SEC. _____. LAND CONVEYANCE, NATICK SOLDIER SYSTEMS CENTER, MASSACHUSETTS.

(a) CONVEYANCE AUTHORIZED.—The Secretary of the Army may sell and convey all right, title, and interest of the United States in and to parcels of real property, consisting of approximately 98 acres and improvements thereon, located in the vicinity of Hudson, Wayland, and Needham, Massachusetts, that are the sites of military family housing supporting military personnel assigned to the United States (U.S.) Army Natick Soldier Systems Center.

(b) COMPETITIVE SALE REQUIREMENT.—The Secretary shall use competitive procedures for the sale authorized by subsection (a).

(c) CONSIDERATION.—

(1) CONSIDERATION REQUIRED.—The Secretary shall require as consideration for conveyance under subsection (a), tendered by cash payment, an amount equal to no less than the fair market value, as determined by the Secretary, of the real property and any improvements thereon.

(2) CASH PAYMENTS.—

(A) CASH PAYMENTS DEPOSITED IN A SPECIAL ACCOUNT.—Cash payments provided as consideration under this subsection shall be deposited in a special account in the Treasury established for the Secretary.

(B) USE OF FUNDS IN SPECIAL ACCOUNT.—The Secretary is authorized to use funds deposited in the special account established under subparagraph (A) for—

(i) demolition of existing military family housing on the U.S. Army Natick Soldier Systems Center (other than housing on property conveyed under subsection (a)) that the Secretary determines necessary to accommodate construction of military family housing or unaccompanied soldier housing to support military personnel assigned to the U.S. Army Natick Soldier Systems Center;

(ii) construction or rehabilitation of military family housing or unaccompanied soldier housing to support military personnel assigned to the U.S. Army Natick Soldier Systems Center; or

(iii) construction of ancillary supporting facilities (as that term is defined in section 2871(1) of title 10, United States Code) to support military personnel assigned to the U.S. Army Natick Soldier Systems Center.

(C) CASH CONSIDERATION NOT USED PRIOR TO OCTOBER 1, 2025.—Cash payments provided as consideration under this subsection that are received by the Secretary and not used by the Secretary for purposes authorized by subparagraph (B) prior to October 1, 2025, shall be transferred to an account in the Treasury established pursuant to section 2883 of title 10, United States Code.

(d) DESCRIPTION OF PARCELS.—The exact acreage and legal description of the parcels to be conveyed under subsection (a) shall be determined by a survey that is satisfactory to the Secretary. The cost of the survey shall be borne by the recipient of the parcels.

(e) ADDITIONAL TERMS AND CONDITIONS.—The Secretary may require such additional terms and conditions in connection with the conveyance under subsection (a) as the Secretary considers appropriate to protect the interests of the United States.

(f) INAPPLICABILITY OF CERTAIN PROVISIONS OF LAW.—The conveyance of property under this section shall not be subject to section 2696 of title 10, United States Code.

(g) DEFINITION OF SECRETARY.—In this section the term "Secretary" means the Secretary of the Army.

Section-by-Section Analysis

This proposal would authorize the Secretary of the Army to sell and convey all right, title and interest of the United States in and to parcels of real property in Hudson, Wayland, and Needham, Massachusetts, as well as improvements thereon, which currently support military family housing for the Natick Soldier Systems Center (NSSC).

The real properties to be conveyed are located in Hudson, Wayland, and Needham, Massachusetts, and are all within 12 miles of Natick. The Army would convey, by competitively bid sale, these parcels and all of the family housing and support facilities built on these parcels. As consideration, the Secretary would receive cash. Cash consideration would be used to construct new housing residences and support facilities on land already owned by the Army less than one-quarter mile from the NSSC. Any residual cash consideration that is unused for this purpose by 2025 would be transferred to an existing general DoD housing account established under title 10, United States Code.

There are presently four Army military family housing areas where permanently stationed service members may reside at NSSC or nearby. Inadequate, congested roads cause service members to commute more than 45 minutes to NSSC during rush hour. The remote housing areas and distance to the main Natick installation are: Needham (7 miles, 12 Family housing units, constructed in 1957); Wayland (9 miles, 12 units, constructed in 1957); and Hudson (12 miles, 26 units, constructed in 1997). The nearest housing area, Heritage Lane-General Greene, is adjacent to the main NSSC installation. It has 25 family housing units (2 singles and 23 townhouses) built in 1973. The older housing areas provide far less than current Army housing standards call for in living space, amenities, and energy efficiency. In the March 2015 Housing Market Analysis (HMA), the Army projected the accompanied housing requirement for NSSC to be 48 family housing units under Army control in 2019. Although NSSC has 75 family housing units, and the ostensible excess is 27 units, none of the current housing is up to standard. The effective shortfall, therefore, is 48 family units. The same HMA showed the unaccompanied requirement to be 40 soldiers and other service members. The essence of the problem is how to recapitalize 48 family housing units, and to leverage all the unneeded housing and land to lower the Army's investment. To construct family housing for the

neediest junior enlisted service members first, the Army programmed an Army Family Housing Construction (AFHC) project for fiscal year (FY) 2018 that will replace 28 family housing units at a proposed cost of $20 million. The remaining 20 family housing units and 40 unaccompanied units will be provided using the cash consideration and a future budget request as necessary.

This proposal would provide one-time authority for the Secretary of the Army to convey three parcels of real property, with improvements, in the vicinity of Natick and use the proceeds to acquire much needed housing and ancillary facilities on two parcels owned by the Army on Heritage Lane-General Greene Avenue or on the main installation at NSSC.

This proposal includes the standard congressionally developed clause allowing the Secretary to include additional terms and conditions in the conveyance to protect the interests of the United States. This language does not provide the Secretary with authority to waive statutory requirements (such as requirements under section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980), but does provide the Secretary with authority to include terms and conditions typically found in any land transfer made by a Federal agency when disposing of real property, such as utility easements.

Budget Implications: No budgetary impact. This authority will not incur or increase any budget obligation by or of the United States Army. In effect, this proposal could avoid the cost of demolishing inadequate housing units, and avoid the cost of constructing new family housing units, unaccompanied housing or other ancillary supporting facilities to support military personnel assigned to NSSC. The proposed authorities will allow the Army to acquire modern family housing with a simple disposal of deteriorating housing facilities and outlying properties. New units will replace old, inefficient housing units, saving NSSC $1.2 million for fiscal years 2020-2022 in maintenance and operation costs.

RESOURCE REQUIREMENTS ($THOUSANDS)									
	FY 2018	**FY 2019**	**FY 2020**	**FY 2021**	**FY 2022**	**Appropriation**	**Budget Activity**	**Dash-1 Line Item**	**Program Element**
Army	0	0	(392.7)	(404.5)	(416.6)	Army Family Housing Operations	05 08	1935 1920	0808745A 0808746A
Total	0	0	(392.7)	(404.5)	(416.6)				

Changes to Existing Law: This proposal will not change existing law.