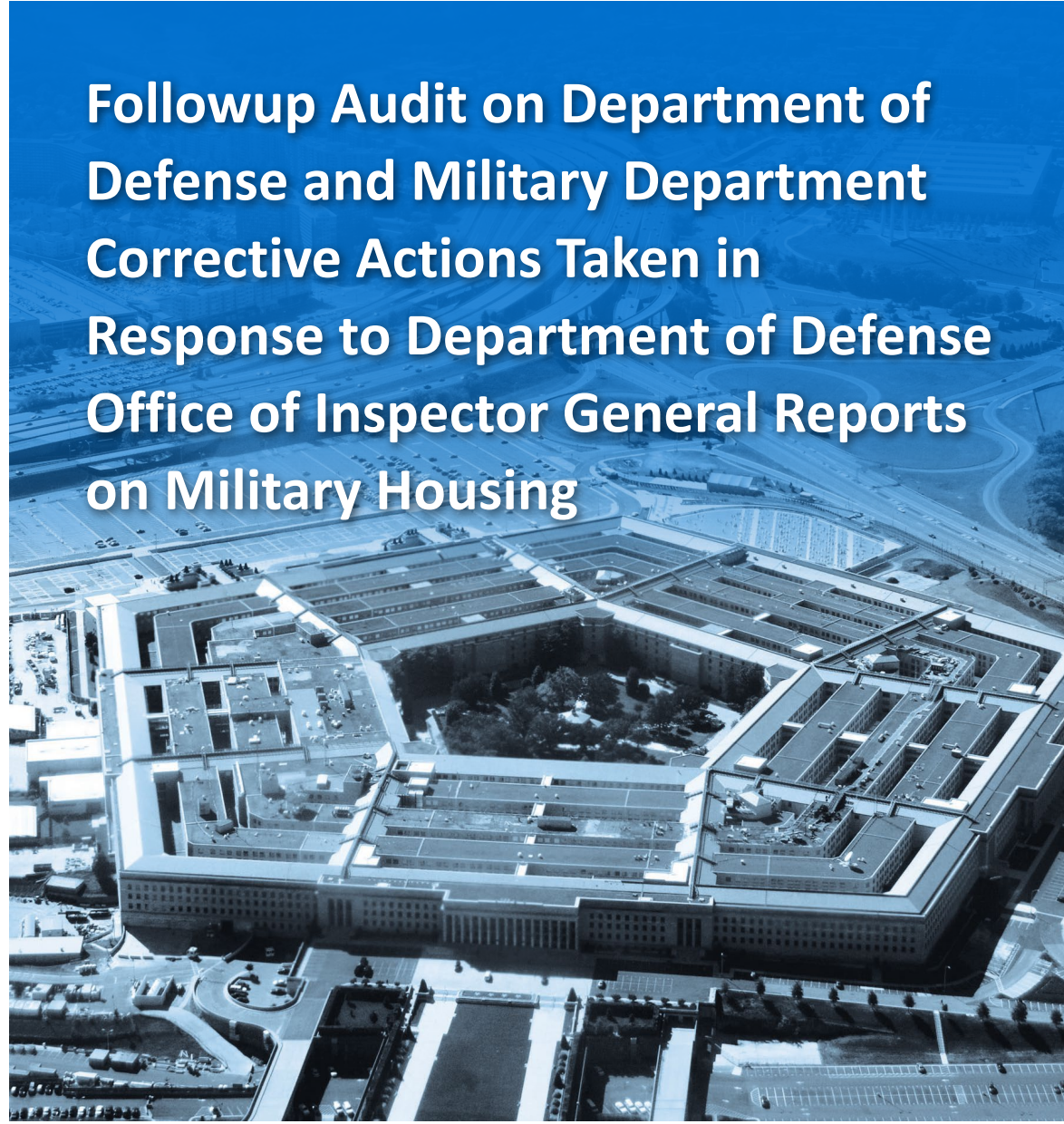




INSPECTOR GENERAL

U.S. Department of Defense

JUNE 5, 2020



Followup Audit on Department of Defense and Military Department Corrective Actions Taken in Response to Department of Defense Office of Inspector General Reports on Military Housing

INTEGRITY ★ INDEPENDENCE ★ EXCELLENCE





Results in Brief

Followup Audit on Department of Defense and Military Department Corrective Actions Taken in Response to Department of Defense Office of Inspector General Reports on Military Housing

June 5, 2020

Objective

The objective of this followup audit was to determine whether the DoD corrected previously identified deficiencies related to policies and instructions, preventative maintenance, and environmental health and safety in selected prior military housing reports.

Background

The Military Housing Privatization Initiative was enacted on February 10, 1996, under the National Defense Authorization Act for Fiscal Year 1996. The Military Housing Privatization Initiative was developed to address two significant problems concerning housing for service members and their families. First, in 1996, over 50 percent of DoD-owned housing units needed to be renovated or replaced due to insufficient maintenance or modernization. Second, there was a shortage of affordable housing of adequate quality in the private sector.

Between FYs 2014 and 2017, the DoD Office of Inspector General (OIG) issued eight inspection reports addressing problems with DoD military housing. The objective of these inspections was to determine whether the DoD and Military Departments followed Federal and DoD environmental health and safety policies and standards for military housing.

The DoD OIG identified 110 recommendations (19 recommendations open and 91 recommendations closed) in the 8 reports. We selected a nonstatistical

Background (Cont'd)

sample of 16 recommendations from 5 reports to assess whether policies and controls over the maintenance and inspection of Government-owned and privatized housing were in place to ensure the safety of service members and their families. Of the 16 recommendations we reviewed, 10 recommendations remained open, and 6 recommendations were closed (3 recommendations were closed when the audit started and we followed up to verify that corrective action was taken and 3 recommendations will be closed as a result of the verification we performed during this audit.)

Findings

Although the DoD improved military housing with the implementation of corrective actions for 91 of 110 recommendations from 8 DoD OIG inspection reports, additional improvements are needed to ensure that service members and their families have access to safe housing. We reviewed 16 recommendations from 5 DoD OIG inspection reports and found that the DoD and Military Departments did not implement many of the corrective actions needed to improve military housing. While several corrective actions were taken related to health and safety policy for military housing, such as developing or revising DoD or Service-level housing policies and procedures; completing repairs; and using a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD, many deficiencies in radon and mold remediation, comprehensive inspections, and repairs to identified healthy safety deficiencies still existed.

We determined that the DoD and Military Departments took corrective actions, such as updating housing policy and preparing inspection and maintenance plans, to address 6 of the 16 recommendations. For example, the DoD updated the Unified Facilities Code for fire protection standards and Fort Gordon established and implemented a radon assessment and mitigation plan. In addition, the Under Secretary of Defense for Acquisition, Technology, and Logistics, used a joint-Service working group to identify improvements in



Results in Brief

Followup Audit on Department of Defense and Military Department Corrective Actions Taken in Response to Department of Defense Office of Inspector General Reports on Military Housing

Findings (Cont'd)

facility inspection and maintenance programs across the DoD, and the Joint Base Anacostia–Bolling Commander took corrective actions to closed recommendations that required them to implement an asbestos management plan.

However, the DoD and Military Departments did not fully implement agreed-upon corrective actions to address the remaining 10 recommendations. Specifically, we determined that the:

- Under Secretary of Defense for Acquisition, Technology, and Logistics and the Assistant Secretary of the Army for Installation, Energy, and Environment, did not issue revised guidance for control and remediation of mold and for radon evaluation and mitigation because of confusion over which office was responsible for implementing recommendations to issue policies on radon and mold and because issuing or updating guidance was not a high priority.
- Army did not perform two comprehensive and independent annual inspections to comply with all applicable health and safety requirements, as the Army stated it would in response to the recommendation. The Army did not inspect two installations in 2017 because of higher priority work or in 2018 because of a lack of funding. In addition, the inspections the Army performed in 2019 were not comprehensive because the Army chose to conduct inspections at four installations in two weeks, which limited their ability to assess all health, safety, and environmental areas.
- Air Force did not perform any annual inspections to ensure that Air Force installations complied with all applicable health and safety requirements

because it reallocated resources intended for issuing the contract for two inspections to repair hurricane damage at Tyndall Air Force Base that occurred in October 2018.

- Joint Base Anacostia–Bolling Commander did not take corrective actions to properly label electrical panels in a barracks because the Commander ranked properly labeling electrical panels as a low priority to be funded.
- Joint Base Anacostia–Bolling Commander made repairs to brighten hallway and room lighting that was too dim in the barracks; however, the repairs did not resolve the lighting deficiencies.

Overall, the DoD and Military Departments have made some improvements regarding military housing that are related to updating housing policy, using a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD, and preparing inspection and maintenance plans as a result of addressing recommendations in prior DoD OIG evaluation reports. However, many agreed-upon recommendations related to the DoD or Service-level housing policies and procedures; performing annual inspections; and completing repairs remain uncorrected by the DoD.

In addition, there are six open recommendations from previous DoD OIG inspection reports on housing covering issues related to policies and instructions, preventative maintenance, and environmental health and safety that also need to be addressed by DoD management. If DoD management does not address previous recommendations that were made to improve military housing, the DoD will continue to expose military families to health and safety hazards at installations around the world.



Results in Brief

Followup Audit on Department of Defense and Military Department Corrective Actions Taken in Response to Department of Defense Office of Inspector General Reports on Military Housing

Recommendations

Although we are not making new recommendations, 10 of the 16 resolved recommendations we reviewed during this audit remain open. In addition, we encourage the DoD to implement corrective actions to address all 19 open recommendations (13 recommendations addressed in this report and 6 recommendations not addressed in this report) from previous DoD OIG reports. Specifically:

- 12 recommendations to update internal procedures or DoD-wide guidance for military housing to ensure safe living standards for military families;
- 3 recommendations to address preventative maintenance (maintain equipment and facilities in satisfactory operating condition by systematic inspection, detection, and correction of failures either before they occur or before they become major defects); and
- 4 recommendations to address mold, asbestos, lead, polychlorinated biphenyls, radon, pest control, fire protection, electrical protection, and water quality issues.

Management Comments and Our Response

The Deputy Assistant Secretary of Defense for Facilities Management; the Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships); the Naval District Washington Commandant; and the Principal Deputy Assistant Secretary of the Air Force (Installations, Environment, and Energy), provided comments on our finding.

The Deputy Assistant Secretary of Defense for Facilities Management disagreed with the premise that they have not taken sufficient corrective action to close the recommendation. The Deputy Assistant Secretary explained that the Sustainment Management System Operations, Governance, and Configuration Support Panel is meeting quarterly and reviewing DoD OIG reports to ensure that items identified as deficiencies are included as items to be inspected and is working to identify technical and process improvements in facility inspection and maintenance programs.

We verified that the Sustainment Management System Operations, Governance, and Configuration Support Panel held periodically meetings starting in July 2019 and established a Technical Working Group to look at options to address DoD OIG report recommendations. The corrective actions taken since July 2019 met the intent of the recommendation to use a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD. Therefore, we will close this recommendation when we issue this final report.

The Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) stated that our observations made during this assessment are consistent with ongoing Army safety and occupational health management assessments. The Deputy Assistant Secretary stated that, for calendar year 2020 and annually thereafter, the Army would identify two installations and perform safety and occupational health performance assessments.

We agree with the Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) statement that the Army has begun taking corrective actions to address recommendations in previous



Results in Brief

Followup Audit on Department of Defense and Military Department Corrective Actions Taken in Response to Department of Defense Office of Inspector General Reports on Military Housing

Comments (Cont'd)

DoD OIG reports. Therefore, this recommendation is resolved and will remain open until the Army provides documentation showing that it performed two inspections that include a full verification of compliance with all applicable safety and occupational health requirements.

The Naval District Washington Commandant agreed with the finding, stating that the Joint Base Anacostia-Bolling Commander expects to label the electrical panel in one building by April 30, 2020, and no labeling is needed for the other building since it will not be occupied starting in calendar year 2021. In addition, the Commandant agreed that the repairs that Joint Base Anacostia-Bolling made to the lighting in the barracks was not sufficient and has developed a project to resolve the deficiency.

Comments from the Commandant partially addressed the specifics of the recommendations. We identified three deficiencies that needed to be addressed as opposed to the two deficiencies discussed in the Commandant's response. Therefore, the recommendations are resolved, but will remain open. We will close the recommendation once we: (1) obtain the supporting documentation showing that corrective actions were taken for the remaining two electrical deficiencies and supporting documentation for the

divestiture of the facility, and (2) obtain supporting documentation showing corrective actions were taken to enhance lighting in the barracks.

The Principal Deputy Assistant Secretary of the Air Force (Installations, Environment, and Energy) agreed with the report as written, stating that final inspection reports on the United States Air Force Academy and Wright Patterson Air Force Base should be completed in June and July of 2020 and that a corrective action plan will be developed based on the reports' findings and tracked until completed.

Comments from the Principal Deputy Assistant Secretary addressed the specifics of the recommendation. Therefore, this recommendation is resolved and will remain open until we receive the final inspection reports on the United States Air Force Academy and Wright Patterson Air Force Base and validate that the contractor conducted a physical examination of military housing for compliance with electrical system safety, fire protection, and environmental health and safety (such as drinking water quality, radon, mold, pest infestation, lead-based paint, asbestos, and radiation) requirements.

Please see the Recommendations Table on the next page for the status of recommendations.

Recommendations Table

Management	Recommendations Unresolved	Recommendations Resolved	Recommendations Closed
Secretary of the Army	None	DODIG-2017-004: A.1	None
Secretary of the Navy	None	None	None
Secretary of the Air Force	None	DODIG-2017-004: A.1	None
Under Secretary of Defense for Acquisition and Sustainment	None	DODIG-2017-004: C	DODIG-2015-181: J DODIG-2017-004: A.2
Under Secretary of Defense for Personnel and Readiness	None	DODIG-2014-121: D.2.a and D.2.b DODIG-2015-013: D.2.a and D.2.b	None
Assistant Secretary of the Army for Installations, Energy, and Environment	None	DODIG-2015-181: I.1	None
Commander, Fort Gordon	None	None	DODIG-2015-181: I.2.d
Commander, Joint Base Anacostia–Bolling	None	DODIG-2015-162: D.1 and F.1	DODIG-2015-162: D.3, E.3, and F.2

Note: The following categories are used to describe agency management’s comments to individual recommendations.

- **Unresolved** – Management has not agreed to implement the recommendation or has not proposed actions that will address the recommendation.
- **Resolved** – Management agreed to implement the recommendation or has proposed actions that will address the underlying finding that generated the recommendation.
- **Closed** – OIG verified that the agreed upon corrective actions were implemented.





**INSPECTOR GENERAL
DEPARTMENT OF DEFENSE
4800 MARK CENTER DRIVE
ALEXANDRIA, VIRGINIA 22350-1500**

June 5, 2020

MEMORANDUM FOR UNDER SECRETARY OF DEFENSE FOR ACQUISITION
AND SUSTAINMENT
UNDER SECRETARY OF DEFENSE FOR PERSONNEL
AND READINESS
ASSISTANT SECRETARY OF DEFENSE FOR SUSTAINMENT
DIRECTOR, JOINT STAFF
AUDITOR GENERAL, DEPARTMENT OF THE NAVY
AUDITOR GENERAL, DEPARTMENT OF THE ARMY
AUDITOR GENERAL, DEPARTMENT OF THE AIR FORCE

SUBJECT: Followup Audit on Department of Defense and Military Department Corrective
Actions Taken in Response to Department of Defense Office of Inspector General
Reports on Military Housing (Report No. DODIG-2020-086)

This final report provides the results of the DoD Office of Inspector General's audit. We previously provided copies of the draft report and requested written comments on the finding. The comments were considered in finalizing the report and are included in the report. These comments are included in the report.

If you have any questions, please contact [REDACTED] at [REDACTED]
[REDACTED]

A handwritten signature in black ink, which appears to read "Richard B. Vasquez".

Richard B. Vasquez
Assistant Inspector General for Audit
Readiness and Global Operations

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Introduction

Objective

The objective of this followup audit was to determine whether the DoD corrected identified deficiencies related to policies and instructions, preventative maintenance, and environmental health and safety in selected prior military housing. See Appendix A for scope and methodology and Appendix B for prior coverage.

Background

Military installations provide housing options for service members through Government-owned, Government-controlled housing or housing privatized under the Military Housing Privatization Initiative. Government-owned, Government-controlled housing is family and unaccompanied housing that the DoD owns, leases, obtains by permit, or otherwise acquires. Government-owned, Government-controlled housing does not include privatized housing. Privatized housing is owned by public private partnerships through which private sector developers own, operate, maintain, improve, and assume responsibility for military family housing. Privatized housing is located on military installations and in the surrounding communities.¹ In the United States, the DoD privatized about 99 percent of the military housing as of September 2017. All military housing overseas is Government-owned, Government-controlled.

