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Frank Tejeda Estates Lackland AFB, TX



Integrity - Service - Excellence



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Frank Tejada Estates



- **Air Force's first Privatized Housing Development under 1996 MHPI**
- **Named for late San Antonio Congressman Frank M. Tejada**
 - **Decorated Vietnam veteran**
 - **Dedicated much of his congressional tenure to assisting the military and its veterans.**



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Frank Tejada Estates

- **Opened in Feb 2000 for grades E-3 through E-7**
 - **420 modern housing units**
 - **2002 tenant survey indicates that 94% are happy with privatization development process**
- **100% participation in payment by allotment**
 - **Developer waives housing deposit if member pays rent via allotment.**



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Frank Tejada Estates... Community Features

- **On-site lease and maintenance offices**
- **Community swimming pool & wading pool**
- **Tennis court**
- **Sand volleyball court**
- **3 full basketball courts**
- **4 furnished tot lots**
- **2 Hiking-biking trails**
- **2 Picnic pavilions with tables and barbeque pits**
- **Monthly newsletter**



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Frank Tejada Estates... Additional Benefits

- **Lackland Independent School District schools**
- **AF certified home day care providers**
- **Frank Tejada Estates self-help store**
- **Planned tenant functions**
- **No utility bills**
- **Lackland AFB Fire and Police protection**



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Frank Tejeda Estates... Community Events

- **Four major Events**
 - **Easter Egg Hunt**
 - **Halloween Party and trick or treating**
 - **Back to School Bash**
 - **Christmas Party**
- **Minor Events**
 - **Valentine's Day reception**
 - **Spring Garage Sale**
 - **Christmas decorations contest**
 - **Yard of the Month**



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Frank Tejada Estates... Unit Features

- **Energy efficient and well insulated**
 - **Ceiling fans in bedrooms and living room**
- **Kitchen appliances**
 - **Microwave ovens**
 - **Washer/dryer connections**
- **Single car garage with storage space**
- **Pre-wired telephone and cable television**
 - **Govt access channel provided**
- **Screened storm door**
- **Pantry**
- **Mini-blinds**
- **Carpeted living areas**

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Frank Tejada Estates... the Community

- **Floor Plans range from 1000 - 1400 SF**
- **Rents set by rank designation of the unit**
 - **Capped at BAH for the rank**
 - **E-3 through E-7 eligible**
- **164 single family three bedroom units**
- **32 single family four bedroom units**
- **181 two bedroom townhomes**
- **43 three bedroom townhomes**
 - **21 handicapped adaptable units included**

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Frank Tejeda Estates... Model Home

