



Economic Development Council
of Okaloosa County, Florida

January 27, 2009

To: Developers, Lendors and Investors

Re: Okaloosa County Growth Housing Demands

Dear Sir or Madam:

Okaloosa County is faced with unprecedented growth within the next few years. The 2005 Base Realignment and Closure Commission (BRAC) slated Okaloosa County's military installations with a measured growth of 4,500 military personnel along with their families for a total population influx of 11,000 by 2016. In 2005, Eglin Air Force Base reported being able to house approximately 20% of the incoming military personnel in their current housing inventory. In 2008, Eglin AFB and Hurlburt Field engaged in their housing privatization initiative which will demolish 2,257 housing units with a planned rebuild of only 1,684. This puts an additional 573 military families into the community housing market.

The Army Special Forces Group (2,200) are planned to move into the northern county area by 2011. The housing range expected for these families is what we refer to as workforce housing; or a purchase price of \$150,000 to \$190,000. The Air Force's first Joint Strike Fighter is planned to arrive at Eglin AFB in March 2010 with the last of the planes to arrive in June 2016. There will be a gradual influx of the associated 2,326 personnel in sync with these planes.

In addition to this BRAC related growth, and despite the tough economic times, Okaloosa County continues to sustain a strong economy supported by continual defense-related industrial growth. As such, we already face the need for quality workforce housing developments, rental or purchase, in our area. The incoming military personnel will only heighten this demand and workforce housing developers with planned quality housing communities are needed to help meet these housing challenges; today and in our future.

Please do not hesitate to contact me directly if any additional information is desired.

Regards,

Kay Rasmussen

Director of Defense & Economic Initiatives

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