The Military Housing Privatization Initiative was enacted on February 10, 1996, under Public Law 104-106.² The Military Housing Privatization Initiative was developed to address two significant problems concerning housing for military service members and their families. The first problem was the poor condition of DoD-owned housing, with over 50 percent of the housing units needing to be renovated or replaced due to insufficient maintenance or modernization. The second problem was a shortage of affordable private sector housing of adequate quality. According to the Office of the Assistant Secretary of Defense for Sustainment (OASD[S]), the Military Housing Privatization Initiative provided a solution to address the quality housing shortage and resulted in the construction of more housing built to market standards for less money than through the military construction process.

¹ DoD Manual 4165.63, "DoD Housing Management," October 28, 2010 (Incorporating Change 2, August 31, 2018).

² Public Law 104-106, "National Defense Authorization Act for Fiscal Year 1996," February 10, 1996.

DoD Responsibilities for Military Housing

Within the Office of the Secretary of Defense (OSD), several offices are responsible for Government-owned, Government-controlled housing and for privatized housing.

- Office of the Under Secretary of Defense for Personnel and Readiness (OUSD[P&R]):
 - provides policy, guidance, and general procedures relating to housing relocation assistance; and
 - monitors the morale and welfare aspects of the housing programs.
- OASD(S):
 - provides DoD housing guidance and general procedures for community housing, housing-related relocation and referral services, Government-owned, Government-controlled housing, and housing privatization; and
 - communicates and coordinates with the Military Departments through regular meetings to discuss housing policies related to DoD housing and housing privatization, annual budgets, and global housing issues.

Each Military Department is required to provide policies and procedures related to military housing for both Government-owned, Government-controlled housing and privatized housing.

- Assistant Secretary of the Army for Installations, Energy, and Environment (ASA[IE&E]):
 - provides overall policy and program direction for Army housing programs; and
 - manages privatized housing programs.
- Army Office of the Assistant Chief of Staff for Installation Management develops policy and procedures for administrating, operating, and managing Army housing programs.³
- Commander, Naval Installations Command:
 - provides management, control and performance oversight of Navy housing programs; and
 - provides oversight of Government-owned, Government-controlled housing and privatized housing on their installations.⁴

³ Army Regulation 420-1, "Facilities Engineering: Army Facilities Management," February 12, 2008, (Rapid Action Revision, August 24, 2012).

⁴ Commander, Navy Installation Command Instruction 11103.4A, "Responsibility for Housing Programs in the Navy," January 31, 2014.

Commander, Navy Installation Command, "Standard Operating Procedures for Navy Oversight of Health & Safety Issues in Privatized Housing," volume 1.1, June 2012.

- Assistant Secretary of the Air Force for Installations, Environment, and Energy:
 - oversees all matters pertaining to Air Force built and natural infrastructure, environment, safety, occupational health, radiation safety and radioactive materials management interests; and
 - establishes housing policy, provides performance oversight of Government-owned, Government-controlled housing and privatized housing.

The installation commanders also manage, operate, and maintain Government-owned, Government-controlled housing units on their installations to a standard that protects the facilities from deterioration and provides safe and comfortable living places for service members and their dependents.⁵

Government Accountability Office Testimony on Privatized Housing

On December 3, 2019, the Government Accountability Office (GAO), Director, Defense Capabilities and Management, testified before the U.S. Senate Committee on Armed Services. The Director stated that, during its ongoing work, the GAO reviewed policies, guidance, and legal documents; visited 10 installations; conducted 15 focus groups; analyzed maintenance work order data; and interviewed DoD and private partner officials.

According to the Director, their preliminary findings indicated that the DoD and the Military Departments' oversight of physical condition of housing is limited in scope for privatized housing. The GAO found gaps in some of the DoD policies and procedures, and Military Department efforts to execute the policies and procedures. For example, the GAO found Military Departments conducted limited inspections of privatized housing, reported unreliable data to assess customer satisfaction with privatized housing partner performance, and the military housing offices did not provide guidance about their roles and responsibilities to the residents. In addition, the GAO reported that the DoD is working with the private housing partners and has made progress in developing and implementing a series of initiatives. However, DoD and private housing partners have noted several challenges that could affect implementation, including limitations to DoD's legal authority to unilaterally change the contracts with the private housing partners and implementing increased oversight.

⁵ DoD Manual 4165.63, "DoD Housing Management," October 28, 2010 (Incorporating Change 2, August 31, 2018).

Recommendations Selected for Review

Between FYs 2014 and 2017, the DoD Office of Inspector General (OIG) issued eight inspection reports that addressed DoD military housing. The objective of these inspections was to determine whether the DoD and Military Departments followed Federal and DoD environmental health and safety policies and standards for military housing.

Universe and Sample

We identified 110 recommendations (19 open recommendations and 91 closed recommendations) from 8 reports. We grouped the recommendations into three primary categories: policies and instructions, preventative maintenance, and environmental health and safety. See Appendix D for the status and categories of open and closed recommendations.

- **Policies and Instructions** – 28 recommendations (12 open recommendations and 16 closed recommendations) required the DoD or Military Services to update internal procedures or DoD-wide guidance for military housing to ensure safe living standards for military families. For example, Report No. DODIG-2014-121 Recommendation A.1.c recommended that the Air Force ensure that its inspection, maintenance, and repair program is in compliance with applicable codes and standards for fire protection systems, environmental health and safety.
- **Preventative Maintenance** – 60 recommendations (3 open recommendation and 57 closed recommendations) required the DoD or Military Services to maintain equipment and facilities in satisfactory operating condition by systematic inspection, detection, and correction of failures either before they occur or before they become major defects. For example, Report No. DODIG-2015-181 Recommendation G.6 recommended the Fort Gordon Commander work with the privatized housing partner to ensure that smoke alarms are properly installed and maintained in all Fort Gordon family housing units.
- **Environmental Health and Safety** – 22 recommendations (4 open recommendations and 18 closed recommendations) related to mold, asbestos, lead, polychlorinated biphenyls, radon, pest control, fire protection, electrical protection, and water quality. For example, Report No. DODIG-2015-162 Recommendation E.1 recommended that the Joint Base Anacostia–Bolling Commander conduct an effective root cause analysis and implement a corrective action plan for all fire protection deficiencies identified in the report.

We selected a nonstatistical sample of 16 recommendations (13 open recommendations and 3 closed recommendations) from 5 reports to review. The 16 recommendations we selected for review represented a cross section of systemic issues identified in the 5 reports.

Table 1 summarizes the number of recommendations we selected for review from each of the five reports and to whom the recommendations were addressed.⁶

Table 1. DoD OIG Reports and Recommendations Selected for Review

Report Number	Number of Recommendations	Number of Recommendations Directed to:			
		OSD	Army	Navy	Air Force
DODIG-2014-121	2	2	0	0	0
DODIG-2015-013	2	2	0	0	0
DODIG-2015-162	5	0	0	5	0
DODIG-2015-181	3	1	2	0	0
DODIG-2017-004*	4	2	1	0	1
Total	16	7	3	5	1

*One recommendation in Report No. DODIG-2017-004 was addressed to the Army and the Air Force.

Source: The DoD OIG.

Summary of Recommendations Selected for Review

The 16 recommendations we selected to review covered proposed corrective actions related to policies and instructions, preventative maintenance, and environmental health and safety. Below is a list of the 16 recommendations we reviewed. See Appendix C for the status of the recommendations.

- Eight recommendations required the Under Secretary of Defense for Acquisition, Technology, and Logistics (USD[AT&L]), Assistant Secretary of Defense for Energy, Installations, and Environment (ASD[EI&E]), ASA(IE&E), and the Fort Gordon Commander to issue new or revised

⁶ Report No. DODIG-2014-121, "Military Housing Inspection – Japan," September 30, 2014.

Report No. DODIG-2015-013, "Military Housing Inspections – Republic of Korea," October 28, 2014.

Report No. DODIG-2015-162, "Continental United States Military Housing Inspections – National Capital Region," August 13, 2015.

Report No. DODIG-2015-181, "Continental United States Military Housing Inspections – Southeast," September 24, 2015.

Report No. DODIG-2017-004, "Summary Report – Inspections of DoD Facilities and Military Housing and Audits of Base Operations and Support Services Contracts," October 14, 2016.

guidance related to radon, fire protection, mold, and overall facilities sustainment for Government-owned, Government-controlled and privatized housing.⁷

- Report No. DODIG-2014-121 Recommendation D.2.a recommended that the USD(AT&L) include guidance for both accompanied and unaccompanied housing within the Overseas Environmental Baseline Guidance Document for control and remediation of mold.
- Report No. DODIG-2014-121 Recommendation D.2.b recommended the USD(AT&L) include guidance for both accompanied and unaccompanied housing within the Overseas Environmental Baseline Guidance Document for radon evaluation and mitigation.
- Report No. DODIG-2015-013 Recommendation D.2.a recommended the USD(AT&L) include guidance for both accompanied and unaccompanied housing within the Overseas Environmental Baseline Guidance Document for control and remediation of mold.
- Report No. DODIG-2015-013 Recommendation D.2.b recommended the USD(AT&L) include guidance for both accompanied and unaccompanied housing within the Overseas Environmental Baseline Guidance Document for radon evaluation and mitigation.
- Report No. DODIG-2015-181 Recommendation I.1 recommended the ASA(IE&E) review and update its policy to ensure that Army publications properly and consistently address radon assessment and mitigation requirements.
- Report No. DODIG-2015-181 Recommendation I.2.d recommended the Fort Gordon Commander establish a radon assessment and mitigation program in accordance with updated Army guidance and ensure that buildings previously identified to have elevated radon levels are retested and mitigated as necessary.
- Report No. DODIG-2015-181 Recommendation J recommended the ASD(EI&E) address the inconsistencies between the applicability of Unified Facilities Criteria (UFC) 3-600-01 and the position taken by the ASD(EI&E) regarding fire protection requirements for privatized military housing and initiate appropriate changes to the UFC or other applicable policy and guidance.

⁷ In July 2018, the Deputy Secretary of Defense formally announced the establishment of the Office of the Under Secretary of Defense for Acquisition and Sustainment and the Office of the Under Secretary of Defense for Research and Engineering formally the Office of the Under Secretary of Defense for Acquisition, Technology, and Logistics. The Office of the Assistant Secretary of Defense for Energy, Installations, and Environment, provided previous oversight of the Military Housing Privatization Initiative. However, the Office of the Secretary of Defense was reorganized effective June 25, 2018, and the directorates previously listed as part of the Office of the Assistant Secretary of Defense for Energy, Installations and Environment have been re-structured under the OASD(S).

- Report No. DODIG-2017-004 Recommendation C recommended the USD(AT&L) establish permanent policy for the sustainment of facilities, including standardized facility inspections. This policy should incorporate the requirements set forth in the USD(AT&L) memorandums, “Standardizing Facility Condition Assessments,” September 10, 2013, and “Facility Sustainment and Recapitalization Policy,” April 29, 2014.
- Four recommendations required inspections of and, if necessary, maintenance of electrical; heating, ventilation, and air conditioning; and fire protection systems for Government-owned, Government-controlled and privatized housing.
 - Report No. DODIG-2015-162 Recommendation D.3 recommended the Joint Base Anacostia–Bolling Commander work with the privatized housing partner to ensure that an electrical inspection and maintenance plan is achieved.
 - Report No. DODIG-2015-162 Recommendation E.3 recommended the Joint Base Anacostia–Bolling Commander work with the privatized housing partner to ensure that fire protection inspection and maintenance plan is achieved.
 - Report No. DODIG-2017-004 Recommendation A.1 recommended the Secretary of the Army perform at least two comprehensive, independent inspections of installations annually to verify compliance with all applicable health and safety requirements.
 - Report No. DODIG-2017-004 Recommendation A.1 recommended the Secretary of the Air Force perform at least two comprehensive, independent inspections of installations annually to verify compliance with all applicable health and safety requirements.
- Three recommendations required Joint Base Anacostia–Bolling Commander to prepare a root cause analysis or a corrective action plan.
 - Report No. DODIG-2015-162 Recommendation D.1 recommended the Joint Base Anacostia–Bolling Commander conduct an effective root cause analysis and implement a corrective action plan for all 103 electrical deficiencies identified in this report.
 - Report No. DODIG-2015-162 Recommendation F.1 recommended the Joint Base Anacostia–Bolling Commander conduct an effective root cause analysis and implement a corrective action plan for all eight environmental health and safety deficiencies identified in this report.

- Report No. DODIG-2015-162 Recommendation F.2 recommended the Joint Base Anacostia–Bolling Commander implement an asbestos management plan and appoint an asbestos program manager.
- One recommendation (Report No. DODIG-2017-004 Recommendation A.2) required the USD(AT&L) to establish a joint working group to use the results from the root cause analyses and independent inspections to create and implement a plan for improvements in inspection and maintenance programs across the DoD. The working group should, at a minimum, use the results from the independent inspections recommended in Recommendation A.1 of this report and the results of the root cause analyses recommended in the previous DoD OIG inspection reports to create and implement a plan for improvements in inspection and maintenance programs across the DoD.⁸

Review of Internal Controls

DoD Instruction 5010.40 requires DoD organizations to implement a comprehensive system of internal controls that provides reasonable assurance that programs are operating as intended and to evaluate the effectiveness of the controls.⁹ We identified internal control weaknesses in the management of military housing. Specifically, the DoD and the Military Departments did not implement all the corrective actions needed to improve military housing. Corrective actions are needed for developing or revising DoD or Service-level housing policies and procedures, annual inspections, and repairs. We will provide a copy of the report to the senior official responsible for internal controls in the OUSD(P&R), OASD(S), Army, Navy, and Air Force.

⁸ Report Nos. DODIG-2013-099, DODIG-2014-121, DODIG-2015-013, DODIG-2015-162, DODIG-2015-181, and DODIG-2016-106.

⁹ DoD Instruction 5010.40, “Managers’ Internal Control Program Procedures,” May 30, 2013.

Finding

DoD and Military Departments Did Not Fully Implement Prior Recommendations to Improve Military Housing

Although the DoD improved military housing with the implementation of corrective actions for 91 of 110 recommendations from 8 previous DoD OIG reports, additional improvements are needed to ensure that service members and their families have access to safe housing. We reviewed 16 recommendations from 5 previous DoD OIG reports that represented a cross section of systemic issues identified in the 5 reports. We determined that the DoD, Fort Gordon Commander, USD(AT&L) and Joint Base Anacostia–Bolling Commander implemented six of those recommendations related to updating housing policy, using a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD, and preparing inspection and maintenance plans. Specifically, we determined the following.

- The DoD updated the UFC for fire protection standards and Fort Gordon established and implemented a radon assessment and mitigation program (Report No. DODIG-2015-181 Recommendations I.2.d and J).¹⁰
- The USD(AT&L) used a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD (Report No. DODIG-2017-004 Recommendation A.2).
- The Joint Base Anacostia–Bolling Commander worked with the privatized housing partner to develop electrical and fire protection inspection and maintenance plans (Report No. DODIG-2015-162 Recommendations D.3 and E.3).
- The Joint Base Anacostia–Bolling Commander implemented an asbestos management plan and appointed an asbestos program manager (Report No. DODIG-2015-162 Recommendations F.2).

We reviewed and verified documents and performed an onsite walkthrough and determined that the ASD(EI&E) and the Commanders of Fort Gordon and Joint Base Anacostia–Bolling took corrective actions to implement inspection and maintenance

¹⁰ The Military Construction Appropriations Act of 1998 required the DoD to consolidate facilities criteria. The DoD established the UFC to provide planning, design, construction, sustainment, restoration, and modernization criteria. The Military Departments, Defense agencies, and DoD Field Activities are required to comply with the UFC. The UFC are living documents and are periodically reviewed, updated, and made available to users as part of the Military Department responsibility for providing technical criteria for military construction. A four-member panel is responsible for administering and managing the UFC program and is composed of personnel from the OASD(S), the U.S. Army Corps of Engineers, the Naval Facilities Engineering Command, and the Air Force Civil Engineer Center.

plans for electrical and fire inspections, and appoint an asbestos program manager. The corrective actions fully addressed the recommendations; therefore, Report No. DODIG-2015-162 Recommendations D.3, E.3, and F.2 will remain closed and Report No. DODIG-2015-181 Recommendations I.2.d and J will be closed once this report is issued.

However, we determined that the DoD and the Military Departments did not implement agreed upon corrective actions needed to improve military housing and to address the remaining 10 recommendations we reviewed as discussed below.