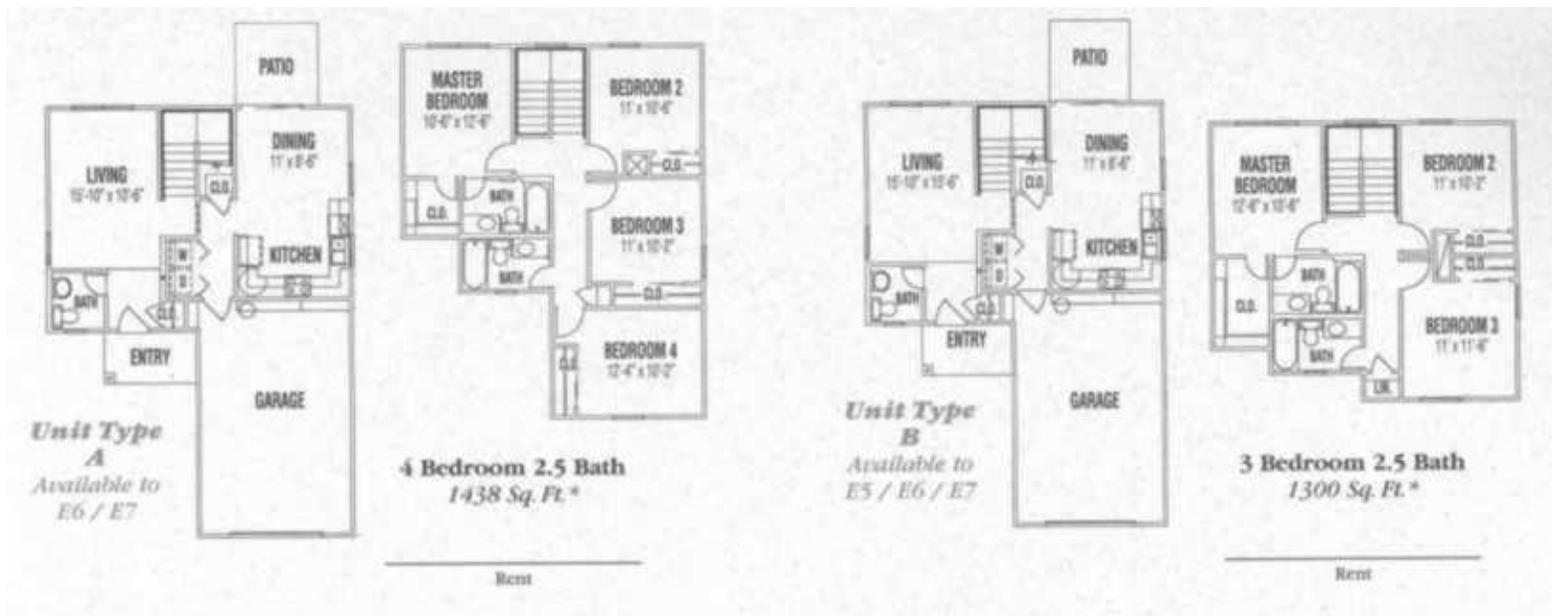


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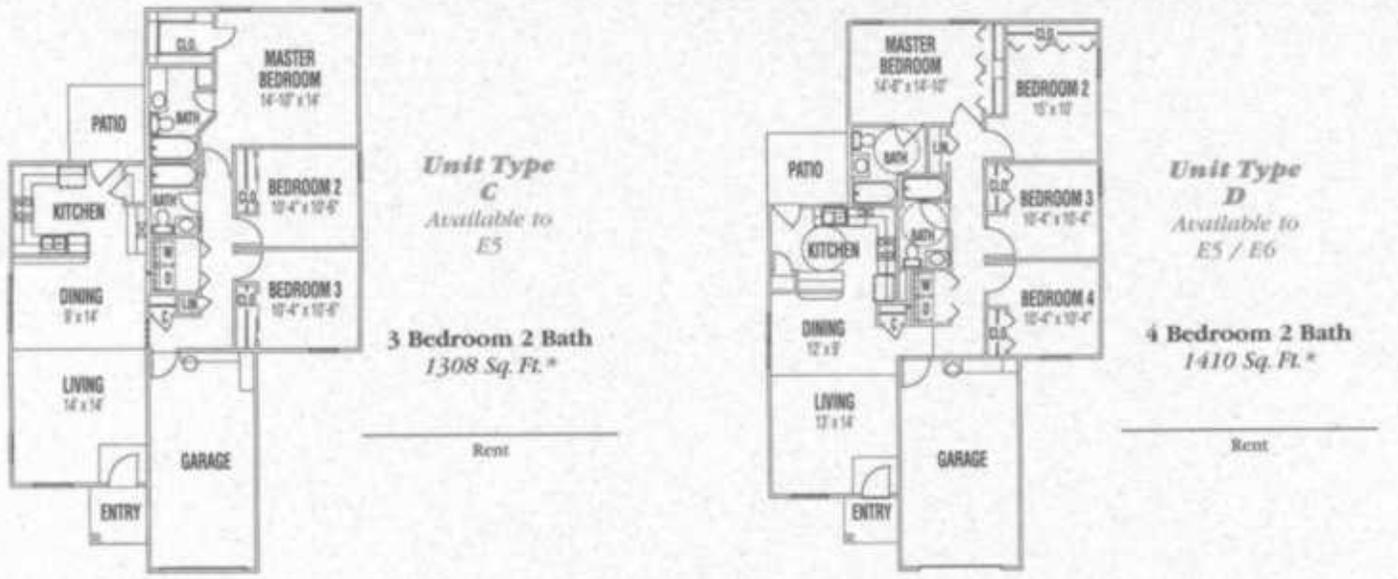
Frank Tejada Estates Floorplans





