living environment for its personnel and their families.

The Vietnam War Era housing stock, which includes over 7,800 homes constructed between 1963 and 1975, presents a unique set of challenges. These homes were built with materials and designs that were common at the time but are now considered outdated and potentially hazardous. For example, many of these homes feature single-pane windows, asbestos-containing shingles and siding, minimal wall and attic insulation, galvanized steel pipes for water supply, cast iron drainpipes, 100-amp circuit breakers, obsolete HVAC components, and lead-based paint and asbestos-containing building materials. While many of the original building materials have been replaced over the years, the housing stock still requires significant upgrades and modernization to meet modern standards and expectations.

In addition to the need for upgrades and modernization, the Army also requires flexibility in managing its Vietnam War Era housing stock. The Army has established the Residential Communities Initiative (RCI), a public-private partnership that aims to improve the quality of life for Soldiers and their families by providing modern, safe, and sustainable housing. As part of the RCI, the Army needs to lease, transfer, or convey Vietnam War Era housing to its housing privatization partners to facilitate housing operations. This requires the execution of lease, transfer, and other conveyance documents, which can be complex and time-consuming. The Program Comment will help to streamline this process, enabling the Army to efficiently manage its historic housing stock while also ensuring compliance with NHPA Section 106.

Overall, the Program Comment is a critical tool for the Army, as it enables the efficient management of its historic housing stock while also ensuring the preservation of historic properties. By streamlining the NHPA Section 106 compliance process and providing flexibility in managing its Vietnam War Era housing stock,

the Army can better address the needs of its personnel and their families, improve military readiness, and ensure that its historic housing stock is preserved for future generations.



Vietnam Era Housing at Fort Campbell (Goodwin)

The US Army must manage its Vietnam War Era housing inventory holistically to preserve and maintain it as a viable asset. This includes periodically ceasing maintenance and demolishing properties that are no longer viable due to various reasons such as:

- \* Deterioration affecting structural integrity, habitability, or quality of life
- \* Vacancy with no foreseeable need
- \* Presence of hazardous materials or unsafe conditions
- \* Need for new replacement housing to improve quality of life

Cessation of maintenance and demolition are necessary inventory management tools to reduce excessive maintenance costs and reinvest savings in maintaining and preserving the remaining housing inventory. The Advisory Council on Historic Preservation (ACHP) has recognized demolition as a necessary tool in most Program Comments issued over the past 20 years, acknowledging its importance in effective inventory management. By using these tools, the Army can ensure that its Vietnam War Era housing inventory remains a viable and sustainable asset for the future.

## 2.0 Intent of the Program Comment

This Program Comment is intended to support Army compliance with NHPA Section 106 for the management actions occurring on all privatized and non-privatized Army housing, associated buildings and structures, and landscape features constructed from 1963 through and including 1975. Management actions will be implemented under this Program Comment in lieu of conducting individual project reviews under 36 CFR 800.3 - 800.7, with an exception provided in section 5.2.4.3 regarding the treatment of properties of particular importance.

The Program Comment identifies mitigation measures for the management of the Army's Vietnam War Era housing. The Program Comment mandates annual reporting on those mitigation measures. The mitigation measures subject to reporting are:

- Prior Mitigation Measures
- Public Education on the History of Army Vietnam War Era Housing
- Historic Context Research for Army Vietnam War Era Housing
- Army-wide Vietnam War Era Housing Inventory and Evaluation
- Designation of Properties of Particular Importance
- Recordation and Documentation of Properties of Particular Importance
- Treatment of Properties of Particular Importance
- Neighborhood Design Guidelines
- Historic Preservation Tax Credits, and
- Annual Meeting.

### 2.1 Prior Mitigation Measures

The Army has existing documentation on the history and historic context of Vietnam War Era housing, installation-specific inventory and evaluation reports of Vietnam War Era housing recording its design and architectural style, interior designs and floorplans, factors influencing design variations, and its associated buildings and structures, and landscape features. This existing set of prior Army documentation serves as a Program Comment mitigation measure since it provides comprehensive documentation and recordation of Vietnam War Era housing, associated buildings and structures, and landscape features. The existing documentation for Army Vietnam War Era housing is consolidated on the Army's Vietnam War Era Housing website <https://www.denix.osd.mil/army-vwehh-pc>.