- The USD(AT&L) did not issue revised guidance for control and remediation of mold and for radon evaluation and mitigation. In FY 2019, the Acting Deputy Secretary of Defense realigned health and safety functions within OSD, which OUSD(P&R) personnel stated, “caused confusion” over which office was responsible for implementing four recommendations to issue policies on radon and mold (Report No. DODIG-2014-121 Recommendations D.2.a and D.2.b, Report No. DODIG-2015-013 Recommendations D.2.a and D.2.b).
- The USD(AT&L) did not issue revised guidance for standardized facility inspections and the ASA(IE&E) did not issue revised guidance for radon assessment and mitigation because the Deputy Assistant Secretary of Defense (Facilities Management) and the Assistant for Housing Chief, Capital Ventures, Office of the Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) stated that issuing or updating guidance on facility inspections and radon assessment and mitigation was not a high priority of their offices because of reductions in manpower due to sequestration (Report No. DODIG-2017-004 Recommendations C, and Report No. DODIG-2015-181 Recommendations I.1).
- The Army did not perform two comprehensive and independent annual inspections to ensure that Army installations complied with all applicable health and safety requirements, as the Army stated it would in response to the recommendation (Report No. DODIG-2017-004 Recommendation A.1). According to ASA(IE&E) personnel, the Army did not inspect two installations in 2017 because another location required immediate attention or in 2018 because of a lack of funding. In addition, the inspections the Army performed in 2019 were not comprehensive because the Army chose to conduct inspections at four installations in 2 weeks, which limited its ability to assess all health, safety, and environmental areas.
- According to Assistant Secretary of the Air Force for Installations, Environment, and Energy personnel, the Air Force did not perform any annual inspections to ensure that Air Force installations complied with all applicable health and safety requirements because it reallocated

resources intended for issuing a contract for two inspections to repair hurricane damage at Tyndall Air Force Base that occurred in October 2018 (Report No. DODIG-2017-004 Recommendation A.1).

- The Joint Base Anacostia–Bolling Commander did not take corrective actions to properly label electrical panels in a barracks because the Commander ranked the electrical panels as a low priority to be funded (Report No. DODIG-2015-162 Recommendation D.1).
- While the Joint Base Anacostia–Bolling Commander made repairs in a barracks to brighten hallway lighting that was too dim, the repairs did not resolve the lighting deficiencies (Report No. DODIG-2015-162 Recommendation F.1).

Overall, the DoD and Military Departments have made some improvements over housing related to updating housing policy, using a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD, and preparing inspection and maintenance plans as a result of addressing recommendations in prior DoD OIG inspection reports. However, the safety and security of military personnel, dependents, civilians, and assets are at an otherwise preventable risk because recommendations relating to DoD or Service-level housing policies and procedures; performing annual inspections; completing repairs; and remain unaddressed by the DoD. In addition, there are six open recommendations from previous DoD OIG reports related to housing covering issues related to policies and instructions, preventative maintenance, and environmental health and safety that also need to be addressed by DoD management. If DoD management does not address previous recommendations made to improve military housing, the DoD will continue to expose military families to health and safety hazards at installations around the world.

DoD and Fort Gordon Implemented Corrective Action to Improve Fire Protection and Radon Detection

The ASD(EI&E) and the Fort Gordon Commander implemented corrective actions. The ASD(EI&E) updated guidance for fire protection standards and the Fort Gordon Commander established a radon assessment and mitigation plan.

DoD Issued Revised Guidance for Fire Protection Requirements for Privatized Housing for One Recommendation

A group of DoD cognizant working group revised the UFC to require that privatized military housing facilities comply with current National Fire Protection Association codes and standards (Report No. DODIG-2015-181 Recommendation J). This group is composed of the Deputy Assistant Secretary of

Defense (Facilities Investment and Management), Office of the ASD(EI&E); Chief, Engineering and Construction, U.S. Army Corps of Engineers; Chief Engineer, Naval Facilities Engineering Command; and Deputy Director of Civil Engineers, Deputy Chief of Staff for Logistics, Engineering and Force Protection, Headquarters U.S. Air Force. The DoD cognizant working group is responsible for the technical content of the relative areas in the UFC.

We obtained and reviewed the revised UFCs relating to fire protection requirements for privatized military housing. In May 2019, the UFC 3-600-01 was revised to include all military housing facilities and was signed by all four members of the group. Specifically, UFC 3-600-01 Section 4-14, “Family Housing,” was updated in May 2019 to specifically include all family housing and states the following.

4-14.4. Leased Family Housing.

4-14.4.1. DoD personnel occupying leased housing deserve the same level of protection as those in DoD-owned housing. Implementation of these standards is therefore mandatory for all housing leased for DoD use. This requirement applies to public-private ventures as well as housing leased by DoD for families [these requirements apply to any housing where the Service member’s housing allowance is paid directly to a party other than the service member]. This requirement does not apply to housing leased by individuals.¹¹

In February 2020, the UFC 3-600-01 was revised again to replace “public private ventures” with “privatized military housing.” Specifically, UFC 3-600-01 Section 4-14, “Family Housing,” was updated in February 2020 to state the following.

4-14.4. Leased Family Housing.

4-14.4.1. DoD personnel occupying leased housing deserve the same level of protection as those in DoD-owned housing. Implementation of these standards is therefore mandatory for all housing leased for DoD use. This requirement applies to [privatized military housing] as well as housing leased by DoD for families these requirements apply to any housing where the Service member’s housing allowance is paid directly to a party other than the service member. This requirement does not apply to housing leased by individuals.¹²

¹¹ The underline indicates an update under Change 3.

¹² The underline indicates an update under Change 4.

We determined that the May 2019 and February 2020 changes to the UFC met the intent of the recommendation requiring the DoD working group to clarify that the UFC fire protection requirements apply to all privatized housing. Therefore, we will close this recommendation when we issue this final report.

Fort Gordon Issued Revised Guidance to Establish a Radon Assessment and Mitigation Plan for One Recommendation

The Fort Gordon Commander established a radon assessment and mitigation program (Report No. DODIG-2015-181 Recommendation I.2.d). The DoD OIG recommended that the Fort Gordon Commander establish a radon assessment and mitigation program in accordance with Army guidance and ensure that buildings previously identified to have elevated radon levels were retested and mitigated as necessary.¹³

Fort Gordon personnel took corrective action by issuing a radon management plan that established a radon assessment and mitigation program in accordance with Army Regulation 420-1.¹⁴ Army Regulation 420-1 requires Army installations to establish a radon assessment and mitigation program. The U.S. Army Garrison Fort Gordon– Radon Management Plan issued in June 13, 2016 clearly outlines the requirements for monitoring, performing notification, and abatement procedures regarding radon. Specifically, the radon management plan requires the Fort Gordon Commander to interact with environmental staff regularly to ensure the installation’s environment policies and procedures are consistent with Federal, State, and Army requirements and are properly implemented.

In addition, Fort Gordon hired a qualified independent firm to test the radon levels for the three housing units previously identified with elevated radon levels. We reviewed the independent test results, which identified that air samples for each of the three housing units were tested from January 23, 2019, through January 25, 2019. The Fort Gordon independent test results found that the air samples for the three houses were less than the U.S. Environmental Protection Agency action levels for indoor radon. The Fort Gordon Radon Management Plan recommends all buildings be tested 91 days to 12 months to ensure compliance with appropriate radon levels.

The corrective actions taken by Fort Gordon personnel met the intent of the recommendation by establishing a radon assessment and mitigation program in accordance with Army guidance and ensuring that three previously identified buildings with elevated radon levels were retested and mitigated as necessary. Therefore, we will close this recommendation when we issue this final report.

¹³ Army Regulation 420-1, “Army Facilities Management,” August 24, 2012.

¹⁴ U.S. Army Garrison Fort Gordon, “Radon Management Plan,” June 13, 2016.

DoD Implemented Corrective Action to Improve Facility Inspection and Maintenance Programs

The DoD implemented corrective action to improve facility inspection and maintenance programs. The USD(AT&L) used a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD (Report No. DODIG-2017-004, Recommendation A.2). The DoD OIG recommended that the USD(AT&L):

establish a joint-Service working group that meets periodically to identify improvements in facility inspection and maintenance programs. The working group should, as a minimum, use the results from the independent inspections recommended in Recommendation A.1 [the Secretaries of the Military Departments annually perform at least two comprehensive, independent inspections of installations. The purpose of these inspections is to verify compliance with all applicable health and safety requirements.] and the results of the root cause analyses recommended in the previous DoD Office of Inspector General inspection reports to create and implement a plan for improvements in inspection and maintenance programs across the DoD [Report No. DODIG-2017-004 Recommendation A.2].

In September 2016, the Principal Deputy ASD(EI&E), responding for the USD(AT&L), partially agreed with the recommendation, stating that the DoD already has a working group the Sustainment Management System (SMS) Operations, Governance, and Configuration Support Panel (the Panel). The Panel is responsible for identifying improvements in facility inspection and maintenance programs. In July 2019, the working group started implementing the recommendation. Specifically, according to Associate Director for the OUSD(A&S), the Panel started reviewing the DoD OIG Report No. DODIG-2014-121 and Report No. DODIG-2015-003 findings on military housing. The Panel discussed its role in addressing military housing issues and how the Panel can implement the DoD OIG recommendations using the SMS tool. In addition, the SMS Center of Expertise Director stated that the Panel established a separate Technical Working Group consisting of policy and subject matter experts from each Service in December 2019.

According to the SMS Center of Expertise Director, the Technical Working Group is studying the use of the built-in assessment tools in BUILDER SMS to systematically assess these facility issues. The Technical Working Group will evaluate and suggest adjustments to the survey questions to adequately capture conditions and reference

DoD and Service policy. In addition, the Technical Working Group will assess the impacts of the assessment procedures on manpower and budget to ensure the proposed solution can be supported by each Service if it is eventually adopted.

In February 2020, a Technical Working Group under the Panel developed a proposal to use BUILDER SMS to address the recommendations made in DoD OIG reports. BUILDER SMS is widely used by the DoD and catalogs the condition of current facility inventory through inspections, and predicts the degradation of their condition over time with different scenarios that allow users to see the effects of different policies, prioritization and funding approaches. BUILDER SMS has a Functionality Assessment Module, which is designed to capture the characteristics of facilities that do not necessarily contribute to the working condition of the facility, but rather the functional usage of that space, and determines how well that facility meets its desired purpose.¹⁵

The Technical Working Group is exploring two options to use the Functionality Assessment Module to address the DoD OIG recommendations; one option would be an all-encompassing assessment (customizable list of questions) that addresses all issues in DoD OIG report recommendations in one data set. The other option the Technical Working Group is considering is an assessment (customizable list of questions) that addresses issues in each recommendation individually. Each option would have questions covering the four topic areas from DoD OIG reports. The topic areas are radon, fire protection, mold, and root cause analyses. For each topic area, the Technical Working Group developed sample questions to show potential area of where additional questions needed to be developed. For example, one question within the radon section is, “Has the site been tested for sources of contamination: radon, hazardous waste, fumes from nearby industrial or agricultural uses?”

The corrective actions taken since July 2019 by the OUSD(A&S), SMS Panel, and the Technical Work Group met the intent of the recommendation to use a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD. Therefore, we will close this recommendation when we issue this final report.

¹⁵ Panel “Technical Proposal for a Functionality Questionnaire in BUILDER SMS to Address DoDIG Concerns,” undated, obtained February 2020.

Joint Base Anacostia–Bolling Addressed Previously Identified Deficiencies

We verified that the Joint Base Anacostia–Bolling Commander implemented corrective actions for three closed recommendations related to developing electrical and fire protection plans and an asbestos management plan.

Electrical and Fire Protection Plans Developed

The Joint Base Anacostia–Bolling Commander worked with the privatized housing partner to ensure that an electrical inspection and maintenance plan and a fire protection inspection and maintenance plan were developed (Report No. DODIG-2015-162 Recommendations D.3 and E.3). The privatized housing partners at Joint Base Anacostia–Bolling created the plans that they are responsible for implementing to ensure military housing is in compliance with all applicable criteria. The Commander of the U.S. Navy Installations Command provided the privatized housing partners with management plan that requires annual inspections of homes and inspection at change of occupancy. The privatized housing partner inspections at Joint Base Anacostia–Bolling require that Government inspectors accompany private partner venture inspectors during all change of occupancy and randomly during other inspections.

We verified that the privatized housing partners had an electrical inspection and maintenance plan and a fire protection inspection and maintenance plan. In addition, we obtained and reviewed the Joint Base Anacostia–Bolling annual inspections for 2017 and 2018 that relied on the privatized housing partners plans at Joint Base Anacostia–Bolling. We found that the inspectors checked for and reported on electrical deficiencies and described the corrective actions taken to address the deficiencies in the annual reports. The annual inspections also checked for personnel trained in resolving asbestos, mold, fire protection, and lead based paint hazards. For example, during the 2017 annual inspections, the privatized housing partner inspectors found that residence were storing and using grills near homes and on wooden decks, which is a potential fire hazard. The Joint Base Anacostia–Bolling Commander worked with the privatized housing partner to ensure that an electrical inspection and maintenance plan and a fire protection inspection and maintenance plan were developed which met the intent of the recommendations.

Asbestos Management Plan Implemented and Asbestos Program Manager Appointed

The Joint Base Anacostia–Bolling Commander implemented an asbestos management plan and appointed an asbestos program manager (Report No. DODIG-2015-162 Recommendations F.2). The Commander of the U.S. Navy Installations Command requires Joint Base Anacostia–Bolling to follow the Naval Facilities Engineering Command–Washington Asbestos Management Program. The Naval Facilities Engineering Command Region Manager is the Joint Base Anacostia–Bolling Asbestos Program Manager.

In addition, we verified that the Joint Base Anacostia–Bolling adopted the Naval Facilities Engineering Command asbestos management plan and appointed an asbestos program manager. The plan covered the nine following asbestos program elements that are essential for managing asbestos at installations, regardless of size, geographic location, or complexity.

- Staffing and Program Management
- Training and Experience
- Asbestos Inventories and Baseline Surveys
- Worker/Occupant Protection
- Project Work Type Evaluations (for example, Planned/Scheduled Maintenance Activities – including Preventive Maintenance Plans and in-the-field Infrastructure Condition Assessment Program (ICAP) assessments)
- Emergency/Urgent/Routine (E/U/R) Work Type Evaluations (for example, Unplanned/Unscheduled Maintenance Activities)
- Abatement
- Waste Management
- Recordkeeping and Data Management

In Report No. DODIG-2015-162, the DoD OIG confirmed that Joint Base Anacostia–Bolling appointed an asbestos manager in August 2015. A new asbestos manager was appointed in July 2019. Based on our review of corrective actions taken, we determined that the Joint Base Anacostia–Bolling Commander actions were implemented. Therefore, these recommendations will remain closed.

DoD and Military Departments Have Not Completed Actions to Correct Some Previously Identified Deficiencies Related to Military Housing

The DoD and the Military Departments did not implement some of the corrective actions needed to improve military housing and to address the remaining 10 recommendations. While several corrective actions were taken, deficiencies still exist in areas on policies and instructions, preventative maintenance, and environmental health and safety for military housing.

Office of the USD(AT&L) Did Not Revise or Issue Guidance Related to Mold and Radon

The USD(AT&L) did not issue revised guidance for the control and remediation of mold and for radon evaluation and mitigation to address four recommendations.¹⁶ Specifically, USD(AT&L) did not address identified inconsistencies regarding mold and radon remediation guidance for accompanied and unaccompanied housing in the Military Service guidance for mold assessment, remediation, and prevention and for radon evaluation and mitigation.

In July 2016, the Deputy Assistant Secretary of Defense for Basing stated that, as part of its comprehensive guidance review for all DoD-controlled housing worldwide, the ASD(EI&E) identified inconsistencies in the Military Service guidance for mold assessment, remediation, and prevention and for radon evaluation and mitigation. As a result, the ASD(EI&E) began writing guidance to resolve these inconsistencies and planned to complete mold guidance in October 2016 and radon guidance in February 2017. However, in May 2019, the Deputy Assistant Secretary of Defense for Facilities Management stated that a new DoD instruction incorporating the two policy memorandums was not prepared because staffing reductions shifted this work to a lower priority. In addition, the Deputy Assistant Secretary of Defense for Facilities Management stated that his office did not complete the draft guidance or take any further actions to address

¹⁶ Report No. DODIG-2014-121 Recommendation D.2.a recommended USD(AT&L) include guidance for both accompanied and unaccompanied housing within the Overseas Environmental Baseline Guidance Document for control and remediation of mold.

Report No. DODIG-2014-121 Recommendation D.2.b recommended the USD(AT&L) include guidance for both accompanied and unaccompanied housing within the Overseas Environmental Baseline Guidance Document for radon evaluation and mitigation.

Report No. DODIG-2015-013 Recommendation D.2.a recommended the USD(AT&L) include guidance for both accompanied and unaccompanied housing within the Overseas Environmental Baseline Guidance Document for control and remediation of mold.

