

Frequently Asked Questions

Do you take advance applications for housing?

Applications are accepted one month in advance with a clearing date and then service member is placed on a waiting list.

When can I apply for housing?

Service members can apply for housing once they have orders and their application has been sent in.

Can I select the area where I want to live?

Living quarters are based on rank-band and available housing.

Can I live off-post?

Yes, but we encourage service members to live on post.

How long does it take to find housing?

This depends on rank-band, available housing, and what the service member's accommodations require.

What size are the houses (on-post, off-post) and where can I get/see the floor plan?

Homes available on post vary between two, three, four and five bedrooms. Floor plans are listed on The Villages of Benning's website at <http://www.villagesofbenning.com/general/floorplans>.

I've heard the electric systems are different in Germany/Japan/Korea, will my appliances work or will I have to buy new ones?

No, appliances from overseas are normally 220V and are not compatible unless they are dual voltage.

Is housing overseas different from US homes?

Yes.

Will military members still have the option to live off-post?

Yes.

What are Basic Allowance for Housing (BAH) entitlement and rent allotments?

BAH is based on Georgia current rental rate and can be accessed through HSO. This information can be obtained from the following website:

<https://www.defensetravel.dod.mil/site/pdcFiles.cfm?dir=/Allowances/BAH/PDF/>. Once on this webpage, click on the current year and you will find the with/without dependent rate.

How and who is starting and stopping my BAH and/or Overseas Housing Allowance (OHA)?

If you are OCONUS, prior to departing your overseas location, your servicing Housing Offices will assist you with this.

Are there any restrictions on bringing our pets?

No.

Restrictions on the number of pets?

There is a reasonable limit to the number of pets allowed in living quarters. This reasonable amount depends on the type and breed of animal, and also based on management's discretion. The first two pets are free, but each additional pet requires a \$350 non-refundable deposit.

Restrictions on the type/breed of dog?

Pit bulls and pit bull mixes are considered banned breeds.

Restriction on the type of pet, i.e., "Can I have my pet snake/iguana/ferret/pot-bellied pig?" Exotic animals are not allowed in on post housing, i.e. snakes, ferrets, etc.

What schools are in the area?

This information can be obtained from the following link

http://www.bing.com/local/default.aspx?what=schools&where=Fort+Benning%2c+Georgia&s_cid=ansPhBkYp01&mkt=en-us&ac=false&q=schools+near+ft+benning&qpv=schools+near+ft+benning&FORM=LARE

What is the best school?

Please refer to the link above.

What is the loaner furniture program?

Fort Benning has no furniture loaner program for Family Housing. Please contact Fort Benning Army Community Service (ACS) office for loaner basket.

May I keep the loaner items for my tour of duty?

No.

How long can I keep the loaner furniture when I arrive/depart?

N/A

Do you issue furniture/appliances on a permanent basis?

Yes, both family and bachelor quarters on post are equipped with appliances.

Where do I stay while I wait for housing?

Service members have the option of staying on post or off post in a hotel. These accommodations are made at your personal discretion. Transient/guest housing is available depending upon space. There are numerous hotels and extended stay facilities off the installation.

Do I get credit if I'm coming from a dependent restricted tour?

Yes.

How much credit (months) do I get from being on a dependent restricted tour?

Depending upon the location that you are coming from you can get up to 14 months credit.

Do I need renters insurance for on-post, partner or private rental housing?

We offer rental insurance and we recommend an additional renter's insurance outside the scope of what is offered to protect the service members' belongings.

Who is eligible for Family housing?

Every active duty service member either married or with dependents.

What is the waiting time for housing?

Refer to www.villagesofbenning.com for a current wait list.

What determines the list I am placed on and my placement on the list?

Accommodation requirements determine a service member's placement on the waiting list.

What is a waiting list?

A list of military personnel waiting for quarters based on their rank band that is not immediately available.

Once placed on the wait list, may I transfer to a different list?

Yes. We only have one waitlist, but if the service member's family status changes, he/she is promoted or the lease has expired, he/she may be entitled to entitlement to a different type of quarters.

What happens if someone has the same eligibility date as me?

The waiting time is then determined by the service member's application date.

What does it mean if my wait list position moves up and down?

The waiting list is prioritized by eligibility date, and only Key and Essential can bump down a service member within the 10% freeze zone.

May I request placement on more than one wait list at one time?

Only one request at a time is authorized.

How long will my application remain active once submitted?

Applications remain active for 60 days.

What is military Family housing privatization?

