

51st Fighter Wing

Defend, Execute, Sustain - Fight Tonight!



Military Family Housing & Unaccompanied Housing

Quarterly Town Hall

12 June 2024

Hosted by 51 CES



Agenda

- **Unaccompanied Housing (UH) Updates**
- **Installation Dorm Council**
- **Military Family Housing (MFH) Updates**
- **Community Projects**
- **Policy Reminders**
- **FSS Upcoming Events**
- **Godeok Area School Buses**
- **Communication Action Plan Updates**
- **Open Forum Q&A**



UH Updates

- **Low dorm room inventory due to PCS season**
 - A1C & below may need to go into Turumi first
 - SrA w/36mos TIS & 6mos left on station are eligible to move off-base
- **AFCEC Dorm Master Plan Visit: 10-18 June**
 - Assess condition of facilities
 - Assess current inventory
 - Develop estimates & scope of work for future projects
- **Posturing B383 & B1458 for full renovation**



Installation Dorm Council

- **President: A1C Deven Harris**
- **Vice President: SPC Trevon Marshall**
- **Secretary: Amn Madelyn Pack**
- **Event Coordinators: A1C Gwenyth McCutchen & A1C Calvin Hickman**



Installation Dorm Council

- **Previous Events**
 - **OMHS JROTC Dormitory Tour**



- **Upcoming Events**
 - **Mario Kart Tournament: 15 June, 1000-1300 @ USO**
 - **Movie on the Lawn: 20 July (tent.), 1900 @ Softball Field**
 - **Summer Bash: 24 Aug (tent.), time TBD @ Base Pool**



MFH Work Task Data



Work Tasks Completed

	April	May	June	Total
Seoraksan	43	49	8	100
Jirisan	50	64	10	124
Hallasan	73	59	11	143

Avg Days to Complete

	April	May	June	Avg
Seoraksan	2	2	1	2
Jirisan	1	1	1	1
Hallasan	2	2	1	2

■ Work task trends:

- Replace light bulbs
- Repair leaky or clogged plumbing
- Repair faulty vents or fans
- Replace broken components (handles, cracked tiles, etc.)



MFH Maintenance & Repair Projects



- **Parking Garage Refresh**
 - Repaint floors 1-3 with assigned numbers & hang reflective signs
 - Repaint each stairwell
 - First Floor: Pending corrections from pre-final inspection
 - Second-Fourth Floors: On hold until first floor is accepted
 - Resident notification will be given min. 2 weeks (target 4 weeks) in advance
 - All vehicles and items must be moved NLT 3 days prior to phase start
 - Alternate parking options: Floors 1 & 4, B918, Commissary garage
- **ADA Ramp from Seoraksan to Commissary**
 - Replace existing stairs with an ADA ramp & new staircase
 - In progress; ECD late summer
- **LED Lighting Upgrade (*Ongoing in Vacant Units*)**
 - Expect delays for inbound members



CUI

MFH Maintenance & Repair Projects



- **Cordless Blinds Installation** (*Schedule Change*)
 - Seoraksan: 17 – 27 Jun
 - Jirisan: 28 Jun – 9 Jul
 - Hallasan: 10 Jul – 22 Jul
 - Need 3ft working space in front of all windows to install

- **Water Filtration System & Water Fountains**
 - Seoraksan: Now – mid-Jul
 - **Facility Water Outage on 24 June, 0900-1600**
 - Jirisan: mid-Jul – mid-Aug
 - Hallasan: mid-Aug – late Sep

- **Seoraksan Power Outage: Tuesday, 18 June, 0900-1000**

- **Future Initiatives:**
 - Dinosaur Park Upgrade
 - Future MFH Park & Playground
 - Housing Community Profile (dates TBD)



MFH Maintenance & Repair Projects



- Thank you for your support & participation!
- Tenant Satisfaction Survey – **COMPLETE**
 - Survey trends: old, outdated appliances (old, outdated); mold; maintenance; housing policy
- NDAA Mandated Housing Inspection – **COMPLETE**
 - All 350 units assessed at Osan AB satisfied the threshold for being both structurally sound and habitable.
 - 3 Critical Findings: high water temperature in SOQs (*all boilers have since been adjusted/corrected*)
 - Common Findings: non-operational GFCI outlets, water temperature less than 120F, non-operational smoke detectors, corded blinds, non-operational exhaust fans, mold/water damage, and electrical hazards



Community Projects

Community Murals & Camp Casey Playground – COMPLETE!