Report No. DODIG-2015-013 Recommendation D.2.b recommended the USD(AT&L) include guidance for both accompanied and unaccompanied housing within the Overseas Environmental Baseline Guidance Document for radon evaluation and mitigation.

the recommendations because the OUSD(A&S) functions for safety and occupational health policy and oversight were realigned to the OUSD(P&R) in accordance with an Office of the Deputy Secretary of Defense Memorandum.¹⁷

Therefore, OUSD(A&S) personnel stated that the OUSD(A&S) was no longer responsible for addressing the four recommendations. However, an OUSD(P&R) official in June 2019 disputed the OUSD(A&S) position, stating that OUSD(P&R) had no role in mold and radon remediation and prevention. As a result, OUSD(P&R) personnel stated that there was confusion over which office was responsible for implementing the four recommendations for issuing policies on radon and mold.

Also in July 2019, the Deputy Assistant Secretary of Defense for Facilities Management stated that his office would work with the OUSD(P&R) to determine which office is responsible for addressing the four recommendations requiring the issuance of revised guidance for control and remediation of mold and for radon evaluation and mitigation. In October 2019, OUSD(P&R) officially took responsibility for issuing revised guidance for control and remediation of mold and for radon evaluation and mitigation. OUSD(P&R) personnel stated that the mold and radon policies are in development with a plan to issue the policies as Directive Type Memoranda with an estimated completion date of April 30, 2020.

In addition, in Report No. DODIG-2014-121, the DoD OIG stated that any indoor mold growth should be treated as a potential health concern. Furthermore, radon pose a serious health hazard. Radon is the second leading cause of lung cancer in the United States. Therefore, the recommendations are resolved and will remain open until the DoD Instruction that addresses mold and radon remediation is issued.

Office of the USD(AT&L) Did Not Revise or Issue Guidance Related to Standardized Facility Inspections

The USD(AT&L) did not issue revised guidance for standardizing facility inspections and radon assessment and mitigation to address one recommendation.¹⁸

The DoD OIG recommended that the USD(AT&L) incorporate into permanent policy two memorandums that implement standardized facility condition assessments and prioritize the reinvestment in facilities sustainment.

¹⁷ Office of the Deputy Secretary of Defense memorandum, "Safety and Occupational Health Policy and Oversight Functions," April 10, 2019.

¹⁸ Report No. DODIG-2017-004 Recommendation C recommended the USD(AT&L) establish permanent policy for the sustainment of facilities, including standardized facility inspections. This policy should incorporate the requirements set forth in the September 10, 2013, "Standardizing Facility Condition Assessments," and in the April 29, 2014, "Facility Sustainment and Recapitalization Policy," memorandums.

DoD guidance requires Office of the Under Secretary of Defense–level policy memorandums be incorporated into appropriate DoD issuances within 1 year unless otherwise directed by the Secretary or the Deputy Secretary.¹⁹ However, the Deputy Assistant Secretary of Defense (Facilities Management) stated that issuing or updating guidance was not a high priority due to the reduction in manpower due to sequestration.

In Report No. DODIG-2017-004, the DoD OIG analyzed previous DoD OIG-identified health and safety inspections in DoD-occupied facilities and military housing. The DoD OIG found:

Since 2010, the DoD has been improving its policy and guidance establishing health and safety requirements to strengthen requirements for all facilities occupied by DoD personnel. The improvements include publications that establish safety and habitability requirements for facilities used in support of military operations, environmental policy for contingency locations, and priorities for reinvesting in facilities sustainment. We did not identify any significant gaps or conflicts of coverage in these policies and guidance with respect to electrical system safety, fire protection, environmental health and safety, and general building requirements.

However, the [USD(AT&L)] should incorporate into permanent policy his memorandums that implement standardized facility condition assessments and prioritize the reinvestment in facilities sustainment.

The DoD OIG recommended that the USD(AT&L) establish permanent policy for the sustainment of facilities, including standardized facility inspections. The policy should incorporate the requirements set forth in the September 10, 2013, “Standardizing Facility Condition Assessments,” and in the April 29, 2014, “Facility Sustainment and Recapitalization Policy,” memorandums.

The DoD needs guidance to resolve inconsistencies Military Services’ guidance for mold control and remediation and radon evaluation and mitigation. Incorporating the two memorandums into permanent policy would standardized facility inspections and prioritize the reinvestment in facilities sustainment. Therefore, the recommendation will remain open until guidance is issued.

Army is Revising Guidance for Testing and Mitigating Radon

As of March 2020, the ASA(IE&E) had not issued new or revised guidance, but had drafted and submitted guidance to the Army Publishing Directorate for review on ensuring military housing has acceptable procedures for testing and mitigating

¹⁹ DoD Instruction 5025.01, “DoD Issuances Program,” August 1, 2016 (Incorporating Change 3, May 22, 2019).

radon.²⁰ Specifically, the DoD OIG recommended that the Army review its radon policy and ensure that Army publications properly and consistently address radon assessment and mitigation requirements. To implement the recommendation, the ASA(IE&E) revised Army Regulation 200-1, “Environmental Protection and Enhancement,” by adding a new section, “Radon Reduction Program,” and referring to a U.S. Army Corps of Engineers Public Works Technical Bulletin for radon assessment and mitigation procedures. The ASA(IE&E) submitted the revised Army Regulation 200-1 to the Army Publication Directorate on May 10, 2018, for publication, with planned issuance in FY 2020. We reviewed the proposed revisions to Army Regulation 200-1 and determined that the ASA(IE&E) policies, if issued, will meet the intent of the recommendation to ensure that Army publications properly and consistently address radon assessment and mitigation requirements. Therefore, this recommendation will remain open until the guidance is published.

Army and Air Force Did Not Perform Annual Inspections

The Army and the Air Force did not perform two comprehensive and independent annual inspections to ensure that Army and Air Force installations complied with all applicable health and safety requirements (Report No. DODIG-2017-004 Recommendation A.1). In that report, the DoD OIG found:

DoD officials need to take action to improve the condition of facilities for the health and safety of occupants. As previously discussed, our inspection reports in general attributed the majority of deficiencies to improper installation, insufficient inspections, and inadequate maintenance and repair of facilities. We believe that the majority of deficiencies identified in our previous reports could have been avoided if the DoD inspected facilities periodically and upon completion of construction, renovation, and maintenance work, identifying any noncompliance with requirements and taking appropriate corrective action.

The Army did not inspect two installations in 2017 and 2018 because another location required immediate attention and because of the lack of funding. In addition, in 2019 the Army did not perform comprehensive inspections because the Director, Safety and Occupational Health, ASA(IE&E), stated that the Army chose to conduct inspections at four installations in two weeks that limited the Army’s ability to assess all health, safety, and environmental areas. According to U.S. Air Force Assistant Secretary of the Air Force for Installations,

²⁰ Report No. DODIG-2015-181 Recommendation I.1 recommended the ASA(IE&E) review and update its policy to ensure that Army publications properly and consistently address radon assessment and mitigation requirements.

Environment, and Energy personnel, the Air Force did not perform any inspections of installations because it reallocated resources intended for issuing a contract for two inspections to repair hurricane damage at Tyndall Air Force Base.

Army Did Not Inspect Two Installations in 2017 or 2018

The Army did not perform comprehensive and independent annual inspections of at least two installations to ensure that the installations complied with all applicable health and safety requirements (Report No. DODIG-2017-004, Recommendation A.1). The DoD OIG recommended that the Army perform comprehensive, independent inspections of at least two installations each year to verify compliance with all applicable health and safety requirements. In 2017, the Army performed a comprehensive inspection of U.S. Army Garrison Dugway Proving Grounds, Utah, and found that health and safety risk were appropriately managed through base operations support staff and monitored by trained quality assurance surveillance staff. The U.S. Army Central Command planned to perform an inspection in Kuwait in October 2017; however, the ASA(IE&E) stated that they had to postpone that inspection because the U.S. Army Central Command had to correct electrical and fire deficiencies at the King Abdullah II Special Operations Training Center in Jordan identified in another DoD OIG report.²¹

The ASA(IE&E) did not perform any inspections in 2018. The Director, Safety and Occupational Health, ASA(IE&E) planned to perform inspections of Fort Meade in Anne Arundel County, Maryland, in November 2018 and Fort Eustis in Newport News, Virginia, in December 2018. However, the Director stated that her office has a small budget and for her office to performed a complete and comprehensive inspection would be impossible to do because her office does not have the funding.

Army Inspections in 2019 Were Not Comprehensive

In 2019, the Director for Safety and Occupational Health, ASA(IE&E), performed inspections at four installations; Army Garrison Wiesbaden, Germany; Camp Arifjan, Kuwait; Camp Buehring, Kuwait; and As Sayliyah, Qatar. However, for the four inspections performed in 2019, ASA(IE&E) support provided lacked evidence that a comprehensive inspection occurred. Specifically, the ASA(IE&E) did not have documentation detailing what buildings they inspected and what they found related to electrical systems safety, fire protection, and environmental health safety. We reviewed and analyzed documents provided by the ASA(IE&E). The ASA(IE&E) documents showed that the Army performed fire and electrical

²¹ Report No. DODIG-2015-160, "U.S. Army Generally Designed Adequate Controls To Monitor Contractor Performance at the King Abdullah II Special Operations Training Center, but Additional Controls Are Needed," August 7, 2015.

inspections. However, none of the documentation showed that the Army performed inspections that checked for radon, asbestos, lead based paint, mold, pest, or drinking water quality.

The ASA(IE&E) confirmed that the inspections were not comprehensive. In an August 15, 2019, memorandum to the DoD OIG, the ASA(IE&E) explained that the assessments focused on the safety and occupational health deficiencies identified in Report No. DODIG-2017-004. However, given the timeframe available, the ASA(IE&E) stated that the Army could not perform a full verification of compliance with all safety and occupational health requirements. However, the Army made the following observation.

3. Observations. Each installation has taken significant actions to address the [safety and occupational health] findings related to facilities and Army-owned housing from DODIG-2017-004. These actions include increasing [safety and occupational health] professional manning, issuing multimillion-dollar contracts to support inspections and corrective actions, providing clear oversight from the Army Headquarters Commands and ensuring leadership involvement in this process. This assessment identified three common areas as needing improvement.

a. Each installation lacked a standard process to conduct inspections, track findings and corrective actions and trend findings for future planning.

b. Each installation lacked a standard way to collect and analyze data associated with the required [safety and occupational health] inspection.

c. Staffing and resourcing are on-going issues for these locations. The lack of permanent, trained and qualified [safety and occupational health] professionals creates a challenge in overall [safety and occupational health] program management.

The ASA(IE&E) stated that corrective actions associated with those three areas will be executed at all levels with oversight from the Army Headquarters Commands, the Combat Readiness Center, and the ASA(IE&E). The ASA(IE&E) also stated that, for calendar year 2020 and annually thereafter, it would identify two installations and perform safety and occupational health performance assessments.

Therefore, this recommendation is resolved and will remain open until the Army provides documentation showing that it performed two inspections that include a full verification of compliance with all applicable safety and occupational health requirements.

Air Force Did Not Perform Any Installation Inspections

The Air Force did not perform two annual inspections to ensure its installations complied with applicable health and safety requirements (Report No. DODIG-2017-004, Recommendation A.1). The DoD OIG recommended that the Air Force perform comprehensive, independent inspections of at least two installations each year to verify compliance with all applicable health and safety requirements.

Since the issuance of Report No. DODIG-2017-004, the Air Force has not performed any inspections. According to an Assistant Secretary of the Air Force for Installation, Environment, and Energy official, this occurred because the Air Force reallocated resources intended for issuing a contract for two inspections to repair hurricane damage at Tyndall Air Force Base that occurred in October 2018.

In May 2019, an official with the Assistant Secretary of the Air Force for Installation, Environment, and Energy, stated that the Air Force was in the process of completing the contracting action and anticipated contract award in late July 2019. However, in August 2019, the official stated that the contract was delayed because resources were pulled to address requirements at another Air Force installation. On September 24, 2019, the Air Force awarded a task order under an Army Corps of Engineers contract to perform two comprehensive, independent inspections at the Air Force Academy in Colorado Springs, Colorado, and Wright-Patterson Air Force Base in Dayton, Ohio, for FY 2020.²²

The contractor conducted its first inspection at the Air Force Academy in January 2020 and plans to issue a final report in June 2020. The contractor conducted the second inspection at Wright Patterson Air Force Base in February 2020 and plans to issue a final report in July 2020. According to the statement of work, the purpose of these inspections is to verify compliance with all applicable health and safety requirements identified in previous DoD OIG reports. Each facility will be assessed for life, health, and safety compliance related to electrical safety, fire safety, drinking water, radon, asbestos, lead-based paint, mold, and pest infestation. Therefore, this recommendation is resolved and will remain open until the Air Force provides the results of two inspections and we validate that it conducted a physical examination of military housing for compliance with electrical system safety, fire protection, and environmental health and safety (such as drinking water quality, radon, mold, pest infestation, lead-based paint, asbestos, and radiation) requirements.

²² The contract number is W91278-16-D-0006 and the task order is W91278-19-F-0504.

Joint Base Anacostia–Bolling Did Not Repair Identified Electrical Deficiencies

The Joint Base Anacostia–Bolling Commander did not correct 3 of the 40 identified deficiencies related to labeling electrical panels in a barracks because, according to the Joint Base Anacostia–Bolling Commander, the Joint Base Anacostia–Bolling Work Induction Board ranked the deficiencies a low priority to get funding to take corrective action to address all identified electrical panel deficiencies in Government-owned, Government-controlled buildings (Report No. DODIG-2015-162 Recommendation D.1).²³ In that report, the DoD OIG identified 103 electrical deficiencies relate to equipment maintenance, personnel protection, household or vending non-ground fault circuit interrupter, equipment accessibility, and ground wires or bonding.

Of the 103 deficiencies, 63 deficiencies were in privatized housing. However, the Commander did not follow up on the 63 electrical deficiencies because, according to the Joint Base Anacostia–Bolling personnel, the Commander did not have the authority to address deficiencies in privatized housing. The remaining 40 deficiencies were in Government-owned Government-controlled housing and the Commander addressed 37 of the 40 electrical deficiencies. Joint Base Anacostia–Bolling personnel stated that they consulted with the Department of Public Works and the Fire Department on the three remaining deficiencies (labeling electrical panels) have a low life and safety threat and low impact on mission needs; therefore, fixing the three deficiencies received a low priority and, thus, did not get funded.

For electrical panel labeling in Report No. DODIG-2015-162, the DoD OIG reported that Joint Base Anacostia–Bolling housing electrical systems were not maintained in accordance with applicable codes and standards. As a result, Government-owned, Government-controlled housing have deficiencies in its electrical systems that pose a risk of injury or death. Therefore, this recommendation is resolved and will remain open until Joint Base Anacostia–Bolling provides supporting documentation showing that corrective actions were taken for the remaining three electrical deficiencies.

Joint Base Anacostia–Bolling Did Not Repair Identified Lighting Deficiencies

While the Joint Base Anacostia–Bolling Commander made repairs to brighten hallway and room lighting that was too dim in a barracks (building 417), the repairs did not resolve the lighting deficiencies (Report No. DODIG-2015-162 Recommendation F.1).

²³ Report No. DODIG-2015-162 Recommendation D.1 recommended the Joint Base Anacostia–Bolling Commander to conduct an effective root cause analysis and implement a corrective action plan for all 103 electrical deficiencies identified in this report.

The DoD OIG found that interior lighting levels in the barrack hallways and rooms appeared dim and stated that the Commander should ensure that minimum interior light levels comply with the UFC.²⁴

The Joint Base Anacostia–Bolling Commander made repairs to hallway lighting; however, the repairs did not meet the UFC 3-530-1 lighting requirement. Since Joint Base Anacostia–Bolling personnel could not provide documents showing that the lighting was repaired in building 417, we inspected lighting levels in that building in December 2019. Of the 32 lights we reviewed, 17 lights (53 percent) did not produce the brightness required by UFC 3-350-1.²⁵

In Report No. DODIG-2015-162, the DoD OIG reported that dimly lit hallways reduce the effectiveness of the installed security cameras to monitor and deter authorized entry or other illegal activities. Furthermore, low-light conditions degrade quality of life by negatively affecting visual performance. Therefore, this recommendation will remain open until Joint Base Anacostia–Bolling provides supporting documentation showing that corrective actions were taken for all identified lighting deficiencies.

Conclusion

Overall, the DoD and Military Departments improved military housing in areas related to updating health and safety policy, identifying improvements in facility inspection and maintenance programs and preparing inspection and maintenance plans as a result of addressing recommendations in prior DoD OIG evaluation reports. Specifically, the DoD updated the UFC for fire protection standards to clarify that the UFC applies to privatized housing as well as housing leased by DoD for families and Fort Gordon established and implemented a radon assessment and mitigation plan. The USD(AT&L) used a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD. The Joint Base Anacostia–Bolling Commander worked with the privatized housing partner to ensure that an electrical inspection and maintenance plan and a fire protection inspection and maintenance plan were completed, and took corrective actions by implementing an asbestos management plan and appointing an asbestos program manager.