The Military Housing Privatization Initiative (MHPI) is a public/private program whereby private sector developers may own, operate, maintain, improve and assume responsibility for military family housing, where doing so is economically advantageous and national security is not adversely affected. The MHPI was enacted on February 10, 1996 as part of the National Defense Authorization Act for fiscal year 1996. In 2004, Congress approved the removal of the statutory limit on the amount that can be invested in projects to build or renovate military family housing, and made the MHPI authorities permanent. Under the MHPI authorities, the Department of Defense (DoD) can work with the private sector to revitalize military family housing by employing a variety of financial tools-including: direct loans, loan guarantees, equity investments, and conveyance or leasing of property or facilities.

How does military housing privatization affect a Service Member's BAH?

There are no differences with privatization in regards to BAH.

How will rent be paid to the privatized community housing partner and what does it cover?

BAH is removed semi-monthly from each service member and paid on the first of each month.

How does privatization affect the service I receive?

The service has not changed, but privatization was established to increase the quality of life and service for all active duty military assigned to the installation.

Will/is there to be a Self-Help program?

No. Fort Benning doesn't have a Self Help program as all facilities are privatized.

What are the requirements for vacating my home?

PCS orders and service members who already fulfilled their lease term require a 30 day written notice before vacating the premises. Breaking the lease contract for any other reason requires a 30 day written notice and one (1) month's BAH rent.

When I move, do I have to clean?

Yes, there will be a final inspection.

Under privatization, will the partner handle the clearing process, or will it remain with housing?

Service members must clear through the partner, and clear then HSO Office as part of the installation clearing process.

I have two children, one female and one male; how many bedrooms do I qualify for?

A three bedroom house.

I have a Family member enrolled in EFMP, how will that affect my on-post housing assignment and waiting time?

We currently try to enroll all EFMPs immediately, but the order in which this process takes place is measured by the severity of the exception.

If I live on post, what type of housing can I expect?

All floor plans are currently available on our website at www.villagesofbenning.com.

I am a dual military household, whose name will my privatized (on-post partner) housing lease be under? The senior service member's BAH will be used.

Can my spouse or someone else accept a home on my behalf?

Yes, a spouse with power of attorney.

I currently live on post but would like to move to a different house. Can we apply for another wait list?

Yes, you can TOS (transfer on site) after fulfilling your original lease term, signing another lease and having the transfer approved by management.

In privatized on-post housing will I be responsible for utilities?

Yes, but this will vary by village.

Can I accept on-post housing before I sign into the installation?

No.

I am a single Service Member with one child, am I eligible for on-post housing?

Yes.

I'm TDY in route, when can I be put on the housing list?

Yes.

What will my eligibility date be?

The date departed last permanent duty station.

Does it start when I depart my permanent duty station, or when I finish the course or when I arrive at my new permanent duty station?

It starts when you depart your permanent duty station.

What amenities are included with the privatized on-post community housing?

There are a variety of amenities, from swimming pools to playgrounds, to community centers and private community events. Each service member will receive an electronic newsletter monthly with a calendar of all events for the current month.

My Family was assigned to a 4-bedroom home at my last duty station. Will I automatically qualify for a 4-bedroom home?

No. This qualification depends on availability, rank-band and family status.

Once I am offered a home, how long do I have to accept/decline?

24 hours.

What happens if I decline a home?

The service member is moved to the bottom of the waiting list.

Will my BAH/OHA cover my rent and utilities?

Yes, for on post only.

If I get married after I have been living off-post with a certificate of non-availability (CNA) do I have to apply for on-post housing?

No, but the service member are encouraged.

How much is the rent for off-post housing?

See link at <https://www.housing.army.mil/ah/byinstallation/printinstallationdetails.aspx>

Are there any off limit landlords?

Currently, we don't have any; however, we request that you contact the HSO Office IAW your orders prior to making any arrangements.

How do I get a list of available rentals in the area?

Contact the HSO Office for the most up-to-date listings and/or check www.ahrn.com.

I just received deployment orders. Can I terminate my lease before I depart?

You will need to provide your landlord a 30 days written notice of your intent to terminate dwelling.

I received notification that my Family can move on-post but I just renewed my lease. Can I break the lease and move?

Moving on post is not justification for termination of a legal binding contract. However, if the new lease period has not begun, contact your landlord and see if they will let you out of the lease with a small penalty.

I'm unaccompanied; do I have to live on-post?

If you are single E5/SGT and below, you are required to reside in the barracks.

My roommate and I both signed a lease but he/she has moved out. Can I get out of the Lease?

You are still in a legal binding contract; however, contact your landlord and they may be able to move you into a smaller more affordable place.