

Department of the Air Force Implementation of Fiscal Year 2026 National Defense Authorization Act Section 2826: Application of certain authorities and standards to historic military housing and associated historic properties of the Department of the Air Force

This document outlines the Department of the Air Force's (DAF) implementation of Fiscal Year 2026 National Defense Authorization Act (FY26 NDAA) Section 2826 (codified at 54 U.S.C. §306142), which applied the authorities and standards of certain Advisory Council on Historic Preservation (ACHP) program comments to all applicable DAF military housing, associated buildings and structures, and landscape features, both privatized and DAF-owned, to satisfy the requirements of Section 106 of the National Historic Preservation Act (NHPA).

Pursuant to Section 2826 of the FY26 NDAA, Congress granted authority to the DAF to apply the authorities, streamlined compliance measures, and management frameworks contained within the Department of the Army's (Army) family housing program comments to applicable DAF housing inventories. Thus, the DAF will comply with the standards set forth in each of the applicable these program comments, including design guidelines and building material catalogues mentioned in the program comments. Implementation of this statute enables the DAF to ensure a thoughtful, consistent, efficient approach to managing its historic housing portfolio in accordance with the NHPA while ensuring mission readiness, supporting infrastructure modernization, and providing safe, healthy, quality housing for Airmen, Guardians, and their families.

The DAF intends to implement the following three ACHP program comments addressed by Section 2826 of the FY26 NDAA:

1. *Department of the Army Program Comment for the Preservation of Pre-1919 Historic Army Housing, Associated Buildings and Structures, and Landscape Features*, May 17, 2024
2. *Department of the Army Program Comment for Inter-War Era Historic Housing, Associated Buildings and Structures, and Landscape Features (1919–1940)*, September 4, 2020
3. *Department of the Army Program Comment for Vietnam War Era Historic Housing, Associated Buildings and Structures, and Landscape Features (1963–1975)*, March 17, 2023

Section 2826 of the FY26 NDAA also extended the authorities and standards in the Inter-War Era Program Comment to DAF military housing built until 1948 and extended the authorities and standards in the Vietnam War Era Program Comment to DAF military housing built after 1975.

The DAF has one of the largest housing missions in the federal government, managing over 32,500 houses located on 59 installations in 24 states and the District of Columbia for Airmen, Guardians, and their families.

To support the execution of this authority and provide an accurate baseline of DAF military housing, the tables below provide a breakdown of the applicable housing counts¹ across the DAF enterprise. These

¹ DAF housing and associated infrastructure constructed between 1949 and 1962 is covered by the DAF and Department of the Navy Wherry/Capehart Family Housing Program Comment (2004) and are not included in this document.

tables categorize the housing units by the appropriate program comment (as extended by statute) and serve as the foundational inventory for executing the standards of each Program Comment.

United States Air Force (USAF) Housing by Program Comment

Program Comment	Number of Applicable Houses
Pre-1919 Historic Housing PC	94
Inter-War Era Housing PC, 1919-1948	589
Vietnam War Era Housing PC, 1963-1975	848
Vietnam War Era Housing PC, 1975+	19,629
USAF Total	21,160

United States Space Force (USSF) Housing by Program Comment

Program Comment	Number of Applicable Houses
Pre-1919 Historic Housing PC	0
Inter-War Era Housing PC, 1919-1948	0
Vietnam War Era Housing PC, 1963-1975	62
Vietnam War Era Housing PC, 1975+	1,923
USSF Total	1,985

National Historic Landmarks

Of the DAF's 32,570 family houses, the DAF estimates that 1.19% (387) of these houses are designated National Historic Landmarks (NHLs) as contributing properties in NHL districts. DAF family houses at Francis E Warren Air Force Base (AFB) designated as an NHL are both Pre-1919 (83) and Inter-war Era (4), and will all be treated as if they are Pre-1919. DAF family houses at Randolph AFB (245) designated an NHL are all Inter-War Era.

Preservation Covenants

Of the DAF's 32,570 family houses, the DAF estimates that .17% (54) of these houses are subject to a Deed of Easement. DAF family houses at Joint Base Andrews (1) and Scott AFB (53). Therefore, the program comments do not apply to specific houses.