However, the safety and security of military personnel, dependents, civilians, and assets are at an otherwise preventable risk because recommendations related to the DoD or Service-level housing policies and procedures, performing annual

²⁴ UFC Code 3-530-1 lighting requires horizontal illuminance of 30 lux (plus or minus 10 percent).

²⁵ UFC 3-530-1, “Interior and Exterior Lighting Systems and Controls,” April 1, 2015, Change 4, November 1, 2019. Lux is the International System of unit for derived unit of illuminance, measuring luminous flux per unit area.

inspections, and completing repairs remain unaddressed by the DoD. For example, the DoD and Army did not issue revised guidance for control and remediation of mold and for radon evaluation and mitigation and the Army and Air Force has yet to perform two comprehensive and independent annual inspections to comply with all applicable health and safety requirements. In addition, the Joint Base Anacostia–Bolling Commander needs to continue his effort in resolving the remaining electrical and hallway lighting deficiencies.

In addition, there are six open recommendations from previous DoD OIG inspection reports related to housing covering issues related to policies and instructions, preventative maintenance, and environmental health and safety that also need to be addressed by DoD management. If DoD management does not address previous recommendations made to improve military housing, the DoD will continue to expose military families to health and safety hazards at installations around the world.

National Defense Authorization Act for FY 2020

During this audit, the National Defense Authorization Act for FY 2020 was enacted on December 20, 2019. Although the DoD had identified issues with military housing, the DoD has not developed a DoD-wide corrective action plan. The Services have taken corrective actions to address DoD OIG recommendations that affect the health and safety of individuals living in Government-owned, Government-controlled housing and housing privatized under the Military Housing Privatization Initiative, such as establishing policies, performing inspections, and establishing joint working groups. However, these changes do not fully address the systemic issues related to quality of inspections performed, conflicting guidance, or reliability of reports provided to installation commanders.

New Requirement for Health and Safety Hazards

DoD personnel have struggled with developing guidance related to mold and radon remediation. In addition, military families have reported mold throughout their homes, rodent infestations, and other serious problems like gas and carbon monoxide leaks, and repeated sewage leaks. The National Defense Authorization Act for FY 2020 is addressing these gaps in health and safety guidance and remediation.

The National Defense Authorization Act for FY 2020 requires the Secretary of Defense, in coordination with the Secretaries of the Military Departments to develop a process to identify, record, and resolve environmental health hazards in housing under the jurisdiction of the DoD. In addition, the National Defense Authorization Act for FY 2020 requires the Secretary of Defense, in coordination

with the Secretaries of the Military Departments, to ensure landlords of privatized housing establish testing procedures for radon for those houses identified to Congress at or above action level for radon.

New Requirement for Inspections

In testimony before the Senate Armed Services Committee in December 2019, the GAO Director of Defense Capabilities and Management stated that DoD military and civilian personnel have been uncertain about their authority and ability to perform inspections of privatized housing. The National Defense Authorization Act for FY 2020 created legislative provisions to address issues with inspections of privatized housing, which requires the following.

- The Secretary of Defense must provide to Congress a plan to contract with qualified home inspectors to conduct a thorough inspection and assessment of the structural integrity and habitability of each unit of privatized housing by February 1, 2020.
- The Secretary of Defense, in coordination with the Secretaries of the Military Departments, must develop a uniform code of basic standards for privatized housing by February 1, 2021.
- The Military Departments must start conducting inspections and assessments of privatized housing no later than February 1, 2021.
- The Secretary of Defense must provide to Congress a report on the findings of the inspections and assessments conducted no later than March 1, 2021.

The DoD Creating an Assessment Tool for Health and Safety Hazards

In testimony before the Senate Armed Services Committee in December 2019, the GAO Director of Defense Capabilities and Management stated that the DoD has been unable to understand the severity of the military housing problem facing each Service. The DoD needs a tool that captures reliable and accurate data to track all health and safety hazards without relying the private partner venture providing the necessary documents. The National Defense Authorization Act for FY 2020 requires the Secretary of Defense, in coordination with the Secretaries of the Military Departments, to develop an assessment tool to identify and measure health and safety hazards in Government-owned, Government-controlled housing and privatized housing no later than June 18, 2020.

New Requirements for DoD OIG Oversight

The National Defense Authorization Act for FY 2020 requires the DoD OIG to perform a review of the oversight by the Secretary of Defense of privatized military housing at least three military installations per year between 2020 and 2022. The first report is due in December 2020.

Management Comments on the Finding and Our Response

Deputy Assistant Secretary of Defense for Facilities Management Comments

The Deputy Assistant Secretary of Defense for Facilities Management, responding for the OASD(S), provided the following comments on the finding. For the full text of the Deputy Assistant Secretary's comments, see the Management Comments section of the report. The Deputy Assistant Secretary disagreed with the premise that Report No. DODIG-2017-004, Recommendation A.2 should remain open until the Panel implements the Functionality Assessment Module in BUILDER SMS. Specifically, the Deputy Assistant Secretary stated that the Panel is meeting quarterly and reviewing DoD OIG reports to ensure that items identified as deficiencies are included as items to be inspected in the SMS tool. In addition, he explained that the Panel also meets to identify technical and process improvements in facility inspection and maintenance programs; and uses results of analyses, industry standards, government reports, and other appropriate sources to adjust or expand SMS capability.

Our Response

We verified that the Panel held periodically meetings starting in July 2019 and established a Technical Working Group to consider options to address DoD OIG report recommendations. The corrective actions taken since July 2019 by the OUSD(A&S), the Panel, and the Technical Work Group met the intent of the recommendation to use a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD. Therefore, we will close this recommendation when we issue this final report.

Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships)

The Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships), responding for the ASA(IE&E), provided the following comments on the finding. For the full text of the Deputy Assistant Secretary's comments, see the Management Comments section of the report. The Deputy Assistant Secretary stated that our observations are consistent with ongoing Army safety and occupational health management assessments. In addition, the Deputy Assistant Secretary stated that the Army has taken significant action to address all concern related to family housing both Army-owned and privatized housing such as increasing safety and occupational health staffing, issuing contracts to support inspections and corrective actions, providing clear oversight from Army Headquarter Commands, and ensuring leadership involvement in this process.

The Deputy Assistant Secretary stated that the inspections the Army performed in 2019 were not comprehensive because the role of the Army Secretariat is to provide oversight, policy, and conduct performance evaluations. In 2019, the Army Secretariat visited four installations and evaluated safety and occupational health programs, policies, implementation, and evaluation processes. This assessment resulted in identification of Army level strategic actions to improve the overall Army safety and occupational health program. The Deputy Assistant Secretary also stated that, for calendar year 2020 and annually thereafter, the Army would identify two installations and perform safety and occupational health performance assessments.

Our Response

We agree with the Deputy Assistant Secretary that the Army has begun taking corrective actions to address recommendations in previous DoD OIG reports. Also, we acknowledge that the role of the Army Secretariat is to provide oversight, policy, and conduct performance evaluations. Since the issuance of the DoD OIG report in October 2016, the Army did not perform two comprehensive and independent annual inspections of Army installations that complied with all applicable health and safety requirements. The Army only performed fire and electrical inspections. In addition, Army personnel did not provide sufficient evidence detailing what buildings they inspected or what they found related to electrical systems safety, fire protection, and environmental health safety to close the recommendation. Therefore, this recommendation is resolved and will

remain open until the Army provides documentation showing that it performed two inspections that include a full verification of compliance with all applicable safety and occupational health requirements.

Commandant, Naval District Washington

The Commandant, Naval District Washington, responding for the Navy Installations Command Commander, provided comments on the finding. For the full text of the Commandant's comments, see the Management Comments section of the report. The Commandant agreed with the finding, stating that the Joint Base Anacostia–Bolling Commander expects to label the electrical panel in one building by April 30, 2020, and no labeling is needed for the other building since it will not be occupied starting in calendar year 2021. In addition, the Commandant agreed that the repairs that Joint Base Anacostia–Bolling made to the lighting in the barracks was not sufficient to close Report No. DODIG-2015-162 Recommendation F.1 and has developed a project to resolve the lighting deficiency.

Our Response

Comments from the Commandant addressed most of the specifics of the recommendations. However, for Report No. DODIG-2015-162 Recommendation D.1, we identified three deficiencies that needed to be addressed as opposed to the two deficiencies discussed in the Commandant's response to our finding. The Navy response did not include the electrical deficiency related to the Honor Guard Dorm Building 47 (JAB-EL-150202-082). Therefore, the recommendations are resolved, but will remain open. We will close the recommendations once we: (1) obtain the supporting documentation showing that the remaining two electrical deficiencies were repaired and supporting documentation for the divestiture of the facility (Report No. DODIG-2015-162 Recommendation D.1), and (2) obtain supporting documentation showing that the lighting in the barracks complies with the UFC (Report No. DODIG-2015-162 Recommendation F.1).

Principal Deputy Assistant Secretary of the Air Force (Installations, Environment, and Energy)

The Principal Deputy Assistant Secretary of the Air Force (Installations, Environment, and Energy), responding for the Assistant Secretary of the Air Force for Installations, Environment, and Energy, provided the following comments on the finding. For the full text of the Deputy Assistant Secretary's comments, see the Management Comments section of the report. The Principal Deputy Assistant Secretary agreed with the report as written, stating that final inspection reports on the United States Air Force Academy and Wright Patterson Air Force Base

should be completed in June and July of 2020 and will be provided to the DoD OIG. In addition, the Principal Deputy Assistant Secretary stated that a corrective action plan will be developed based on the reports' findings and tracked until completed.

Our Response

Comments from the Principal Deputy Assistant Secretary addressed the specifics of the recommendation. Therefore, this recommendation is resolved and will remain open until we receive the final inspection reports on the United States Air Force Academy and Wright Patterson Air Force Base and validate that the contractor conducted a physical examination of military housing for compliance with electrical system safety, fire protection, and environmental health and safety (such as drinking water quality, radon, mold, pest infestation, lead-based paint, asbestos, and radiation) requirements.

Appendix A

Scope and Methodology

We conducted this performance audit from May 2019 through March 2020 in accordance with generally accepted government auditing standards. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

Universe and Sample Selection

We reviewed 17 DoD OIG reports issued between FYs 1999 and 2019 related to military housing to identify the total number of recommendations.

We did not select:

- four reports issued 5 or more years ago because the reports primarily addressed the need for housing,
- two reports issued in FY 2019 because the organizations did not have enough time to take corrective actions on the recommendations,
- two reports related to security screenings for general public tenants leasing privatized housing, and
- one report discussing how privatized housing is presented on Army financial statements.

From the remaining 8 reports, we identified 110 recommendations. See Table 2 for the list of reports, the number of recommendations, and to whom the recommendations were addressed.²⁶

Table 2. DoD OIG Reports With Recommendations for Military Housing

Report Number	Number of Recommendations	Number of Recommendations Directed to:			
		OSD	Army	Navy	Air Force
DODIG-2014-121	23	2	7	7	7
DODIG-2015-013	16	2	7	0	7
DODIG-2015-162	17	0	9	8	0
DODIG-2015-181	34	2	14	9	9
DODIG-2016-139	8	0	8	0	0
DODIG-2017-004	10	5	3	1	1
DODIG-2017-104	2	0	1	0	1
DODIG-2017-118*	0	0	0	0	0
Total	110	11	49	25	25

*Report No. DODIG-2017-118 did not contain any recommendations.

Source: The DoD OIG.

We identified 110 recommendations from 8 reports. We selected a nonstatistical sample of 16 recommendations from 5 reports to review. The 16 recommendations we selected for review represented a cross section of systemic issues identified in the 5 reports.

²⁶ Report No. DODIG-2014-121, "Military Housing Inspection – Japan," September 30, 2014.

Report No. DODIG-2015-013, "Military Housing Inspections – Republic of Korea," October 28, 2014.

Report No. DODIG-2015-162, "Continental United States Military Housing Inspections – National Capital Region," August 13, 2015.

Report No. DODIG-2015-181, "Continental United States Military Housing Inspections – Southeast," September 24, 2015.

Report No. DODIG-2016-139, "Military Housing Inspection – Camp Buehring, Kuwait," September 30, 2016.

Report No. DODIG-2017-004, "Summary Report – Inspections of DoD Facilities and Military Housing and Audits of Base Operations and Support Services Contracts," October 14, 2016.

Report No. DODIG-2017-104, "Followup on DoD OIG Report No. DODIG-2015-013, "Military Housing Inspections – Republic of Korea," October 28, 2014," July 20, 2017.

Report No. DODIG-2017-118, "Followup Evaluation on DoD Office of Inspector General Report No. DODIG-2014-121, "Military Housing Inspection – Japan," September 30, 2014," September 8, 2017.

Table 3 summarizes the number of recommendations we selected for review from each of the five reports and to whom the recommendations were addressed.²⁷

Table 3. DoD OIG Reports and Recommendations Selected for Review

Report Number	Number of Recommendations	Number of Recommendations Directed to:			
		OSD	Army	Navy	Air Force
DODIG-2014-121	2	2	0	0	0
DODIG-2015-013	2	2	0	0	0
DODIG-2015-162	5	0	0	5	0
DODIG-2015-181	3	1	2	0	0
DODIG-2017-004*	4	2	1	0	1
Total	16	7	3	5	1

*One recommendation in Report No. DODIG-2017-004 was addressed to the Army and the Air Force.

Source: The DoD OIG.

We met with members of the DoD OIG Report Followup Branch and the DoD OIG Research and Engineering Division to discuss issues they identified with military housing and their intent for recommendations in our sample. Also, we obtained and reviewed the DoD OIG Report Followup Branch case file documentation and reports and reviewed corrective actions already taken and the status of open recommendations we reviewed.

Work Performed

We reviewed DoD and Military Department policies and procedures related to DoD military housing. The team met with personnel from the following organizations that were or are responsible for taking corrective actions in response to the DoD OIG open recommendations. We interviewed officials from the following offices and locations.

- Deputy Assistant Secretary of Defense for Facilities Management; Office of the ASD(S)
- Office of the Assistant Secretary of Defense for Readiness

²⁷ Report No. DODIG-2014-121, "Military Housing Inspection – Japan," September 30, 2014.

Report No. DODIG-2015-013, "Military Housing Inspections – Republic of Korea," October 28, 2014.

Report No. DODIG-2015-162, "Continental United States Military Housing Inspections – National Capital Region," August 13, 2015.

Report No. DODIG-2015-181, "Continental United States Military Housing Inspections – Southeast," September 24, 2015.

Report No. DODIG-2017-004, "Summary Report – Inspections of DoD Facilities and Military Housing and Audits of Base Operations and Support Services Contracts," October 14, 2016.

- Office of the Deputy Assistant Secretary of the Army, Deputy Assistant Secretary of the Army for Installations, Housing, and Partnerships
- Office of the Assistant Chief of Staff for Installation Management
- U.S. Army Installation Command
- Naval Facilities Engineering Command
- Commander, Naval Installations Command
- Assistant Secretary of the Air Force for Installations, Environment, and Energy
- Air Force Material Command Air Force Civil Engineer Center-Installations Directorate

In addition, we sent data requests to recommendation owners to obtain information about status of corrective actions taken to implement the recommendations. As a result, we obtained work orders, inspection reports, draft guidance, meeting minutes, and DoD memorandums supporting corrective actions taken to address the recommendations. The team reviewed the evidence and determined whether or not the actions taken met the intent of the recommendations.

Use of Computer-Processed Data

We did not use computer-processed data to perform this audit.

Appendix B

Prior Coverage

During the last 8 years, the Government Accountability Office (GAO) and the DoD OIG issued 18 reports and testimonies discussing military housing and its related accounting and reporting. Unrestricted GAO reports can be accessed at <http://www.gao.gov>. Unrestricted DoD OIG reports can be accessed at <http://www.dodig.mil/reports.html/>.

GAO

Report No. GAO-20-281, “Military Housing: DoD Needs to Strengthen Oversight and Clarify Its Role in the Management of Privatized Housing,” March 26, 2020

The GAO determined that the Military Departments conducted some oversight of the physical condition of housing, but some efforts have been limited in scope. In addition, the Military Departments used performance metrics to monitor private partners, but the metrics did not provide meaningful information on the condition of housing. Also, the Military Departments and private partners collected maintenance data on homes, but those data were not captured reliably or consistently and the reports that DoD provided to Congress contained some unreliable data, leading to misleading results.

Testimony No. GAO-20-280T, “Military Housing Privatization: Preliminary Observations on DOD’s Oversight of the Condition of Privatized Military Housing,” December 3, 2019

The GAO determined that the Military Departments conducted a range of oversight activities for its privatized housing projects; but, those efforts have been limited in key areas. Specifically, the DoD conducts oversight of the physical condition of housing, but some efforts have been limited in scope. In addition, the DoD uses performance metrics to assess private partners; but, the metrics may not provide meaningful information on the condition of housing. The DoD and private partners collected maintenance data on homes; but, that data was not captured reliably or consistently. Furthermore, the DoD provided reports to Congress on the status of privatized housing; but, some data in these reports are unreliable and may be misleading.