The prior documentation includes the overarching DoD-wide historic context Vietnam and the Home Front: How DoD Installations Adapted, 1962-1975, June 2014; the Department of Defense Housing Design Folio, 1964; Fort Gordon Cold War Architectural Survey, April 2005; Architectural Survey Conelly Duplex Units, Hawthorne Army Depot, NV, September 2014; and Architectural Inventory and Evaluation of 1970s-Era Family Housing at U.S. Army Garrison Fort Carson, CO, August 2019.

### 2.2 Public Education on the History of Army Vietnam War Era Housing

The Army maintains a public website containing information about the history of the Army Vietnam War Era housing for public educational purposes. Relevant public documentation regarding Vietnam War Era housing is available via the website. The Army also uses social media to distribute information on Vietnam War Era historic housing and other Army historic preservation information.


2024 Social Media Activities:

The Army is conducting its social media outreach using Twitter, rebranded as X in 2023, and provided monthly posts, now referred to as “posts”, published to <https://x.com/DENIXnews> (link to the X page is also provided on the Program Comment webpage). The 2024 posts were posted every month. The Army received 736 views of its X posts during the reporting period. The posts and their associated X activity is provided in the following Table:



**Table: 2024 Program Comment Social Media / X (Twitter) Summary**

<b>2024 Program Comment Social Media / Twitter Summary</b>		
<b>Posted Date</b>	<b>Post Content</b>	<b>Total Views</b>
Jan. 2, 2024	<p>Post 1: The Army’s use of <i>imitative substitute building materials</i> under the Program Comment for Army Inter-War Era Housing (1919-1940) follows established criteria and procedures approved by the Advisory Council on Historic Preservation.</p> <p>Post 2: The use of <i>imitative substitute building materials</i> reduces costs and allows full implementation of scopes of work that improves preservation of Army Inter-War Era housing.</p> <p>Post 3: The Army is currently seeking a similar solution for pre-1919 housing, check it out here: <a href="https://www.denix.osd.mil/army-pre1919-pchh/">https://www.denix.osd.mil/army-pre1919-pchh/</a>.</p>	116
Feb. 1, 2024	<p>Check out the Army’s 2023 Program Comment Annual Reports for Inter War Era and Vietnam War Era housing at <a href="https://www.denix.osd.mil/army-pchh/">https://www.denix.osd.mil/army-pchh/</a> and <a href="https://www.denix.osd.mil/army-vwehh-pc/">https://www.denix.osd.mil/army-vwehh-pc/</a></p>	31

**2024 Program Comment Social Media / Twitter Summary**

Posted Date	Post Content	Total Views
Mar. 11, 2024	<p>Post 1: The @USArmy submitted the Program Comment for the Preservation of Pre-1919 Historic Army Housing, Associated Buildings and Structures, and Landscape Features (program comment) to the @usachp for action on March 4, 2024.</p> <p>Post 2: The Program Comment will help to preserve historic Army housing built before 1919, such as the Superintendents quarters at West Point built in 1820, while balancing the responsibility to provide military families with the quality of life, health and safety they deserve.</p> 	107
Apr. 2, 2024	<p>Read more about the Fort McCoy, Wisconsin artifact collection that contains more than 600,000 artifacts here: <a href="https://www.dvidshub.net/news/463248/fort-mccoy-archaeology-artifacts-posts-piece-driftless-area-find-home-mississippi-valley-archaeology-center">https://www.dvidshub.net/news/463248/fort-mccoy-archaeology-artifacts-posts-piece-driftless-area-find-home-mississippi-valley-archaeology-center</a></p>	33

**2024 Program Comment Social Media / Twitter Summary**

Posted Date	Post Content	Total Views
May 3, 2024	<p>Army Archeological Field Work: US Army Garrison Hawaii Cultural Resource Management Program conducts archeological investigations at Makua Military Reservation, Oahu, HI. (Photo Courtesy US Army Garrison Hawaii)</p> 	49
Jun. 5, 2024	<p>Great News for the Army! On May 17th 2024, @USACHP members approved the Program Comment for Pre-1919 Historic Army Housing. Check it out here <a href="https://www.achp.gov/news/achp-members-approve-program-comment-historic-army-housing">https://www.achp.gov/news/achp-members-approve-program-comment-historic-army-housing</a>.</p>	26
Jul. 2, 2024	<p>It's official! On June 13, 2024, the @USACP published its Notice of Issuance of the @USArmy Program Comment for the Preservation of Pre-1919 Historic Army Housing in the Federal Register. Check it out here: <a href="https://www.federalregister.gov/d/2024-13045">https://www.federalregister.gov/d/2024-13045</a></p> 	37