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Policy Reminders

- **Keep common areas tidy**
 - **Personal items such as furniture, toys, and sports equipment must be stored in residents' units or storage areas immediately after use**
 - ***Exception:* bikes/scooters can be neatly parked in taped-off areas**
 - **Personal items must be stored & locked in the cage (*Jirisan/Hallasan*) – no items left in walkway**
 - **Items must be at least 18in below the ceiling or any fire sprinkler heads**

Family Housing Handbook
OSAN AIR BASE, KOREA





SEOMGANSAN TOWER (R211)

“The Freedom of 51 Million People Starts with a Good Night’s Sleep...”

December 2023



Policy Reminders

■ Hazardous Materials

- Examples: paint, aerosol cans, propane cylinders, oil, small batteries, light bulbs
- Hazmat can only be stored in the lockers in the parking garage
- Used/discarded materials should be taken to the Hazardous Waste Storage Facility (*B833, behind Popeye's*) for proper disposal
- Dispose or transfer materials prior to PCSing!

Family Housing Handbook OSAN AIR BASE, KOREA



SEORANSAN TOWER (B211)

*"The Freedom of 51 Million People
Starts with a Good Night's Sleep..."*

December 2023



Contact Info



Housing Office: Bldg. 600, Room 101
DSN: 784-1840; Comm: 0505-784-1840

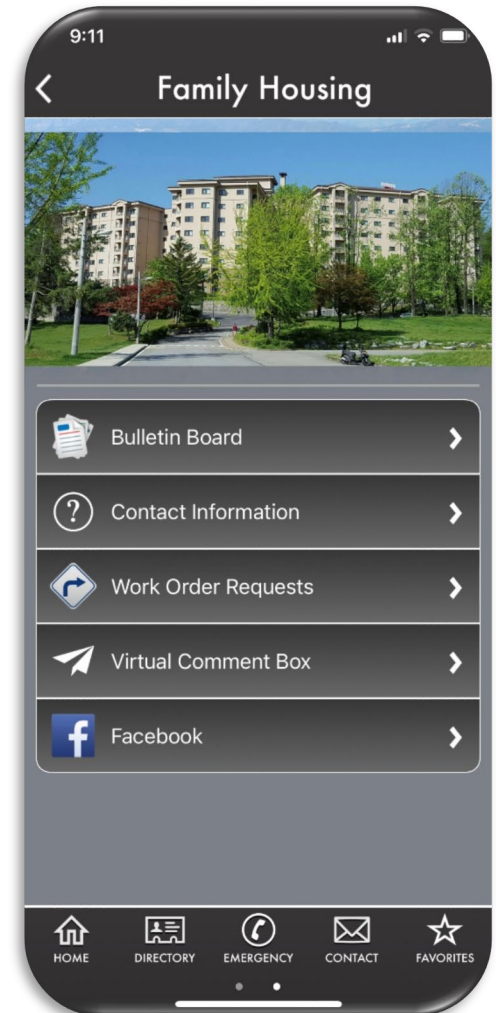
51ces.ceihh.housing@us.af.mil

FB: Osan Air Base Housing & Dorm Office

Monday - Friday, 0800 - 1530

Closed every 3rd Thursday: 1200-1530

Closed all US & KN Holidays





FSS Upcoming Events

CELEBRATE

JUNE TENTH

FREEDOM DAY



BLOCK PARTY

FREE
OPEN TO ALL

Friday, 14 June
1730-2100

Bldg. 918 & Officers' Club Parking lot
Food • Entertainment • Kids' Zone

SPONSORED IN PART BY:



NO FEDERAL EMPLOYMENT OR PENSION BENEFITS

For more details, contact CP&R at 784-2776 | 51FSS.com



ARMED FORCES ENTERTAINMENT PRESENTS

hoobastank



Wednesday, 3 July | 1930-2200
Enlisted Club

FREE OPEN TO ALL

Rock along with Hoobastank!
Gather your family and friends and enjoy great music and hits from this iconic group. They will play hit songs like "The Reason," fans favorite, and many more. Find your reason to get out, visit the Enlisted Club, and see this show live!