Report No. GAO-18-218, “Military Housing Privatization: DoD Should Take Steps to Improve Monitoring, Reporting, and Risk Assessment,” March 2018

The GAO determined that the DoD has not used consistent measures, consistently assessed future sustainment of Military Housing Privatization Initiative projects or the ability to maintain the housing in good condition,

or issued required reports to Congress in a timely manner. The Military Departments vary in their use of future sustainment measurements and sustainment information has not been included in the reports to Congress.

Report No. GAO-14-313, “Military Housing: Information on the Privatization of Unaccompanied Personnel Housing,” March 2014

The GAO determined that the Navy and Army concluded that privatization could be used under a narrow set of circumstances for unaccompanied housing, while Air Force and Marine Corps concluded that privatization was not suitable for unaccompanied housing needs. None of the Military Departments have plans to pursue unaccompanied privatized housing projects.

DoD OIG

Report No. DODIG-2019-061, “Audit of the DoD’s Implementation of Recommendations on Screening and Access Controls for General Public Tenants Leasing Housing on Military Installations,” March 7, 2019

The DoD OIG determined that the Military Departments implemented some corrective actions that improved controls over the Military Housing Privatization Initiative program’s screening and access-related procedures for general public tenants. Specifically, Army and Air Force personnel implemented corrective actions for four recommendations in Report No. DODIG-2016-072 by drafting revised guidance to include the exact query codes used in the National Crime Information Center database for conducting background checks and establishing access badge expiration dates for general public tenants that align with the tenants’ lease expiration dates.

Report No. DODIG-2019-056, “Accounting and Financial Reporting for the Military Housing Privatization Initiative,” February 12, 2019

The DoD OIG determined that the Defense Finance and Accounting Service–Indianapolis personnel did not properly account for and summarize Military Housing Privatization Initiative transactions in DoD financial systems.

Report No. DODIG-2017-118, “Followup Evaluation on DoD Office of Inspector General Report No. DODIG-2014-121, “Military Housing Inspection – Japan,” September 30, 2014,” September 8, 2017

The DoD OIG determined that the Military Departments partially implemented the following recommendations from the prior report: Conduct an effective root cause analysis and perform corrective actions for all 1,057 deficiencies identified; Ensure that deficiencies do not exist in other housing units; Ensure that the inspection, maintenance, and repair programs are in compliance

with applicable codes and standards for fire protection systems, electrical systems, and environmental health and safety; Ensure that sufficient, qualified resources are assigned and available to inspect and verify that all housing facilities are in compliance with fire protection requirements, electrical system requirements, and environmental health safety requirements; and Ensure that housing management systems are implemented and procedures are followed. The Military Departments collectively reported that 874 of the 1,057 (83 percent) deficiencies documented in Report No. DODIG-2014-121 were corrected as of August 2016. The DoD OIG determined that the Military Departments did not fully implement the recommendations from Report No. DODIG-2014-121 and noted that the recommendations will remain open until corrective actions are completed.

Report No. DODIG-2017-104, "Followup on DoD OIG Report No. DODIG-2015-013, "Military Housing Inspections – Republic of Korea," October 28, 2014," July 20, 2017

The DoD OIG determined that the Army and Air Force partially implemented the following recommendations from DoD OIG Report No. DODIG-2015-013. The Army and Air Force collectively reported that they had corrected 600 of 646 (92 percent) deficiencies identified in Report No. DODIG-2015-013 as of August 2016.

Report No. DODIG-2017-004, "Summary Report – Inspections of DoD Facilities and Military Housing and Audits of Base Operations and Support Services Contracts," October 14, 2016

The DoD OIG determined that the average number of deficiencies per building was consistent regardless of location. For instance, the DoD OIG found an average of two to three electrical and fire protection deficiencies for each building inspected, and one environmental health and safety deficiency for every two buildings inspected. The pervasiveness of fire protection, electrical system, and environmental health and safety deficiencies was the most significant trend that we observed.

Report No. DODIG-2016-139, "Military Housing Inspection – Camp Buehring, Kuwait," September 30, 2016

The DoD OIG identified 538 deficiencies that could affect the health, safety, and well-being of the warfighters. The majority of the deficiencies identified during the inspections resulted from insufficient inspection, inadequate maintenance, lack of an effective maintenance and inspection plan, and ineffective project oversight.

Report No. DODIG-2016-072, “DoD Needs to Improve Screening and Access Controls for General Public Tenants Leasing Housing on Military Installations,” April 1, 2016

The DoD OIG determined that DoD officials did not effectively screen and adequately control installation access for general public tenants who leased privatized housing on Fort Detrick, Naval Station Mayport, and Barksdale Air Force Base. Specifically, DoD officials did not properly screen general public tenants before granting unescorted access to installations and issued access badges with expiration dates that exceeded tenant lease terms. As a result, the DoD assumed an unnecessary safety and security risk to military personnel, their dependents, civilians, and assets.

Report No. DODIG-2016-018, “Followup Audit: Navy Access Control Still Needs Improvement,” November 9, 2015

The DoD OIG determined that the Navy did not properly implement corrective actions for one of two recommendations it agreed to in Report No. DODIG-2013-134, “Navy Commercial Access Control System Did Not Effectively Mitigate Access Control Risks,” September 16, 2013. Specifically, Commander, Navy Installations Command provided vetting capability to access the National Crime Information Center to all selected Navy installations. However, Navy officials did not properly access National Crime Information Center when vetting Navy Commercial Access Control System applicants. As a result, the Commander, Navy Installations Command was at risk of allowing individuals who may be on National Crime Information Center person-files to enter Navy installations, potentially placing military personnel, dependents, civilians, and installations at an increased security risk.

Report No. DODIG-2015-181, “Continental United States Military Housing Inspections – Southeast,” September 24, 2015

The DoD OIG identified 389 deficiencies that could affect the health, safety, and well-being of the warfighters and their families. The majority of deficiencies identified during our inspections resulted from improper installation, insufficient inspection, and inadequate maintenance of housing facilities.

Report No. DODIG-2015-166, “Independent Auditor’s Report on Attestation of the Existence, Completeness, and Rights of the Army’s Real Property,” September 2, 2015

In the DoD OIG’s opinion, except for the material deficiencies associated with rights documentation and the universe, the Army’s real property was ready for audit, as of September 30, 2014. The audit identified instances where Army personnel did not adequately validate asset information during physical inventories.

Report No. DODIG-2015-162, “Continental United States Military Housing Inspections – National Capital Region,” August 13, 2015

The DoD OIG determined identified 316 deficiencies that could affect the health, safety, and well-being of warfighters and their families. Of the total deficiencies, 131 were fire protection system, 168 were electrical system, and 17 were environmental health and safety.

Report No. DODIG-2015-013, “Military Housing Inspections – Republic of Korea,” October 28, 2014

The DoD OIG inspected DoD military housing in the Republic of Korea for compliance with DoD and Federal environmental health and safety policies and standards. The majority of the 646 deficiencies (violations of code) identified during our inspection were attributed to insufficient inspection, maintenance, and repair of housing facilities.

Report No. DODIG-2014-121, “Military Housing Inspection – Japan,” September 30, 2014

The DoD OIG inspected DoD military housing in Japan for compliance with DoD and Federal environmental health and safety policies and standards. The majority of the 1,057 deficiencies (violations of code) identified during our inspection were attributed to insufficient inspection, maintenance, and repair of housing facilities.

Report No. DODIG-2013-134, "Navy Commercial Access Control System Did Not Effectively Mitigate Access Control Risks," September 16, 2013

The DoD OIG determined that the Navy Commercial Access Control System did not effectively mitigate access control risks associated with contractor installation access. Specifically, numerous contractor employees enrolled in the Navy Commercial Access Control System received interim installation access and credentials without having their identities vetted through mandatory authoritative databases, such as the National Crime Information Center database. As a result, 52 convicted felons received routine unauthorized access to Navy installations, placing military personnel, dependents, civilians, and installations at an increased security risk.

Appendix C

Summary and Status of Reviewed Recommendations

We followed up on 16 recommendations from 5 DoD OIG reports. Table 4 shows the status of each open recommendation with no corrective actions taken from prior DoD OIG reports. Table 5 shows open recommendations with partially implemented corrective actions. Table 6 lists open recommendations fully implemented that can be closed upon issuance of final report. Table 7 summarizes the actions the Joint Base Anacostia–Bolling Commander took on previously closed recommendations.

Table 4. Open Recommendations With No Corrective Actions Taken From Prior DoD OIG Reports

Recommendation Number in Report	Recommendation	Deficiencies	Corrective Actions Needed
DODIG-2014-121 September 30, 2014, and DODIG-2015-013 October 28, 2014*	The DoD OIG recommended that the USD(AT&L):		
D.2.a	Include guidance for both accompanied and unaccompanied housing within the Overseas Environmental Baseline Guidance Document for control and remediation of mold.	There is no DoD-wide policy or guideline on mold mitigation and control.	OUSD(P&R) personnel must develop and issue a DoD-wide policy for control and remediation of mold.
D.2.b	Include guidance for both accompanied and unaccompanied housing within the Overseas Environmental Baseline Guidance Document for radon evaluation and mitigation.	There is no DoD-wide policy on radon surveillance, mitigation, and control. In addition, current guidance on radon is for accompanied housing but not for unaccompanied housing.	OUSD(P&R) personnel must develop and issue a DoD-wide policy for radon evaluation and mitigation.

Table 4. Open Recommendations With No Corrective Actions Taken From Prior DoD OIG Reports (Cont'd)

Recommendation Number in Report	Recommendation	Deficiencies	Corrective Actions Needed
DODIG-2017-004 October 14, 2016	The DoD OIG recommended that the USD(AT&L):		
C	Establish permanent policy for the sustainment of facilities, including standardized facility inspections. This policy should incorporate the requirements set forth in the September 10, 2013, "Standardizing Facility Condition Assessments," and in the April 29, 2014, "Facility Sustainment and Recapitalization Policy," memorandums.	The DoD needs to address systemic problems with facility maintenance across the DoD. In addition, two previously issued policy memorandums addressed the issue. However, the two policies were not incorporated into permanent DoD policy.	ASD(S) personnel need to implement the two policy memorandums in permanent DoD policy.

* The same recommendations were made to the USD(AT&L) in both reports.

Source: The DoD OIG.

Table 5. Open Recommendations With Partially Implemented Corrective Actions From DoD OIG Prior Reports

Recommendation Number in Report	Recommendation	Deficiencies ¹	Corrective Actions Needed ²
DODIG-2017-004 October 14, 2016	The DoD OIG recommended that the Secretaries of the Military Departments:		
A.1 Army	Annually perform at least two comprehensive, independent inspections of installations. The purpose of these inspections is to verify compliance with all applicable health and safety requirements.	The Army is performing inspections. However, those inspections are not comprehensive enough to ensure the installations comply with all health and safety requirements.	The Army needs to perform comprehensive, independent inspections of at least two installations each year.
A.1 Air Force	Annually perform at least two comprehensive, independent inspections of installations. The purpose of these inspections is to verify compliance with all applicable health and safety requirements.	The Air Force did not perform inspections. The Air Force awarded a task order under an Army Corps of Engineers contract for FY 2020 to conduct two comprehensive inspections to ensure the installations comply with all health and safety requirements.	The Air Force needs to perform comprehensive, independent inspections of at least two installations each year.
DODIG-2015-162 August 13, 2015	The DoD OIG recommended that the Joint Base Anacostia–Bolling Commander:		
D.1	Conduct an effective root cause analysis and implement a corrective action plan for all electrical deficiencies identified in this report.	Joint Base Anacostia–Bolling unaccompanied housing did not have grounded light switches and electrical receptacles, which could cause an electrical shock or short circuit.	Joint Base Anacostia–Bolling personnel must provide documentation showing that they took corrective actions to address the remaining three deficiencies.

Table 5. Open Recommendations With Partially Implemented Corrective Actions From DoD OIG Prior Reports (Cont'd)

Recommendation Number in Report	Recommendation	Deficiencies ¹	Corrective Actions Needed ²
F.1	Conduct an effective root cause analysis and implement a corrective action plan for all environmental health and safety deficiencies identified in this report.	Joint Base Anacostia–Bolling unaccompanied housing did not have appropriate lighting levels for barrack hallways. Dimly-lit hallways could reduce the effectiveness of the installed security cameras, and reduce their deterrence to sexual assault.	Joint Base Anacostia–Bolling personnel must provide documentation showing that they took corrective actions to address the low lighting issue.
DODIG-2015-181 September 24, 2015		The DoD OIG recommended that the ASA(IE&E):	
I.1	Review and update its policy to ensure that Army publications properly and consistently address radon assessment and mitigation requirements.	Army publications did not consistently address Environmental Protection Agency and Army radon management policy and guidelines.	We reviewed the proposed revisions to Army Regulation 200-1 and determined that the ASA(IE&E) policies, if issued, will meet the intent of the recommendation to ensure that Army publications properly and consistently address radon assessment and mitigation requirements.

¹ Deficiencies identified during this audit.

² Corrective actions needed to close military housing open recommendations.

Source: The DoD OIG.

Table 6. Open Recommendations Fully Implemented That Will Be Closed When This Report is Issued

Recommendation Number in Report	Recommendation	Benefit	Corrective Actions Implemented
DODIG-2015-181 September 24, 2015	The DoD OIG recommended that the Fort Gordon Commander:		
I.2.d	Establish a radon assessment and mitigation program in accordance with updated Army guidance and ensure that buildings previously identified to have elevated radon levels are retested and mitigated as necessary.	Ensures Fort Gordon activities, tenants, and contractors have a plan in-place to monitor, perform notification, and abatement procedures regarding radon.	Fort Gordon personnel established a radon assessment and mitigation program in accordance with Army guidance and ensured previously identified buildings with elevated radon levels were retested and mitigated as necessary.
DODIG-2015-181 September 24, 2015	The DoD OIG recommended that the ASD(EI&E):		
J	Address the inconsistencies between the applicability of UFC 3-600-01 and the position taken by ASD(EI&E) regarding fire protection requirements for privatized military housing and initiate appropriate changes to the UFC or other applicable policy and guidance.	The DoD working group closed the requirement gap between privatized housing and Government-managed military housing.	The DoD working group updated the UFC.

Table 6. Open Recommendations Fully Implemented That Will Be Closed When This Report is Issued (Cont'd)

Recommendation Number in Report	Recommendation	Benefit	Corrective Actions Implemented
DODIG-2017-004 October 14, 2016	The DoD OIG recommended that the USD(AT&L):		
A.2	Establish a Joint-Service working group that meets periodically to identify improvements in facility inspection and maintenance programs. The working group should, as a minimum, use the results from the independent inspections recommended in Recommendation A.1 and the results of the root cause analyses recommended in the previous DoD Office of Inspector General inspection reports to create and implement a plan for improvements in inspection and maintenance programs across the DoD.	A joint-Service collaborative approach to address the underlying problems is beneficial. The working group should use the results of the independent Military Departments' inspections, share best practices, and unify facility maintenance processes where appropriate to improve the management of and investments in facilities maintenance and repair.	The OUSD(A&S), SMS Panel, and the Technical Work Group under the Panel established a joint-Service working group to identify improvements in facility inspection and maintenance programs across the DoD.

Source: The DoD OIG.

Table 7. Previously Closed Recommendations From Prior DoD OIG Report

Recommendation Number in Report	Recommendation	Corrective Actions Taken	Close Date
DODIG-2015-162 August 13, 2015	The DoD OIG recommended the Joint Base Anacostia–Bolling Commander:		
D.3	Work with the private housing partners to ensure that an electrical inspection and maintenance plan is achieved.	Joint Base Anacostia–Bolling Commander personnel accompany private partner ventures during all change of occupancy inspections and randomly during the annual inspections.	June 21, 2016
E.3	Work with the private housing partners to ensure that a fire protection inspection and maintenance plan is achieved.	Joint Base Anacostia–Bolling personnel ensured that battery operated smoke detectors were added to the sleeping areas, outside of the sleeping areas in their immediate vicinity, and Ground Fault Circuit Interrupter were installed in the laundry room.	November 5, 2015
F.2	Implement an asbestos management plan and appoint an asbestos program manager, in accordance with DoD requirements.	The Naval Facilities Engineering Command Washington has an Asbestos Management Program that Joint Base Anacostia–Bolling complies with. The Asbestos Management Program has an appointed Asbestos Management Program Manager for the region. The Joint Base Anacostia–Bolling Commanding Officer appointed the Naval Facilities Engineering Command Washington Region Manager as the Joint Base Anacostia–Bolling Asbestos Management Program Manager.	November 5, 2015

Source: The DoD OIG.