**2024 Program Comment Social Media / Twitter Summary**

Posted Date	Post Content	Total Views
Oct. 1, 2024	<p>Post 1: The Army is effectively executing four Program Comments addressing over 29,000 historic homes, including those designated as National Historic Landmarks.</p> <p>Post 2: The Program Comments were approved by the Advisory Council on Historic Preservation, follow standardized procedures, and eliminate the need for individual project-by-project reviews.</p> <p>Post 3: For more information on these cutting-edge initiatives, visit <a href="http://www.denix.osd.mil/army-cr/home/">www.denix.osd.mil/army-cr/home/</a></p> <p>Post 4: Fort Leavenworth Pre-1919 NHL Housing.</p> <div data-bbox="599 730 1040 1075" data-label="Image"> </div>	82
Nov. 1, 2024	<p>Post 1: The Minnesota National Guard welcomed Native American tribal members to Camp Ripley Training Center near Little Falls, Minnesota, for the annual Planting for the Future event on October 15th, 2024.</p> <p>Post 2: The event included a sage harvest and planting of prairie wildflowers, as well as discussion of how the plants are used in the daily lives of tribal members (Minnesota National Guard Photo by Army Staff Sgt. Jorden Newbanks).</p> <div data-bbox="646 1394 995 1623" data-label="Image"> </div>	86

2024 Program Comment Social Media / Twitter Summary		
Posted Date	Post Content	Total Views
Dec. 17, 2024	<p>Post 1: Exciting news! A new national monument is located on 24.5 acres of the @USArmy's Carlisle Barracks.</p> <p>Post 2: The monument proclamation was signed by President Biden on Dec 9, 2024.</p> <p>Post 3: This site holds a significant piece of Native American history honoring the complex and painful history of the Indian Boarding Schools operated by the Department of the @Interior.</p> <p>Post 4: It encompasses the historic buildings &amp; structures of the former Carlisle Indian Industrial School, which was the first of many Department of the Interior Indian boarding schools.</p> <p>Post 5: Check out the proclamation here:  <a href="https://www.whitehouse.gov/briefing-room/presidential-actions/2024/12/09/a-proclamation-on-the-establishment-of-the-carlisle-federal-indian-boarding-school-national-monument/">https://www.whitehouse.gov/briefing-room/presidential-actions/2024/12/09/a-proclamation-on-the-establishment-of-the-carlisle-federal-indian-boarding-school-national-monument/</a></p>	49

### 2.3 Historic Context Research for Army Vietnam War Era Housing

New scholarly information on the history of Vietnam War Era housing through in-depth professional research and presentation of additional Army Vietnam War Era housing historic context information was developed by the Army for this Program Comment. The Army conducted archival research and assessed historical information relevant to the nation-wide historic context of the housing and addressed the history and characteristics of the military construction program for Vietnam War Era housing and other important aspects pertaining to the history of Army Vietnam War Era housing in the context of the Vietnam War. The two-volume historic context documentation entitled Historic Context for Army Vietnam War Era Historic Housing, Associated Buildings and Structures, and Landscape Features (1963-1975) is published on the Army's Vietnam War Era Housing public website <https://www.denix.osd.mil/army-vwehh-pc>.

### 2.4 Army-Wide Vietnam War Era Housing Inventory and Evaluation

An Army-wide inventory and evaluation of Vietnam War Era housing was developed by the Army for the Program Comment. This included the inventory of representative Vietnam War Era housing architectural styles, associated buildings and structures, and landscape features, and information and evaluation of the housing's location, design, setting, materials, workmanship, and feeling. The report also provided the identification and evaluation of properties of particular importance. The documentation is published on the Army's Vietnam War Era Housing public website <https://www.denix.osd.mil/army-vwehh-pc> as part of the two-volume historic context document.

## 2.5 Designation of Properties of Particular Importance

Army Vietnam War Era housing properties of particular importance are defined as those that retain a high degree of integrity, represent particularly important historical aspects of the Army Vietnam War Era housing program, and represent particularly important building types or methods of construction. To be considered properties of particular importance, Army Vietnam War Era housing must retain its original location, scale, mass, proportion, materials, and ornamentation from the period of construction.

A total of 555 Army Vietnam War Era homes, equivalent to 7.1% of the total Army inventory of 7,843 Vietnam War Era homes, were designated as properties of particular importance. These 555 homes are in the Akolea, Aloala, and Ralston neighborhoods at Schofield Barracks, Hawaii.