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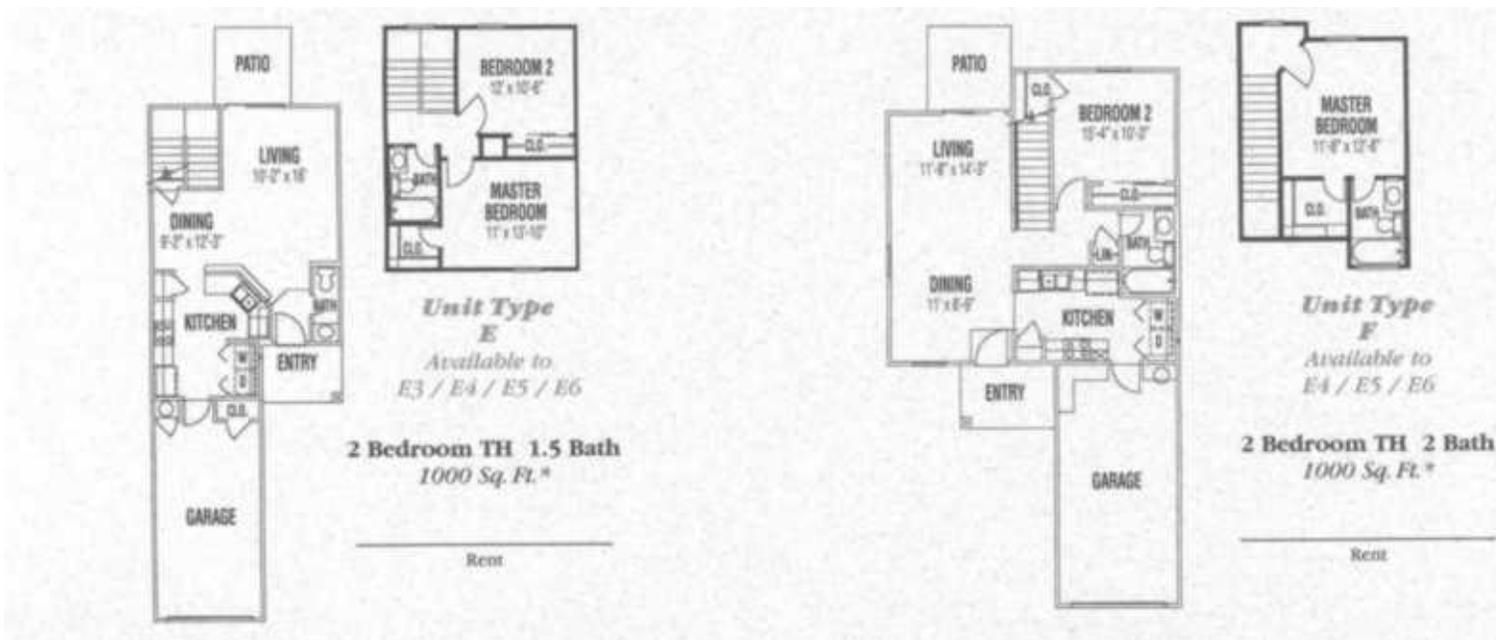
Frank Tejada Estates Floorplans