Appendix D

Summary and Status of Recommendations Not Reviewed During Audit

Between FYs 2014 and 2017, the DoD OIG issued eight inspection reports addressing problems with DoD military facilities. The DoD OIG made 110 recommendations in the 8 reports.

Categories of Recommendations

We used the following categories to identify systemic issues in military housing.

- **Policies and Instructions** – Recommendations that require the DoD or Military Services to update internal procedures or DoD-wide guidance for military housing to ensure safe living standards for military families.
- **Preventative Maintenance** – Recommendations that require the DoD or Military Services to maintain equipment and facilities in satisfactory operating condition by systematic inspection, detection, and correction of failures either before they occur or before they become major defects.
- **Environmental Health and Safety** – Recommendations to correct problems the DoD OIG identified as deficiencies related to mold, asbestos, electrical protection, fire protection, lead, polychlorinated biphenyls, radon, pest control, and water quality in prior inspection reports.

Open Recommendations Needing Corrective Action

As of February 24, 2020, 19 of the 110 recommendations are still open. We addressed 13 of 19 the open recommendations in this report.

Table 8 summarizes the six open recommendations that we did not select for our review.

Table 8. Open Recommendations From Prior Reports.

Recommendation	Command Agreed With Recommendation	Category
DoDIG-2015-162, "Continental United States Military Housing Inspection – National Capital Region," August 13, 2015		
E.1. The DoD OIG recommended that the Joint Base Anacostia-Bolling Commander conduct an effective root cause analysis and implement a corrective action plan for all fire protection deficiencies identified in this report.	Agreed	Environmental, Health, and Safety issues

Table 8. Open Recommendations From Prior Reports. (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
DoDIG-2015-181, "Continental United States Military Housing Inspections – Southeast," September 24, 2015		
D.1. The DoD OIG recommended that the Naval Station Mayport Commander conduct an effective root cause analysis and perform corrective actions for all fire protection deficiencies identified.	Agreed	Environmental, Health, and Safety issues
DODI-2017-004,"Summary Report – Inspections of DoD Facilities and Military Housing and Audits of Base Operations and Support Services Contract," October 14, 2016		
B.1. The DoD OIG recommended that the USD(AT&L) develop standard procedures or templates for each service that can be performed under base operations and support services contracts (for example, facility maintenance and life support functions) in contingency environments to assist the DoD in the development and oversight of those contracts.		
a. Identify minimum requirements to include in the performance work statement and minimum standards to measure those requirements in the quality assurance surveillance plans. Identify applicable Federal Acquisition Regulation clauses and DoD regulations that should be included in the contract.	Partially Agreed	Policy/Instruction
b. Identify minimum training that must be completed by personnel before overseeing base operations and support services contracts.	Partially Agreed	Preventative Maintenance
c. Develop minimum requirements for a comprehensive risk assessment for each potential service performed under base operations and support services contracts that includes risk levels, timeframes for addressing each risk, and a mechanism to recover funds for services not completed.	Disagreed (Agreed in response to final report)	Policy/Instruction
DODIG-2017-104, "Followup on DoD OIG Report No. DODIG-2015-013,"Military Housing Inspections – Republic of Korea," October 28, 2014		
A. The DoD OIG recommended that in addition to the recommendations made in our 2014 report, we also recommend that the Secretaries of the . . . Air Force involve U.S. Forces Korea and other entities, such as . . . the Air Force Installation and Mission Support Center, to perform oversight and provide guidance on addressing and closing Finding A of this report.	Agreed	Policy/Instruction

Closed Recommendations

As of February 24, 2020, the DoD OIG had closed 91 of the 110 recommendations. We reviewed 3 of the 91 closed recommendations to verify that corrective action had been taken. We did not review the other 88 recommendations, which were closed based on agency review of corrective actions that management took in response to the recommendations.

Table 9 below lists the recommendations, states whether manage agreed with the recommendation, and identifies the category that describes the nature of the deficiency.

Table 9. Closed Recommendations From Prior Reports

Recommendation	Command Agreed With Recommendation	Category
DoDIG-2014-121, “Military Housing Inspections - Japan,” September 30, 2014		
A.1. The DoD OIG recommended that the respective Military Departments [Army], as applicable:		
a. conduct root cause analysis and corrective action for all 1,057 deficiencies in this report.	Agreed	Environmental, Health, and Safety issues
b. ensure that these deficiencies do not exist in other housing units.	Agreed	Preventative Maintenance
c. ensure the inspection, maintenance and repair program is in compliance with applicable codes and standards for fire protection systems, environmental health and safety.	Agreed	Policy/Instruction
A.1. The DoD OIG recommended that the respective Military Departments [Air Force], as applicable:		
a. conduct root cause analysis and corrective action for all 1,057 deficiencies in this report.	Agreed	Environmental, Health, and Safety issues
b. ensure that these deficiencies do not exist in other housing units.	Agreed	Preventative Maintenance
c. ensure the inspection, maintenance and repair program is in compliance with applicable codes and standards for fire protection systems, environmental health and safety.	Agreed	Policy/Instruction

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
A.1. The DoD OIG recommended that the respective Military Departments [Navy], as applicable;		
a. conduct root cause analysis and corrective action for all 1,057 deficiencies in this report.	Agreed	Environmental, Health, and Safety issues
b. ensure that these deficiencies do not exist in other housing units.	Agreed	Preventative Maintenance
c. ensure the inspection, maintenance and repair program is in compliance with applicable codes and standards for fire protection systems, environmental health and safety.	Agreed	Policy/Instruction
B.1. The DoD OIG recommended that the respective Military Departments [Army], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with requirements for fire protection systems.	Agreed	Preventative Maintenance
B.1. The DoD OIG recommended that the respective Military Departments [Air Force], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with requirements for fire protection systems.	Agreed	Preventative Maintenance
B.1. The DoD OIG recommended that the respective Military Departments [Navy], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with requirements for fire protection systems.	Agreed	Preventative Maintenance
C.1. The DoD OIG recommended that the respective Military Departments [Army], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with requirements for electrical systems.	Agreed	Preventative Maintenance

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
C.1. The DoD OIG recommended that the respective Military Departments [Air Force], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with requirements for electrical systems.	Agreed	Preventative Maintenance
C.1. The DoD OIG recommended that the respective Military Departments [Navy], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with requirements for electrical systems.	Agreed	Preventative Maintenance
D.1. The DoD OIG recommended that the respective Military Departments [Army], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with environmental health and safety requirements.	Agreed	Preventative Maintenance
D.1. The DoD OIG recommended that the respective Military Departments [Air Force], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with environmental health and safety requirements.	Agreed	Preventative Maintenance
D.1. The DoD OIG recommended that the respective Military Departments [Navy], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with environmental health and safety requirements.	Agreed	Preventative Maintenance

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
E.1. The DoD OIG recommended that the respective Military Departments [Army], as applicable, ensure housing management policies are implemented and procedures are followed.	Agreed	Preventative Maintenance
E.1. The DoD OIG recommended that the respective Military Departments [Air Force], as applicable, ensure housing management policies are implemented and procedures are followed.	Agreed	Preventative Maintenance
E.1. The DoD OIG recommended that the respective Military Departments [Navy], as applicable, ensure housing management policies are implemented and procedures are followed.	Agreed	Preventative Maintenance
DoDIG-2015-013, "Military Housing Inspections - Republic of Korea," October 28, 2014		
A.1. The DoD OIG recommended that the respective Military Departments [Army], as applicable,:		
a. conduct an effective root cause analysis and corrective action for all 646 deficiencies in this report.	Agreed	Environmental, Health, and Safety issues
b. ensure that these deficiencies do not exist in other housing units.	Agreed	Preventative Maintenance
c. ensure the inspection, maintenance, and repair program is in compliance with applicable codes and standards for fire protection systems, electrical systems, and environmental health and safety.	Agreed	Preventative Maintenance
A.1. The DoD OIG recommended that the respective Military Departments [Air Force], as applicable,		
a. conduct an effective root cause analysis and corrective action for all 646 deficiencies in this report.	Agreed	Environmental, Health, and Safety issues
b. ensure that these deficiencies do not exist in other housing units.	Agreed	Preventative Maintenance

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
<p>c. ensure the inspection, maintenance, and repair program is in compliance with applicable codes and standards for fire protection systems, electrical systems, and environmental health and safety.</p>	<p>Agreed</p>	<p>Preventative Maintenance</p>
<p>B.1 The DoD OIG recommended that the respective Military Departments [Army], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with requirements for fire protection systems.</p>	<p>Agreed</p>	<p>Preventative Maintenance</p>
<p>B.1 The DoD OIG recommended that the respective Military Departments [Air Force], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with requirements for fire protection systems.</p>	<p>Agreed</p>	<p>Preventative Maintenance</p>
<p>C.1. The DoD OIG recommended that the respective Military Departments [Army], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with requirements for electrical systems.</p>	<p>Agreed</p>	<p>Preventative Maintenance</p>
<p>C.1. The DoD OIG recommended that the respective Military Departments [Air Force], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with requirements for electrical systems.</p>	<p>Agreed</p>	<p>Preventative Maintenance</p>

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
D.1. The DoD OIG recommended that the respective Military Departments [Army], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with environmental health and safety requirements.	Agreed	Preventative Maintenance
D.1. The DoD OIG recommended that the respective Military Departments [Air Force], as applicable, ensure that sufficient, qualified resources are available and assigned to inspect and verify that all housing buildings and units are in compliance with environmental health and safety requirements.	Agreed	Preventative Maintenance
E.1. The DoD OIG recommended that the respective Military Departments [Army], as applicable, ensure housing management policies are implemented and procedures are followed.	Agreed	Preventative Maintenance
E.1. The DoD OIG recommended that the respective Military Departments [Air Force], as applicable, ensure housing management policies are implemented and procedures are followed.	Agreed	Preventative Maintenance
DoDIG-2015-162, "Continental United States Military Housing Inspections – National Capital Region," August 13, 2015		
A. The DoD OIG recommended that the Fort Belvoir Commander:		
1. Conduct an effective root cause analysis and implement a corrective action plan for all electrical deficiencies identified in this report identified in this report.	Disagreed (Agreed in response to final report)	Environmental, Health, and Safety issues
2. Create and execute a plan for performing ongoing inspection and maintenance of all housing units to attain compliance with applicable electrical codes and standards.	Disagreed (Agreed in response to final report)	Preventative Maintenance
3. Work with the private housing partner to ensure that an electrical inspection and maintenance plan is achieved.	Agreed	Preventative Maintenance

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
B. The DoD OIG recommended that the Fort Belvoir Commander:		
1. Conduct an effective root cause analysis and implement a corrective action plan for all fire protection deficiencies identified in this report.	Disagreed (Agreed in response to final report)	Environmental, Health, and Safety issues
2. Create and execute a plan for performing ongoing inspection and maintenance of all housing units to attain compliance with applicable fire protection codes and standards.	Disagreed (Agreed in response to final report)	Preventative Maintenance
3. Work with the private housing partner to ensure that a fire protection inspection and maintenance plan is achieved.	Agreed	Preventative Maintenance
C. The DoD OIG recommended that the Fort Belvoir Commander:		
1. Conduct an effective root cause analysis and implement a corrective action plan for all environmental health and safety deficiencies identified in this report.	Disagreed (Agreed in response to final report)	Environmental, Health, and Safety issues
2. Improve heating, ventilation, and air conditioning (HVAC) maintenance in its barracks.	Agreed	Preventative Maintenance
3. Work with the private housing partner to abate all defective lead based paint in accordance with its operation and maintenance plan.	Agreed	Preventative Maintenance
D.2. The DoD OIG recommended that the Joint Base Anacostia-Bolling Commander create and execute a plan for performing ongoing inspection and maintenance of all housing units to attain compliance with applicable electrical codes and standards.	Agreed	Preventative Maintenance
E.2. The DoD OIG recommended that the Joint Base Anacostia-Bolling Commander create and execute a plan for performing ongoing inspection and maintenance of all housing units to attain compliance with applicable fire protection codes and standards.	Agreed	Preventative Maintenance

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
DoDIG-2015-181, "Continental United States Military Housing Inspections – Southeast," September 24, 2015		
A. The DoD OIG recommended that the Patrick Air Force Base Commander:		
1. Conduct an effective root cause analysis and implement a corrective action for all fire protection deficiencies identified.	Agreed	Environmental, Health, and Safety issues
2. Verify or create a plan for the performance of ongoing inspection and maintenance of all housing units to applicable fire protection codes and standards.	Agreed	Policy/Instruction
3. Work with the privatized housing partner to ensure that fire protection inspection and maintenance plans are achieved.	Agreed	Preventative Maintenance
B. The DoD OIG recommended that the Patrick Air Force Base Commander:		
1. Conduct an effective root cause analysis and perform corrective actions for all electrical deficiencies identified.	Agreed	Environmental, Health, and Safety issues
2. Verify or create a plan for the performance of ongoing inspection and maintenance of all housing units to applicable electrical codes and standards.	Agreed	Policy/Instruction
3. Work with the privatized housing partner to ensure that electrical inspection and maintenance plans are achieved.	Agreed	Preventative Maintenance
C. The DoD OIG recommended that the Patrick Air Force Base Commander:		
1. Conduct an effective root cause analysis and perform corrective actions for all environmental health and safety deficiencies identified.	Agreed	Environmental, Health, and Safety issues
2. Ensure that the privatized housing partner performs an assessment of the homes where instances of mold growth were identified, in accordance with Florida statutes.	Agreed	Preventative Maintenance
3. Work with the privatized housing partner to ensure proper execution of its mold operations and maintenance plan.	Agreed	Preventative Maintenance

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
D. The DoD OIG recommended that the Naval Station Mayport Commander:		
2. Verify or create a plan for performance of ongoing inspection and maintenance of all housing units to applicable fire protection codes and standards.	Agreed	Policy/Instruction
3. Work with the privatized housing partner to ensure that and fire protection inspection and maintenance plans are achieved.	Agreed	Preventative Maintenance
4. Work with the privatized housing partner to ensure that all means of emergency egress meet applicable requirements throughout Naval Station Mayport family housing communities, including those for bedroom windows and enclosed patios.	Agreed	Preventative Maintenance
E. The DoD OIG recommended that the Naval Station Mayport Commander:		
1. Conduct an effective root cause analysis and perform corrective actions for all electrical deficiencies identified.	Agreed	Environmental, Health, and Safety issues
2. Verify or create a plan for performance of ongoing inspection and maintenance of all housing units to applicable electrical codes and standards.	Agreed	Policy/Instruction
3. Work with the privatized housing partner to ensure that electrical inspection and maintenance plans are achieved.	Agreed	Preventative Maintenance
F. The DoD OIG recommended that the Naval Station Mayport Commander:		
1. Improve heating, ventilation, and air conditioning maintenance in unaccompanied housing facilities.	Agreed	Preventative Maintenance
2. Conduct an effective root cause analysis and perform corrective actions for all environmental health and safety deficiencies identified.	Agreed	Environmental, Health, and Safety issues
G. The DoD OIG recommended that the Fort Gordon Commander:		
1. Conduct an effective root cause analysis and perform corrective actions for all fire protection deficiencies identified.	Agreed	Environmental, Health, and Safety issues

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
2. Verify or create a plan for performance of ongoing inspection and maintenance of all housing units to applicable fire protection codes and standards.	Agreed	Policy/Instruction
3. Work with the privatized housing partner to ensure that fire protection inspection and maintenance plans are achieved.	Agreed	Preventative Maintenance
4. Ensure that the documented compensatory measures in response to the notice of concern remain in place to reduce the risk of fire to the occupants of buildings 21707, 21708, 25702, 25703, 25707, and 25708 until these buildings are renovated.	Agreed	Preventative Maintenance
5. Provide training to installation personnel occupying unaccompanied housing units regarding the importance of proper fire door operation to maintain structural fire resistance between laundry, kitchen, and common areas of dormitory buildings.	Agreed	Preventative Maintenance
6. Work with the privatized housing partner to ensure that smoke alarms are properly installed and maintained in all Fort Gordon family housing units.	Agreed	Preventative Maintenance
H. The DoD OIG recommended that the Fort Gordon Commander:		
1. Conduct an effective root cause analysis and perform corrective actions for all electrical deficiencies identified.	Agreed	Environmental, Health, and Safety issues
2. Verify or create a plan for performance of ongoing inspection and maintenance of all housing units to applicable electrical protection codes and standards.	Agreed	Policy/Instruction
3. Work with the privatized housing partner to ensure that electrical inspection and maintenance plans are achieved.	Agreed	Preventative Maintenance