Unlike other Army installations with Vietnam War Era housing, the housing in these three neighborhoods at Schofield Barracks has undergone minimal modifications in terms of materials, additions, and new construction. This housing has not undergone significant redesign or extensive replacement of original building materials and ornamentation, which has occurred throughout the rest of the Army inventory of Vietnam War Era housing.

The original building designs and building materials, such as jalousie windows and concrete block and wood board-and-batten siding, are retained, and roof modifications are minimal. Interior modifications are also minimal, intended to maintain the livability of the units, and consist of replacement finishes, fixtures, and appliances. In select cases, some housing units were combined, and the original interior floor plans were modified.



Fort Carson Vietnam Era Housing (Goodwin)

Despite some minimal modifications over time, Army Vietnam War Era housing in the Akolea, Aloala, and Ralston neighborhoods retains sufficient integrity of association, feeling, location, and setting to convey their historical association with the Vietnam War. The buildings retain a high degree of integrity of design, materials, and workmanship. The housing is however not distinctive or distinguishable in its design and construction relative to the national inventory of housing from this period. Additionally, research has not identified any association with persons important in the past, and the housing is unlikely to yield information important to history because it is not the principal source of information representing housing constructed during the Vietnam War Era.

The inventory conducted at Schofield Barracks confirmed that the military followed civilian-sector housing trends and did not construct housing that was unique or distinctive from the 20 million civilian sector homes constructed in the US during this period. Through the retention of original building materials and design, the housing in the Aloala, Akolea, and Ralston neighborhoods maintains the domestic design principles popularized during the period. The Vietnam War Era housing in the Aloala, Akolea, and Ralston neighborhoods retains original location, scale, mass, proportion, materials, and ornamentation from the period of construction. The neighborhood designs are cohesive and visually convey original suburban residential design from the Vietnam War Era.

## 2.6 Recordation and Documentation of Properties of Particular Importance

The Army has recorded and documented the designated properties of particular importance. This was accomplished through site-specific archival research of primary and secondary source materials, as well as a review of previous studies. The goal of this research was to develop a specific history and statement of significance for the designated properties of particular importance at Schofield Barracks. The research included a review of drawings, historic photographs, and written documents, as available.

Fieldwork investigations were also conducted to document the current appearance of the buildings. Digital images were taken of individual building types, including elevations and exterior details of the housing. These digital photographs were taken in accordance with National Park Service digital photography standards and show the respective housing in context.

The documentation of the designated properties of particular importance is published on the Army's Vietnam War Era housing website at <https://www.denix.osd.mil/army-vwehh-pc/> in the two-volume historic context document. This documentation provides a comprehensive record of the properties' history, significance, and current condition, and will serve as a valuable resource for future management and preservation efforts. By making this documentation available on the Army's website, the information is readily available to the public and can be easily accessed by anyone interested in learning more about the Army's Vietnam War Era housing. This increases transparency and accessibility and helps to promote a greater understanding and appreciation of the Army's historic housing inventory.

## 2.7 Treatment of Properties of Particular Importance

Inventory management requirements for Army Vietnam War Era housing may necessitate the cessation of maintenance and demolition of properties of particular importance designated in section 5.2.4.1 of the Program Comment. In such cases, the Army will follow the consultation process outlined in 36 CFR 800.6 - 800.7 to address any adverse effects associated with the cessation of maintenance and demolition of these properties.

When designated Vietnam War Era housing properties of particular importance are proposed for cessation of maintenance and demolition, the Army will prepare Memoranda of Agreement (MOAs) or Programmatic Agreements (PAs) in accordance with 36 CFR 800 to resolve any adverse effects. These MOAs or PAs will be subject to the following requirements:

- The properties of particular importance have been identified, evaluated, and designated under this Program Comment, and no further actions under 36 CFR 800 or any MOA or PA will be required to identify, evaluate, or designate additional Army Vietnam War Era housing properties of particular importance.
- The documentation of properties of particular importance prepared in section 5.2.4.2 of the Program Comment will be incorporated as a mitigation measure in any MOA or PA prepared to address cessation of maintenance and demolition of Army Vietnam War Era housing properties of particular importance.

The procedures outlined in this section for the treatment of properties of particular importance will apply throughout the duration of this Program Comment. This ensures that the Army's management of its Vietnam War Era housing inventory is carried out in a manner that balances the need for efficient inventory management with the need to preserve and protect the historic properties of particular importance.



