

Fort Hood Family Housing Texas



Project Size

- 2,356 acres
- 5,912 homes

Key Facts (December 2007)

- Development commenced in 2001 (Stage 1) / 2007 (Stage 2)
- Development scope US\$98.7 million
- Initial development period 6 years (Stage 1) / 5 years (Stage 2)
- % of construction completed 100% (Stage 1) / 3% (Stage 2)
- Invested equity US\$6 million
- Ongoing operations until 2051

Key Features

- Extensive amenities in 12 villages, including basketball and tennis courts, pools and splash parks, playgrounds and over 25 miles of hiking and bicycle trails
- Educational and child development centers
- Community centers
- LEED H certified new home development

Awards & Achievements

- 2007 Association of Defense Communities (ADC) Private Sector Partnership Award
- 2005 Professional Housing Management Association Military Service Outstanding Installation Team Award
- 2004 Energy Star for Homes Outstanding Achievement Award
- 2003 Energy Star for Homes Outstanding Achievement Award



Awarded the first and one of the largest Residential Communities Initiative (RCI) privatization projects by the Army, Actus Lend Lease was selected to manage all aspects of the development, financing, construction, and property management for the Fort Hood Family Housing (FHFH) project.

Actus Lend Lease's comprehensive masterplan provides residents with a lush setting in which to enjoy safe, active lifestyles and recreational facilities, while living in a brand-new or recently renovated home. Ten miles of pedestrian trails connect residents to services and amenities. Nearly 70 playgrounds entertain children of all ages, while numerous community centers serve as the hub of activity for residents of each village. In addition, 232 new officers' homes are being constructed to meet LEED certification for new home development. These homes will utilize the latest in green building technology and, coupled with the ENERGY STAR® program, will render large energy savings over their lifecycle.

Actus Lend Lease is committed to developing long-term relationships with its military partners. In fact, by maintaining a solid dedication to the timing goals of the Fort Hood Family Housing project, Actus has solidified the trust of the Army. FHFH has the proud distinction of being the first RCI project to surpass all performance and scheduling metrics with the initial development scope ahead of schedule and within budget. Continually sought after to lead the way in privatization, FHFH was also selected as one of the first projects where residents are responsible for excessive utility consumption. This challenge was faced head on, with the development of the SYNERGY (Saving Your Nation's Energy) program, a part of Actus Lend Lease sustainability initiatives.

Actus Lend Lease engages with local surrounding communities through various programs that aggressively solicit small business participation in the project's development. To date, more than 85 percent of total subcontracts have been awarded to local, small and disadvantaged businesses, with more than US\$200 million invested in the local economy.