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
I.2. The DoD OIG recommended that the Fort Gordon Commander:		
a. Conduct an effective root cause analysis and perform corrective action plan for all environmental health and safety deficiencies identified.	Agreed	Environmental, Health, and Safety issues
b. Improve heating, ventilation, and air conditioning maintenance in unaccompanied housing facilities.	Agreed	Preventative Maintenance
c. In accordance with the U.S. Army Corps of Engineers, "One-Stop Assessment Of Buildings 25000-28000 Stairwells; Fort Gordon, Augusta, Georgia," January 2015, implement corrective actions as necessary, to ensure the structural integrity of the VOLAR [Volunteer Army] barracks buildings.	Agreed	Preventative Maintenance
K. The DoD OIG recommended that the ASD(EI&E) implement and execute a plan for the improvement of inspection and maintenance programs for military housing at all installations throughout the United States.	Partially Agreed	Policy/Instruction
DoDIG-2016-139, "Military Housing Inspection – Camp Buehring, Kuwait," September 30, 2016		
A. The DoD OIG recommended that the Commander, U.S. Army Central Command:		
1. Conduct a root cause analysis and implement a corrective action plan for all electrical deficiencies identified.	Agreed	Environmental, Health, and Safety issues
2. Create and execute a plan for ongoing inspection and maintenance of all U.S Military-occupied facilities at Camp Buehring and other locations where the commander, area support group Kuwait, provides base operations support and inspections to ensure that inspections and maintenance of these locations complies with applicable electrical codes.	Agreed	Preventative Maintenance

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
B. The DoD OIG recommended that the Commander, U.S. Army Central Command:		
1. Conduct a root cause analysis and implement a corrective action plan for all fire protection deficiencies identified.	Agreed	Environmental, Health, and Safety issues
2. Create and execute a plan for ongoing inspection and maintenance of all U.S. Military-occupied facilities at Camp Buehring and other locations where the commander, area support group Kuwait, provides base operations support and inspections to ensure that inspections and maintenance of these locations complies with applicable fire protection safety codes and standards.	Agreed	Preventative Maintenance
C. The DoD OIG recommended that the Commander, U.S. Army Central:		
1. Revise the contract performance work statement to ensure that contract requires the contractor to maintain the electrical systems to the National Electrical Code.	Agreed	Policy/Instruction
2. Revise the contract performance work statement to ensure the contract requires the contractor to maintain the fire protection systems to UFC 3-601-02.	Agreed	Policy/Instruction
3. Provide the contracting officer's representative staff with the required technical assistance of a master electrician at Camp Buehring to evaluate and inspect contractor performance (under the performance work statement revised in Recommendation C.1) to ensure that all military housing and other structures comply and maintain compliance with applicable electrical codes.	Agreed	Preventative Maintenance

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
<p>4. Provide the contracting officer’s representative with the required technical assistance of a fire protection engineer at Camp Buehring to evaluate and inspect contractor performance (under the performance work statement revised in Recommendation C.2) to perform inspections, design reviews, and acceptance testing, and verify that all military housing and other structures meet united facilities criteria codes, standards, and policies for fire protection systems.</p>	<p>Agreed</p>	<p>Preventative Maintenance</p>
<p>DODIG-2017-004,”Summary Report – Inspections of DoD Facilities and Military Housing and Audits of Base Operations and Support Services Contracts,” October 14, 2016</p>		
<p>A.1. The DoD OIG recommended that the respective Military Departments [Navy], annually perform at least two comprehensive, independent inspections of installations. The purpose of these inspections is to verify compliance with all applicable health and safety requirements.</p>	<p>Agreed</p>	<p>Preventative Maintenance</p>
<p>B.2. The DoD OIG recommended that the Army Contracting Command–Rock Island Commander, in coordination with the requiring activity for base operations and support services contracts awarded in a contingency environment:</p>		
<p>a. Revalidate contract requirements before exercising the next option year and revise as needed to ensure the contract requirements align with changes in mission requirements in contingency environments.</p>	<p>Agreed</p>	<p>Policy/Instruction</p>
<p>b. Revise quality assurance surveillance plans to ensure oversight methods remain consistent with services added or deleted during the requirements revalidation process described in Recommendation b.2.a.</p>	<p>Agreed</p>	<p>Policy/Instruction</p>

Table 9. Closed Recommendations From Prior Reports (Cont'd)

Recommendation	Command Agreed With Recommendation	Category
DODIG-2017-104, "Followup on DoD OIG Report No. DODIG-2015-013," Military Housing Inspections – Republic of Korea," October 28, 2014		
A. The DoD OIG recommended that in addition to the recommendations made in our 2014 report, we also recommend that the Secretaries of the Army and . . . involve U.S. Forces Korea and other entities, such as the Army Installation Management Command . . . to perform oversight and provide guidance on addressing and closing Finding A of this report.	Agreed	Policy/Instruction

Source: The DoD OIG.

Management Comments

Deputy Assistant Secretary of Defense for Facilities Management



SUSTAINMENT

OFFICE OF THE ASSISTANT SECRETARY OF DEFENSE

3500 DEFENSE PENTAGON
WASHINGTON, DC 20301-3500

April 16, 2020

MEMORANDUM FOR INSPECTOR GENERAL, DEPARTMENT OF DEFENSE

SUBJECT: Follow-up Audit Response for Report on Military Housing

Follow-up Audit of Department of Defense and Military Department Corrective Actions Taken in Response to Department of Defense Office of the Inspector General Reports on Military Housing (Project No. D2019-D000RL-0117.000), requests that comments are provided on findings within this report.

In the last bullet on Page ii, the report states, "Office of the Under Secretary of Defense for Acquisition, Technology, and Logistics, did not establish a joint-Service working group to identify improvements in facility inspection and maintenance programs, and the existing group is not sufficient because it does not identify improvements in facility inspection and maintenance programs across the DoD."

I disagree with the notion that USD(AT&L) did not establish a joint-service working group to identify improvements in facility inspection and maintenance programs.

The Principal Deputy ASD(EI&E), responding for the USD(AT&L), partially agreed, stating that the DoD already has such a working group, the Sustainment Management System (SMS) Operations, Governance, and Configuration Support Panel (SMS Panel). The SMS Panel was intended to be the focal point for improvements to the tool. Under its guiding charter, the SMS Panel meets periodically to identify technical and process improvements in the facility inspection and maintenance programs, and uses results of analyses, industry standards, government reports and other appropriate sources to adjust or expand SMS capability. The Principal Deputy stated in a previous follow-up response to the DoDIG that the SMS Panel, made up of personnel from user organizations within DoD as well as those external to DoD, has reviewed the previous DoD OIG inspection reports to ensure that items identified as deficiencies are included as items to be inspected in the SMS tool.

The SMS Panel meets on a quarterly basis and, at my direction, reviewed the recent DoD OIG reports related to housing inspection problems to ensure that items identified as deficiencies are included within the protocols to be inspected in the SMS tool; and will continuously review the SMS tool to ensure it remains relevant. The Panel also meets to identify technical and process improvements in facility I/M programs; and uses results of analyses, industry standards, government reports, and other appropriate sources to adjust or expand SMS capability. Technical improvements to the inspection process includes updates to models, data integration, etc. which would further improve the accuracy and efficiency of the assessment processes, decision making process and cost forecasting for maintenance. Process improvements, as cited, was an update to existing methods to incorporate regular field-level assessment capabilities and process to identify when to incorporate subject matter experts.

Deputy Assistant Secretary of Defense for Facilities Management (Cont'd)

Given the actions that DoD has already undertaken to use the information provided in DoDIG or GAO audits of facility conditions, it is unclear why the DoDIG's draft report thinks these actions are insufficient.

Related to this issue, on page 29, the report states, "Therefore, this recommendation is resolved but will remain open until the Panel implements the Functionality Assessment Module in BUILDER SMS." I do not agree with this statement or conclusion. The DoDIG position asserts that an OSD policy decision was made or is in the process of being made or should be made regarding the use of the SMS Functionality Assessment Module. While this module may be a useful part of the SMS tool set, it has not been mandated for use by OSD nor is it being considered. The functionality of a facility does not directly relate to the condition of a facility, which is a key concern for DoD at the moment. Functionality relates more to the usability or obsolescence of a facility. ODASD(FM) is working with the SMS panel to incorporate life, safety, health issues as facility condition issues that should be included in the inspection protocols of the SMS. Functionality is a mission feature that the Military Services and other DoD Components may use at their choosing, but there are no plans to mandate this SMS feature.

ADDITIONAL COMMENTS:

- Page 2, bulleted item: "provide housing guidance for both Government-owned, Government-controlled housing and privatization."
DASD(FM) Response: This is OUSD(A&S) responsibility not P&R.
- Page 2, bulleted item: "The OASD(S) provides DoD housing guidance and general procedures for community housing, housing-related relocation and referral services, Government-owned, Government-controlled housing, and housing privatization."
DASD(FM) Response: This bullet should be a sub-bullet to ASD(EI&E) main bullet.
- Page 2, bulleted item: "Assistant Secretary of Defense for Energy, Installations, and Environment (ASD[EI&E])."
DASD(FM) Response: This organization ceased to exist over a year ago. Should be Assistant Secretary of Defense for Sustainment (ASD(S)).

We appreciate the discussions to date to attempts to resolve these issues, but more conversation is needed to come to closure on this finding. My point of contact is [REDACTED] at [REDACTED].

MCANDREW.MICH [REDACTED]
AEL [REDACTED]
Michael McAndrew
Deputy Assistant Secretary of Defense
(Facilities Management)

Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships)



DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
INSTALLATIONS, ENERGY AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON DC 20310-0110

SAIE-IHP

MEMORANDUM FOR Inspector General, Department Of Defense, 4800 Mark Center Drive, Alexandria, VA 22350-1500

SUBJECT: ODASA IHP Comments for Follow-up Audit on Recommendations Related to Military Housing (Project Number D2019_D000RL-0117.000)

1. This correspondence is to provide follow-up to the Recommendations Related to Military Housing. As directed, the Assistant Secretary of the Army for Installations, Energy and Environment (ASA (IE&E)) Designated Agency Safety and Health Official will verify compliance with applicable safety and occupational health (SOH) requirements to aid in improving facilities worldwide.

2. All installations have taken significant actions to address all concerns related Family Housing (RCI and Army-owned). These actions include increasing SOH professional staffing, issuing contracts to support inspections and corrective actions, providing clear oversight from Army Headquarters Commands and ensuring leadership involvement in this process. The observations made during this assessment are consistent with the ongoing Army SOH management assessments. Annual data calls to all Army Commands will be used to obtain and report information related to SOH compliance and perform SOH program management assessments.

3. Request the following edits be made to reflect what assessments the Army Secretariat conducted and reflect the roles, responsibilities and authorities of the Army Secretariat related to safety and occupational health:

a. Page 11: In addition, the inspections the Army performed in 2019 were not comprehensive because the role of the Army Secretariat is to provide oversight, policy and conduct performance evaluations. In 2019 the Army Secretariat visited four installations and evaluated safety and occupational health programs, policies, implementation and evaluation processes. This assessment resulted in identification of Army level strategic actions to improve the overall Army safety and occupational health program.

b. Request for page 22 and 23 to be updated to state: The ASA (IE&E) stated that corrective actions associated with those three areas will be executed at all levels with oversight from the Army Headquarters Commands, the Combat Readiness Center and the ASA (IE&E). The ASA (IE&E) also stated that for calendar year 2020 and annually thereafter, it would identify two installations and perform safety and occupational health performance assessments.

Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) (Cont'd)

SAIE-IHP

SUBJECT: ODASA IHP Comments for Follow-up Audit on Recommendations Related to Military Housing (Project Number D2019_D000RL-0117.000)

4. The POC for this action is [REDACTED] Director for Safety and Occupational Health, [REDACTED]

CHAMBERLAIN.SC [REDACTED]
OTT [REDACTED]
SCOTT CHAMBERLAIN
Assistant for Housing
Deputy Assistant Secretary of the Army
(Installations, Housing and Partnerships)

Commandant, Naval District Washington



DEPARTMENT OF THE NAVY
NAVAL DISTRICT WASHINGTON
1343 DAHLGREN AVENUE SE
WASHINGTON NAVY YARD, DC 20374-5161

5200
Ser N00G/003
13 Apr 2020

From: Commandant, Naval District Washington
To: Deputy Inspector General, Policy and Oversight, Inspector General, Department of Defense
Via: Commander, Navy Installations Command
Subj: RESPONSE TO DoD IG DRAFT REPORT FOR PROJECT NUMBER: D2019-D000RL-0117.000
Ref: (a) DoD IG Draft Report for Project Number: D2010-D000RL-0117.000

1. Per reference (a), Joint Base Anacostia-Bolling completed actions for two of the four outstanding electrical recommendations in D.1. Out of the remaining two; one will be complete by 30 April 2020 and the facility with the remaining recommendation is scheduled for divestiture by CY2021. Five of the twenty-five recommendations under E.1., are closed. There are thirteen under consideration for FY2020 funding and seven that are on hold due to divestiture of the facility in CY2021. For recommendations under F.1., the installations steps to enhance illumination of the area were not sufficient. A project has been developed to address this recommendation.

2. The technical point of contact (POC) is [REDACTED] or by e-mail at [REDACTED]. The Audit Liaison POC is [REDACTED] Naval District Washington Inspector General, at [REDACTED] or by e-mail at [REDACTED].

4/13/2020

JR CLARK, SR.

[REDACTED]
JEFFREY R. CLARK, SR.
By direction

Copy to:
CNIC (N00G, N3, N4, N9)
NAVINGEN

Principal Deputy Assistant Secretary of the Air Force (Installations, Environment, and Energy)



DEPARTMENT OF THE AIR FORCE
WASHINGTON, DC 20330-1000

OFFICE OF THE ASSISTANT SECRETARY

06 May 20

MEMORANDUM FOR DEPARTMENT OF DEFENSE INSPECTOR GENERAL

FROM: SAF/IE
1665 Air Force Pentagon
Washington, DC 20330-1165

SUBJECT: Air Force Response to DoD Office of Inspector General Draft Report, follow up Audit on DoD and Military Department Corrective Actions Taken in Response to DoD OIG Reports on Military Housing (Project No. D2019-D000RL-0117.000)

1. This is the Department of the Air Force response to the DoD IG Draft Report, follow up Audit on DoD and Military Department Corrective Actions Taken in Response to DoD OIG Reports on Military Housing (Project No. D2019-D000RL-0117.000). The Air Force concurs with the report as written and welcomes the opportunity to provide an update to DoD IG's Summary Report – Inspections of DoD Facilities and Military Housing and Audits of Base Operations and Support Services Contracts, Report No. DODIG-2017-004, Recommendation A.1.

2. The Assistant Secretary of the Air Force Installations, Energy and Environment (SAF/IE), in coordination with the Deputy Chief of Staff for Logistics, Engineering and Force Protection, Director of Civil Engineers (AF/A4C) and Air Force Installation and Mission Support Center Commander (AFIMSC/CC), will correct issues identified in this report, and develop and implement a corrective action plan outlined in the following recommendations:

RECOMMENDATION A.1: The DoD IG recommends that the Air Force annually perform at least two comprehensive, independent inspections of installations. The purpose of these inspections is to verify compliance with all applicable health and safety requirements.

AIR FORCE RESPONSE: The Air Force concurred with DoD IG's recommendation to conduct at least two comprehensive health and safety inspections per year. A Military Housing Health and Safety Inspection task order for the United States Air Force Academy and Wright Patterson Air Force Base was awarded to an independent Contractor on 24 September 2019. Inspections at the Academy were completed the week of 6 January 2020 and at Wright Patterson the week of 17 February 2020. The Contractor is scheduled to deliver the Academy's final report on June 2020 and Wright Patterson's report on July 2020. Reports will be forwarded to DoD IG as noted in DoD IG's follow up Audit, (Project No. D2019-D000RL-0117.000) once submitted to the Air Force. A corrective action plan will be developed based on the reports' findings and tracked until completed. Completion date to be determined based on report findings.

3. The SAF/IE point of contact is [REDACTED] or via email at [REDACTED].

MILLER.JENNIFER.L [REDACTED]
YNN [REDACTED]

JENNIFER L. MILLER
Principal Deputy Assistant Secretary of the Air Force
(Installations, Environment, and Energy)

Acronyms and Abbreviations

ASA(IE&E)	Assistant Secretary of the Army for Installations, Energy, and Environment
ASD(EI&E)	Assistant Secretary of Defense for Energy, Installations, and Environment
GAO	Government Accountability Office
OASD(S)	Office of the Assistant Secretary of Defense for Sustainment
OIG	Office of Inspector General
OSD	Office of the Secretary of Defense
OUUSD(A&S)	Office of the Under Secretary of Defense for Acquisition and Sustainment
OUUSD(P&R)	Office of the Under Secretary of Defense for Personnel and Readiness
SMS	Sustainment Management System
UFC	Unified Facilities Criteria
USD(AT&L)	Under Secretary of Defense for Acquisition, Technology, and Logistics

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