Fort Cavazos Vietnam Era Housing (Goodwin 2023)

## 2.8 Neighborhood Design Guidelines

The Army prepared Army Vietnam War Era Housing Neighborhood Design Guidelines in coordination with the ACHP. A qualified professional was used to prepare the Neighborhood Design Guidelines. The design and setting of Vietnam War Era neighborhoods and landscape features were addressed in the Neighborhood Design Guidelines. The Neighborhood Design Guidelines are available to those installations with Vietnam War Era housing. The Neighborhood Design Guidelines are being utilized to the maximum

extent practicable in planning management actions that affect the overall design of Vietnam War Era neighborhoods.

## 2.9 Historic Preservation Tax Credits

The Army FPO has advised its Residential Communities Initiative (RCI) privatized housing partners that Vietnam War Era housing may be eligible for federal and state historic preservation tax credits pursuant to the ACHP issuance of this Program Comment. The Army FPO will provide supplemental tax credit information on request from RCI housing partners including offices and website locations that provide information on applicable tax credits.

## 2.10 Annual Meeting

The Army FPO will continue to schedule the required annual meeting following distribution of the annual report to stakeholders.

## 2.11 On-Site Technical Support

In 2024, site visits were conducted at various Army installations to review the implementation of the Program Comment and provide technical assistance to ensure its effective application. These site visits will continue into 2025, with the goal of monitoring the Program Comment's progress and identifying areas for improvement. The site visits were conducted by R. Christopher Goodwin & Associates, with team members meeting the Secretary of the Interior's professional qualifications.

During the site visits, the team surveyed projects that had been completed since the execution of the Program Comment and photographed selected housing units. The visits provided an opportunity to review the Program Comment provisions with housing staff and RCI partners, assess the condition of the Vietnam War Era housing, and evaluate the effectiveness of the Program Comment in balancing historic preservation requirements with the needs of military families.

The following installations received on-site technical assistance in 2024:

**Presidio of Monterey, California:** The Presidio of Monterey intends to demolish the existing Vietnam War Era units within the next five years, including the Pineview Townhomes in La Mesa Village. This project will involve the removal of outdated housing units and the potential construction of new facilities to meet the needs of military families.

**USAG Hawaii:** It is anticipated that the Vietnam War Era Akolea and Aloala neighborhoods will be demolished in the coming years. However, examples of the type can be found in the Ralston neighborhood, which will be maintained as representative examples of the historic housing.

**Fort Moore, Georgia:** The Vietnam War Era units at Fort Moore are currently being maintained, but the installation is planning to mothball 300 units in the next two-to-three years. This decision is due to the age and condition of the units, as well as the need to prioritize resources and focus on more modern and efficient housing options.

**Fort Detrick, Maryland:** During the site visit to Fort Detrick, Balfour Beatty, the private housing partner, provided a tour of the Vietnam War Era housing located at Nickel Place and Glick Place. The housing in these neighborhoods has undergone significant modifications over the years, including regular maintenance actions and recent exterior modifications such as roof replacement. Despite these changes,

the housing still retains some of its original character and historic significance. A representative from the installation offered positive feedback on the Vietnam War Era housing Program Comment, highlighting its effectiveness in balancing historic preservation requirements with the needs of military families.

Overall, the site visits provided valuable insights into the implementation of the Program Comment and provided important technical assistance to housing partners. The visits also demonstrated the importance of collaboration and communication between the Army, private housing partners, and historic preservation experts in ensuring the effective management and preservation of Vietnam War Era housing.

### **3.0 Summary Review**

The application of the Program Comment during the 2024 reporting period has been successful, with no major or significant issues or misunderstandings arising. The overall effectiveness of the Program Comment has been positively assessed by Army commands, installations, and housing privatization partners, who indicate that it is fully meeting its intent and purpose. The Program Comment has successfully balanced historic preservation requirements with the well-being of the thousands of military families who live in this historic housing.

In the coming year, it is anticipated that several management actions will be required for Vietnam War Era housing at multiple locations, including demolition and cessation of maintenance. The Army is confident that its implementation of the Program Comment training program, as well as its provision of sustained professional assistance, technical support, oversight, and monitoring, will ensure that the character of the housing is maintained. At the same time, the Army expects that the Program Comment will continue to support actions that improve the quality of life and overall material living conditions of military families.

The implementation of the Program Comment is proceeding well and meeting the objectives of the document. To date, no problems have been encountered, and no amendments to the Program Comment are required or anticipated at this time. The Army will continue to monitor the effectiveness of the Program Comment and make any necessary adjustments to ensure that it remains a useful and effective tool for balancing historic preservation requirements with the needs of military families.