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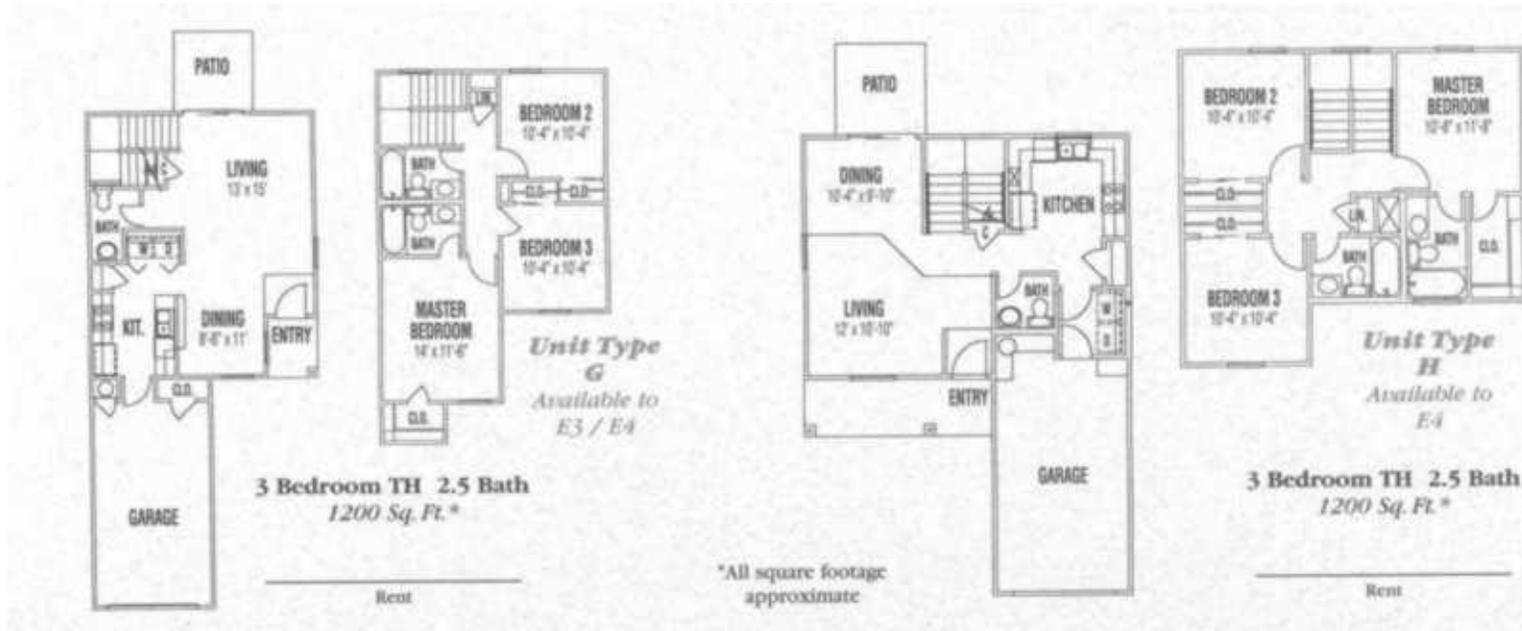
Frank Tejada Estates Floorplans





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Frank Tejada Estates Floorplans





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Frank Tejada Estates... Referral Procedure

- **Member signs up for waiting list at Base Housing Office**
 - **Combined waiting list for Base Housing and Privatized Housing**
 - **Member designates preferences**
- **37 CES/CEH provides referral letters**
 - **Advises military member of unit availability**
 - **Member brings referral letter to Frank Tejada Estates leasing office**
 - **Member receives acceptance or rejection form to return to the housing office within 72 hours**



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Frank Tejada Estates... Tenant/Landlord Relations

- **Rental application**
- **Tenant Lease**
 - **Contains military friendly language regarding PCS and deployments**
 - **Tenants not providing 30 day notice are required to cover rent until next move in**
 - **Average 10 days between move outs and move ins**
- **Policies and procedures**
- **Pet addendum if applicable**



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Frank Tejada Estates... Payment Options

- **Allotment**
 - Security deposit not required
 - Proper forms completed when lease is signed
- **Personal check or money order**
 - Required security deposit (if applicable) equals 1 month's rent
 - Payments must be received by the 3rd
 - Avoid late charges
 - Cash will not be accepted



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Frank Tejeda Estates... Advanced Housing Allowance

- **Forms available at lease signing**
- **Housing advance NTE 3 months BAH**
 - **Prorated rent**
 - **1st month's rent**
 - **Security deposit**
 - **Pet deposit**
 - **Telephone/Cable deposit**
- **Payment will be made via EFT in about a week**



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Frank Tejada Estates... Pets

- **Pet deposit required on each pet**
 - **Limit 2 pets per home**
 - **Maximum pet deposit shall not exceed BAH at time of signing**
 - **May be paid by installments**

<u>Size of Pet</u>	<u>Deposit</u>
Under 20 lbs	\$200
21 lbs - 35 lbs	\$300
36 lbs - 50 lbs	\$400
Over 50 lbs	\$500

- **Cleaning charges required at move out**
 - **De-fleaing of unit**
 - **Shampooing & deodorizing of carpet**

- **Charges deducted from per deposit**

<u>Bedroom size</u>	<u>Cleaning fees</u>
2 bedroom	\$100
3 bedroom	\$150
4 bedroom	\$200



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Frank Tejeda Estates... Annual AFCEE Site Survey

- **Conducted 15 – 17 Nov 2003**
 - **Occupancy averaging over 98%**
 - **Strong waiting list with 609 eligible families**
 - **Efficient tenant referral process**
 - **Well staffed professional property management with high tenant satisfaction**
 - **Scored 104% of target scores**
 - **Housing interiors rated as excellent**



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Family at Frank Tejada Estates



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Headquarters U.S. Air Force

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The End



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