784-2776 | 51FSS.com

HEAT WAVE
SUMMER CONCERT SERIES

Learn more at ArmedForcesEntertainment.com






Liberty

2024



FEST

Thursday, 4 July | 1600-2200
Flight Line Operations Ramp

- ★ Live Music & Entertainment
- ★ Food & Beverage for Purchase
- ★ Hot Dog Eating Contest
- ★ Prizes
- ★ Kids Zone
- ★ Swag & Giveaways

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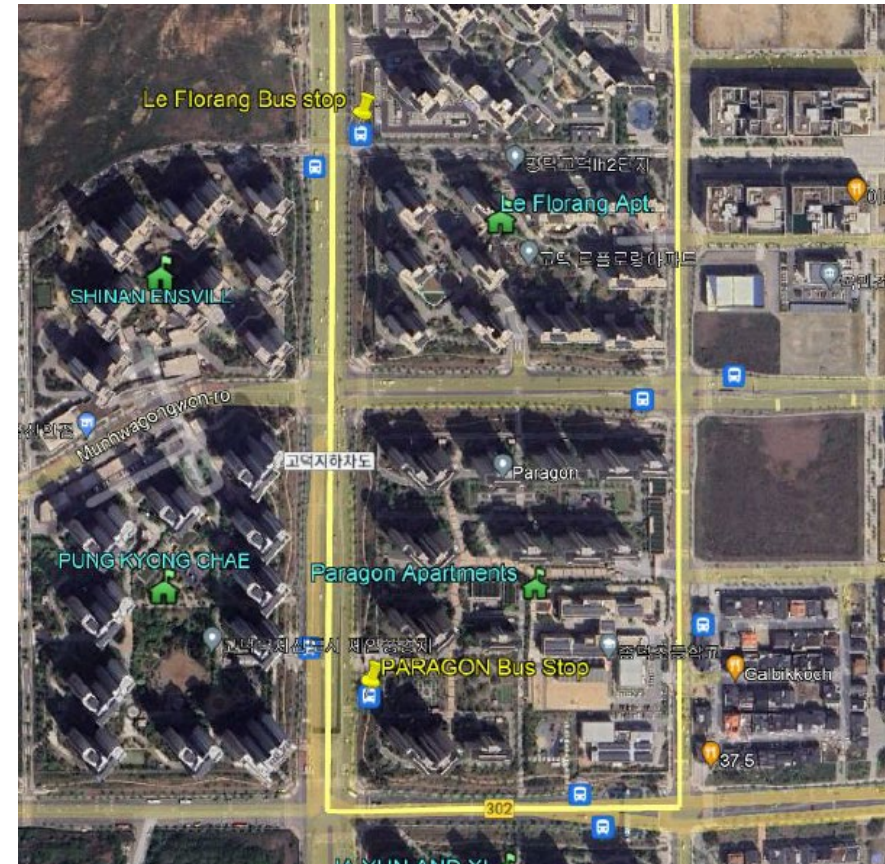
CAPSYS Co. Engle's Club
Foreigners Teahouse Headquarters

Follow   @51FSS for event details and schedule.



Godeok Area Bus Transportation

- Starting SY 24-25 DoDEA
- Average Commute Time is 22 Minutes
- 2 bus stops will be available
 - Le Florang Housing Area
 - Paragon Housing Area
- Contact the Osan Student Transportation Office (784-7250) for registration requirements
- Universal Pre-/Kindergarten through 2nd Grade students require an escort to/from the bus stop.
- Have your ID card ready during pick up for the Bus Monitor to check against the Student Escort Form.





Communication Action Plan

■ Mustang One-Stop Updates

- Town Halls & Meeting Minutes button
- Out-Processing section
 - CONUS & OCONUS tile
- Updated Finding a Home
 - MFH Application, Loaner Furniture Request Form & Mattress Policy added
- On Base Banking info added
- Key Support Program Updated (previously Key Spouse Program)
- Newcomers Orientation dates updated

■ Upcoming Touchpoints

- 18 June: Arrive & Thrive: Intro to Korea
- 25 June: Smooth Move brief
- 26 June: Hwang-Yeong Mustang (Newcomer's Orientation)
- 26 June: Emergency Evacuation Process
- 10 July: Team Osan Townhall



Open Forum Q&A

- **Subject Matter Experts**
 - **FW Leadership**
 - **Public Affairs**
 - **Force Support Squadron**
 - **Upcoming Events**
 - **Military & Family Readiness Center (M&FRC)**
 - **Civil Engineer Squadron**
 - **Housing**
 - **Base Improvements**
 - **Medical Group**
 - **School Liaison Program Manager (SLPM)**



Join Us Next Time!

July Town Hall

- **Topic: Hot Topics & Updates**
- **Date: 10 July 2024**
- **Location: O-Club & Virtual (Facebook @Osan Air Base)**
- **Time: 1700**